

Summary of Recommendations

Recommendations

The following pages contain brief summaries of all recommendations found within this report. Please refer to the topic area chapters for complete analysis leading to recommendations.

Title	Description	RMP Program
Natural Resources		
HUC14 Subwatershed Coordination	Facilitate the coordination of municipalities that share HUC14 subwatersheds to encourage collaboration in development of Stream Corridor Protection / Restoration Plans.	Restoration of Streams and Riparian Areas
Landscape Project Data Development	Continue coordination with NJDEP Endangered Non Game Species Program (ENSP) on refinement of Landscape Project Data.	Critical Habitat Conservation and Management
Connecting Habitat Across New Jersey	Continue participation and coordination with NJDEP ENSP on the Connecting Habitat Across New Jersey (CHANJ) Project.	Critical Habitat Conservation and Management
Carbonate Rock Mapping Updates	Continue coordination with NJGS and USGS when carbonate rock mapping is updated.	Carbonate Rock Areas
Regional Lake Management Plans	Establish a program to work directly with lake management commissions and counties to pursue lake management plans that span multiple municipalities.	Lake Management Areas
Ecosystems Services Valuation and Forest Management Guidance	Incorporate results of Ecosystem Services Valuation and Forest Management Guidance document into future amendments of the RMP.	Forest Management and Sustainability
Highlands Region Specific Best Management Practices for Forestry	Develop Highlands Specific Best Management Practices for forestry activities to be incorporated into future forest stewardship plans and Forest Management Plans for Highlands forests.	Forest Management and Sustainability
Stream Corridor Protection / Restoration Plan	Assist and incentivize municipalities to develop stream corridor and/ or subwatershed-based Stream Corridor Protection/ Restoration Plans.	Restoration of Streams and Riparian Areas
Stream Corridor and Restoration Plan Guidance Document	Periodically update guidance documents available to municipalities for development of stream corridor restoration plans.	Restoration of Streams and Riparian Areas
Dam and Lake Management BMPs	Develop BMP Manuals for dam and lake maintenance.	Lake Management Areas
Highlands Financing and Administrative Handbook for Dam and Lake Maintenance.	Create a Highlands Financing and Administrative Handbook for dam and lake maintenance and operation.	Lake Management Areas
Carbonate Rock Ordinances	Establish a database of municipal carbonate rock ordinances enacted locally.	Carbonate Rock Areas
Lake Management Plans	Encourage lake communities without lake management plans to develop and implement a Lake Management Plan using Highlands Guidance Documents and grant programs.	Lake Management Areas
Lake Management Plan Database	Maintain a Highlands Region Lake Management Plan Database.	Lake Management Areas
Lake Remediation	Assist municipalities to obtain funding opportunities for lake remediation activities.	Lake Management Areas
Update Forest Resource Areas Mapping	Update Forest Resources Areas for the Highlands Region based on GIS mapping policy and reconsiders the use of Forest Resource Area as a mapping unit and, instead, relies upon Total Forest Resource Area to delineate extent of forest for the Region.	Forest Management and Sustainability

Summary of Recommendations

Title	Description	RMP Program
Amend RMP Definition of Disturbance	Amend the RMP definition of disturbance to include agriculture and add language regarding Highlands Open Water buffer distances with respect to disturbance occurring in a non-functional buffer.	Restoration of Streams and Riparian Areas
Critical Habitat Definition- Significant Natural Areas	Remove Significant Natural Areas from the Critical Habitat definition and exchange term Significant Natural Areas for original Natural Heritage Priority Sites.	Critical Habitat Conservation and Management
Critical Habitat Conservation and Management Mapping	Provide enhanced mapping of critical habitat to municipalities through the summarization of LU/LC categories.	Critical Habitat Conservation and Management
Karst Features Inventory	Establish an inventory of karst features identified through geophysical investigations during project reviews.	Carbonate Rock Areas
Steep Slope Protection Ordinance Database	Develop a database of steep slope protection ordinances, ridgeline ordinances, or other such regulations already in place in Highlands Municipalities and coordinate with any that wish to implement such protections.	Steep Slope Protection Areas
Water Resources		
NJ Statewide Water Supply Plan Coordination	Coordinate with NJDEP prior to the adoption of any revision to the NJ Statewide Water Supply Plan concerning the possible effects and impact of the plan upon the region.	Highlands Restoration: Water Deficits
Metrics for Water Use Efficiency	Coordinate with NJDEP and NJDA to select the most appropriate metrics for water use efficiency.	The Efficient Use of Water
Existing Water Use Rates	Coordinate with NJDEP to determine existing water use rates for all public community water supply systems using Highlands Water and assess the relative efficiency of water uses among common classes of systems.	The Efficient Use of Water
Water Use Rates- Agriculture	Coordinate with NJDEP, NJDA, and Rutgers Cooperative Extension Service to determine existing water use rates for all agricultural and other self-supplied irrigation uses using Highlands water and assess the relative efficiency of water uses among common classes of uses.	The Efficient Use of Water
Water User Fee	Determine the feasibility of enacting a water user fee imposed on water purveyors who derive water from Highlands Region Sources and dedicating funds raised by such fee to assist in compensating landowners in the Highlands Region whose future land use expectations have been impacted by the Act.	The Efficient Use of Water
Highlands Stormwater Management Plans	Coordinate outreach efforts to conforming municipalities regarding implementation of the Highlands Stormwater Management Program and, following guidelines set forth in the NJDEP Stormwater BMP Manual, identify high priority HUC 14 subwatersheds and a pilot study area for which to develop a Regional Stormwater Management Plan.	Water Quality Restoration
Golf Course Management Plans	Develop best management / conservation practices for inclusion in golf course management plans which can be considered with reviewing water allocation permits associated with golf courses.	The Efficient Use of Water
Low Impact Development- Water	Ensure, through the project review process, all proposed development incorporates LID design, relies on stormwater for irrigation purposes, and includes water conservation measures in site layout and structures.	The Efficient Use of Water
Important Groundwater Recharge Areas	Develop municipally-based guidance for the development of local identification of important groundwater recharge areas.	Water Deficits
Water Use and Conservation Management Plan Development	Prioritize development of municipal-wide WUCMPs through plan conformance implementation.	Highlands Restoration: Water Deficits
Water Use Efficiency Strategies	Encourage integration of water use efficiency strategies into WUCMPs.	The Efficient Use of Water
Watershed-based Management Plans	Identify any watershed-based management plans associated with the Highlands Region that have been developed or implemented.	Water Quality Restoration
Water Allocation Permits	Continue coordination with NJDEP on water allocation permit actions.	The Efficient Use of Water
Water Use Efficiency Education	Develop and provide education materials to Highlands municipalities regarding water use efficiency and conservation.	The Efficient Use of Water
Net Water Availability	Update RMP net water availability based on data from completed WUCMPs.	Highlands Restoration: Water Deficits
Prime Groundwater Recharge Areas- Program	Develop a program to directly address Prime Groundwater Recharge Areas.	Water Deficits
Prime Groundwater Recharge Areas Strategies	Develop avoidance, minimization, and mitigation strategies and policies associated with development in PGWRAs and develop site design guidelines for development in PGWRAs.	Water Deficits

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Title	Description	RMP Program
Water Withdrawal Monitoring	Continue monitoring water withdrawals throughout the region using data catalogued by NJGS.	Highlands Restoration: Water Deficits
Water and Wastewater Utilities		
Accelerate Development of WMPs	Develop procedures that improve coordination with WMP partners to accelerate development and adoption of WMPs.	Water and Wastewater Utilities
Water Allocation	Continue coordination with NJDEP on water allocation decisions and project reviews.	Water and Wastewater Utilities
Existing Areas Served (EAS) Mapping	Develop procedures and schedules for updating EAS data on a regular schedule.	Water and Wastewater Utilities
Septic Maintenance BMPs	Develop a best management practices manual for municipalities including education materials on the proper operation and maintenance of septic systems, model septic management and maintenance ordinances, and guidance and grant funding to develop an inventory of septic systems.	Wastewater System Maintenance
Siting Wastewater Facilities	Provide guidance to municipalities to assist in identifying sites appropriate for wastewater facilities.	Wastewater System Maintenance
Infrastructure Upgrades	Identify and prioritize areas that are in need of upgraded infrastructure and investigate opportunities for creating grant programs to assist in infrastructure upgrades.	Water and Wastewater Utilities
Alternative Wastewater Treatment	Fund the development of alternative wastewater treatment plants and feasibility studies, particularly for developed Preservation Area municipalities currently not serviced by adequate wastewater treatment facilities.	Wastewater System Maintenance
Existing Municipal Septic System Maintenance Plans	Establish an inventory of any existing municipal septic maintenance plans and ordinances and the status of their implementation.	Wastewater System Maintenance
Implementation of Septic System Maintenance Plans	Evaluate the effectiveness of local implementation of septic system maintenance plans and ordinances.	Wastewater System Maintenance
Agricultural Resources		
Agricultural Loan Bank	Coordinate with SADC to establish an Agricultural Loan Bank to collateralize debt for farm equipment purchases based on the pre-Act value of the subject property where said value was adversely impacted by the Highlands Act.	Agricultural Sustainability, Viability, and Stewardship
Integrated Crop and Pest Management	Maintain and expand the program for farmers throughout the Highlands Region.	Agricultural Sustainability, Viability, and Stewardship
Market Development / Niche Crops	Develop and promote new markets for Highlands agricultural products and agritourism initiatives and activities.	Agricultural Sustainability, Viability, and Stewardship
Agritourism	Develop a fuller understanding of the dynamics of the region's economy and the most optimal opportunities for development and deployment of Highlands agritourism initiatives.	Agricultural Sustainability, Viability, and Stewardship
Agricultural Advisory Committee	Establish an Agricultural Advisory Committee of the Highlands Council.	Agricultural Sustainability, Viability, and Stewardship
Historic, Cultural, Archaeological, and Scenic Resources		
Historic, Cultural, Archaeological Education	Coordinate with SHPO to initiate an education and outreach program for the Highlands Region.	Historic, Cultural, and Archaeological Resource Protection
Spending on Historic, Cultural, Archaeological Resources	Coordinate with the NJ Historic Trust to establish a mechanism for tracking public spending on historic, cultural, and Archaeological resources.	Historic, Cultural, and Archaeological Resource Protection
Highlands Land Use Ordinance- Historic, Cultural, and Archaeological Component	Amend the Plan Conformance Program (including model documents) to make the review of impacts on the historic, cultural, and archaeological resources a required component.	Historic, Cultural, and Archaeological Resource Protection
Procedures for Nomination, Evaluation, and Inventory of Scenic Resources	Review the Procedures for Nomination, Evaluation, and Inventory of Highlands Regionally Significant Scenic Resources to determine if modifications are appropriate.	Scenic Resources
Scenic Resources Education	Develop a municipally-oriented outreach effort to assist in the identification and nomination of potential Highlands Scenic Resources.	Scenic Resources
RMP Amendment: Historic, Cultural, Archaeological Resources	Amend the RMP to more strongly reflect the intention of the Highlands Act.	Historic, Cultural, and Archaeological Resource Protection
Municipal Inventory of Historic Preservation Efforts	Gather information related to historic preservation efforts in each Highlands municipality and county and prepares an inventory of Certified Local Governments, historic preservation plans, surveys, and ordinances.	Historic, Cultural, and Archaeological Resource Protection

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Title	Description	RMP Program
Monitor Preservation and Development of Historic, Cultural, and Archaeological Resources	Monitor the preservation and development of historic, cultural, and archaeological resources.	Historic, Cultural, and Archaeological Resource Protection
Scenic Resources Inventory	Establish a protocol for monitoring and updating the Scenic Resources Inventory as lands are preserved.	Scenic Resources
Transportation and Air Quality		
Freight Oriented Development	Coordinate with NJDOT and NJTPA to identify freight rail access points and their relationship to existing infrastructure to support development.	Transportation Safety and Mobility
Interagency Coordination- Transportation	Coordinate with NJ Transit, NJDOT, NJTPA, NJDA, NJ Division of Travel and Tourism, and other agencies to determine the appropriate role for the Highlands Council in transportation planning and design standards.	Transportation Safety and Mobility
Interagency Coordination- Air Quality	Coordinate with NJDEP and USEPA to identify specific causes of air quality pollution in the Highlands Region and specific actions the Highlands Council can take to alleviate these problems, and coordinate with NJDEP and USEPA on “raising the bar” in the Highlands Region creating additional guidelines for municipalities, commercial, and industrial operations within the region.	Air Quality
Scenic Byways	Ensure inclusion of scenic byways in Highlands tourism planning and consider a program to provide Highlands trail blazing signage that appropriately unifies tourism travel networks.	Transportation Safety and Mobility
Freight Oriented Development- Center Designation	Develop commercial and industrial specific procedures for Highlands Centers and Redevelopment areas with a particular focus on developing in close proximity to existing freight rail access points.	Transportation Safety and Mobility
Reuse of Existing, Unused, Rail Rights of Way	Identify opportunities for retaining existing (unused) rail right of ways for potential reuse.	Transportation Safety and Mobility
Evaluation of Transportation Projects and Studies identified in the RMP	Develop evaluation criteria and methodology for transportation projects and studies impacting the Highlands Region; update the status of specific transportation projects and studies identified in the RMP and; evaluate new near-term, mid-term, and long term projects and studies having significant impact on the Highlands Region.	Transportation Safety and Mobility
Green Streets Planning and Walkable / Bicycle Friendly Site Design	Develop site design guidelines related to walkable and bicycle friendly design to be incorporated into Highlands Project Review and establish green streets planning grants and guidelines as part of plan conformance.	Transportation Safety and Mobility
Future Land Use		
Highlands Specific RSIS	Coordinate with the Department of Community Affairs and the Residential Site Improvement Standards Board for the development of standards specific to the Highlands Region.	Low Impact Development / Project Review
Planning Area Redevelopment Procedures	Develop and adopt procedures for designating Highlands Redevelopment Areas within the Planning Area.	Redevelopment
Redevelopment Procedures	Adopt Redevelopment Procedures as an addendum to the RMP.	Redevelopment
Low Impact Development	Develop and adopt procedures for Highlands Project Review that consider existing features in incorporation of LID or off-site mitigation; develop guidance for Highlands specific LID in site design and stormwater management; develop a grading system for the use of LID strategies.	Low Impact Development / Project Review
Cluster Development- Wastewater	Encourage the use of alternative wastewater treatment systems for cluster development in areas that are not currently served by traditional systems.	Cluster Development and Center Designation
Identification of Green Infrastructure	Identify parkland as a vital component of green infrastructure.	Low Impact Development / Project Review
Center Designation	Amend the RMP to incorporate a Center Designation Program and guidelines.	Cluster Development and Center Designation
Center Guidelines	Establish guidelines for the designation of core, node, village, freight, and hamlet center typologies.	Cluster Development and Center Designation
Cluster Development	Incorporate procedures for cluster and non-contiguous cluster development within the Center Designation Program and guidelines, and revisit the current cluster development program to encourage use.	Cluster Development and Center Designation
Land Use Capability Map Series Updates	Develop a plan and schedule to update the Land Use Capability Map Series region-wide.	Land Use Capability Analysis

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Title	Description	RMP Program
Smart Growth Capability Map	Based on the resource assessment conducted under the Land Use Capability Map Series, establish a region-wide Smart Growth Capability map depicting areas within the region that are appropriate for future development and redevelopment activity and areas that are more appropriate for conservation and protection.	Land Use Capability Analysis
Center Identification	Assess the Highlands Region for State Development and Redevelopment Plan de-facto centers that may not voluntarily conform to the RMP and established procedures to recognize the importance of these centers.	Cluster Development and Center Designation
Affordable Housing Technical Report	Review the authority provided to the Highlands Council by the Fair Housing Act to determine Council's responsibility towards the adoption and implementation of standards to regionally provide affordable housing. Update and adopt as part of the RMP the draft Affordable Housing Technical Report of the RMP to provide technical assistance to municipalities.	Housing and Community Facilities
RMP Amendment: Affordable Housing	Amend the RMP to incorporate the results of the updated Affordable Housing Technical Report, and changes to affordable housing laws and regulations since RMP adoption.	Housing and Community Facilities
Landowner Equity		
Guidelines for Monitoring Highlands Council Preserved Lands	Develop a comprehensive program to address the long-term stewardship of conservation easements held by the Highlands Council.	Land Preservation and Stewardship
Expand Incentives for TDR Receiving Zones	Incentivize TDR Receiving Zones through establishment of alternative avenues for credit use and increased financial incentives to municipalities.	Highlands Transfer of Development Rights
Expand Landowner Equity Topic Area to Include Land Preservation	Expand the Landowner Equity section of the RMP to incorporate both lands preservation and farmland preservation goals as currently reflected in the natural resources and agricultural sections of the RMP and retitle the section Landowner Equity and Land Preservation.	Land Preservation and Stewardship
HDC Purchase Program	Amend the RMP to reflect the adoption of the HDC Purchase Program (N.J.A.C. 7:70)	Highlands Development Credit Bank
Support Dual Appraisal Methodology Indefinitely	Update RMP Policy 1H6 to indefinitely support the dual appraisal methodology.	Land Preservation and Stewardship
Update Preservation Priority RMP Datasets	Update Conservation Priority Areas, Agriculture Priority Areas, and Special Environmental Zone following the methodology in the Highlands Land Preservation and Stewardship Technical Report, and recalculate 5- and 10-year estimated preservation costs.	Land Preservation and Stewardship
Reevaluate Monetary Value of the Highlands Development Credit	Update the 2008 TDR Technical Report to determine whether a change to the initial credit value is warranted; explore the feasibility of creating a variable-value for credits.	Highlands Development Credit Bank
Interagency Coordination- TDR	Continue with an expansion of interagency coordination to increase funding priorities and permit coordination for receiving zone municipalities.	Highlands Transfer of Development Rights
LEED Certification	Consider requesting that the benefits of the Highlands TDR programs be recognized under the LEED certification program of the USGBC.	Highlands Transfer of Development Rights
Review and Update Non-residential HDC Allocation Methodology.	Review and update as appropriate the non-residential HDC allocation methodology and the 2008 TDR technical report.	Highlands Development Credit Bank
Sustainable Economic Development		
Highlands-focused Tourism Program	Coordinate with the NJ Division of Travel and Tourism to establish a Highlands-focused tourism program.	Sustainable Regional Economy
Economic Coordination	Expand upon Highlands Council efforts to partner with other entities in support of sustainable economic development in the Highlands Region.	Sustainable Regional Economy
Grow NJ Assistance Program	Pursue legislation to modify the Grow NJ Program contained in the Economic Opportunity Act of 2014 to include Highlands Redevelopment Areas and Highlands Designated Centers.	Sustainable Regional Economy
RMP Amendment: Recreation (New Section)	Add a section to the Regional Master Plan to address recreation as a major category of interest.	Sustainable Regional Economy
Smart Growth Map- Future Economic Development	Based on the resource assessment conducted under the Land Use Capability Map Series and updated information regarding built resources, establish a region-wide Smart Growth Capability map depicting areas within the Region that are appropriate for future economic development and redevelopment activity.	Sustainable Regional Economy
Regional Economic Plan Development	Coordinate with Highlands counties and destination marketing organizations (DMOs) to develop regional economic development plans.	Sustainable Regional Economy

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Title	Description	RMP Program
Comprehensive Economic Development Plan	Develop a comprehensive economic development plan for the Highlands Region. The plan should include a broad characterization of the Highlands Region in the form of an economic profile (including the Fiscal Impact Assessment) and an identification of economic development potential.	Sustainable Regional Economy
Tourism Data Collection	Gather and organize data related to tourism visitation and spending, as well as investments in the tourism industry.	Sustainable Regional Economy
Regional Economic Monitoring	Establish a protocol to monitor data contained in the FIA, including specifically: total employment, building permits, housing sale values, commercial sales, vacant land sales, household income, equalized property values, assessed property values and property tax revenues.	Sustainable Regional Economy
Cost-Benefit Analysis	Develop a Cost-Benefit Analysis of the RMP to measure the full costs associated with the implementation of the RMP as well as the full range of benefits from its implementation.	Sustainable Regional Economy

Implementation

Highlands Preservation Area Applications	Encourage continued coordination with NJDEP in review of any HPAAs application within the Highlands Region.	Preservation Area Plan Conformance
Revise Municipal Plan Conformance Guidelines	Adopt revised Plan Conformance guidelines that reflect the Council's experience to date.	Municipal Plan Conformance
Amend County Plan Conformance Guidelines	Adopt revised County Plan Conformance Guidelines that remove all references to county adoption of land use regulations not specifically within county authority as provided under the NJ County Planning Act and recommend the expansion of the county Plan Conformance grant program to included county-wide economic development, stormwater management, resource management, and agricultural development issues.	County Plan Conformance
Preservation Area Plan Conformance-Mandatory	Determine an appropriate course of action to address instances of municipal failure to conform, as required under the Highlands Act.	Preservation Area Plan Conformance
Development Application Notification-Municipal Education	Develop a program to periodically remind all municipal and land use board clerks of the local development application notification requirement found in the Highlands Act, as well as the Highlands Referral Ordinance.	Preservation Area Plan Conformance
Document RMP Monitoring Program Recommendations Report Process	Amend RMP Chapter 6, Subpart B to clearly document the process for the development and approval of the RMP Monitoring Program Recommendations Report.	RMP Monitoring Program
RMP Amendment Procedures	Adopt RMP Amendment Procedures, currently adopted as guidelines, as a component of the RMP.	RMP Monitoring Program
RMP Dataset Update Policy	Establish a policy and schedule for updating all RMP datasets.	RMP GIS Data Updates

Science and Research Agenda

Title	Description	RMP Program
Natural Resources		
Forest Sustainability	Develop incentives to encourage invasive species control and deer management; develop Highlands Forest Best Management Practices; evaluates carbon sequestration.	Forest Management and Sustainability
Forest Restoration	Investigate mapping methodologies to identify lands where it would be most appropriate to attempt forest restoration.	Forest Management and Sustainability
Forest Mitigation	Field test the Functional Ecosystem Evaluation Methodology to assess accuracy of the valuation determination.	Forest Management and Sustainability
Riparian Integrity	Complete a full re-calculation of the five indicators of riparian integrity that were used for the 2008 Ecosystem Technical Report.	Restoration of Streams and Riparian Areas
Expand Ambient Biological Monitoring Network in Highlands Region	Coordinate with NJDEP to expand the Ambient Biological Monitoring Network in the Highlands Region and input resulting data into the continued development of a Regional Stream Integrity Model.	Restoration of Streams and Riparian Areas
Highlands Open Waters and Riparian Areas Inventory	Develop methods for continued development and refinement of Highlands Open Waters and Riparian Areas inventory with an emphasis on identification of headwater streams and headwater seeps and springs.	Restoration of Streams and Riparian Areas

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Title	Description	RMP Program
Municipal Critical Wildlife Habitat	Enhance GIS analysis of critical wildlife habitat on a municipal basis to determine appropriate mitigation and restoration standards.	Critical Habitat Conservation and Management
Functional Ecosystem Valuation	Modify and field test the Functional Ecosystem Valuation Methodology for use in critical habitat mitigation scenarios.	Critical Habitat Conservation and Management
Low Impact Development in Karst Terrain	Develop a unified approach for stormwater design in karst terrain and development of Stormwater BMPs design principles in karst areas.	Carbonate Rock Areas
Lake Management Study- Lake Hopatcong and Greenwood Lake	Develop a lake management study to focus on Lake Hopatcong and Greenwood Lake to preserve ecological integrity of the lakes, their water quality, and water source potential.	Lake Management Areas
Green Infrastructure in Steep Slope Protection Areas	Develop a plan for addressing green infrastructure initiatives in Steep Slope Protection Areas.	Steep Slope Protection Areas
Water Resources		
Low Flow Characteristics of Streams in the Highlands Region Report Update	Determine the feasibility of updating the Low Flow Characteristics of Streams in the Highlands Region Report to determine if any measurable changes has been observed in the base flows of the Highlands Region.	Highlands Restoration: Water Deficits
Gauging Stations	Evaluate and suggest locations for new gauging stations that would allow for a more simplified analysis of streamflow conditions in the Region and identify potential funding sources to support installation, operation, and long-term maintenance.	Highlands Restoration: Water Deficits
Monitoring Networks	Improve existing monitoring networks and use additional data sources, in coordination with NJDEP, NJGS, and USGS, for monitoring and evaluating both natural conditions and anthropogenic factors in water quality.	Water Quality Restoration
Septic Densities	Coordinate with USGS to review existing USGS logistical regression models for estimating septic densities based on median nitrate concentrations which may be further tested and refined with additional data collected.	Water Quality Restoration
Ambient Ground Water Quality Modeling	Coordinate with NJGS and USGS to design an improved ambient groundwater quality modeling network in support of refining models for estimating septic system densities.	Water Quality Restoration
Watershed-based Management Plans	Determine, based on sufficient available data, where water quality improvements would be beneficial and develop watershed-based management plans based on the results.	Water Quality Restoration
Water and Wastewater Utilities		
Identification of Over Pumping for Water Supply	Link deficit utilities with critical resources to identify areas where water quality is degraded due to over pumping for public water supply or related to discharge of treated wastewater into surface water.	Water and Wastewater Utilities
Water Efficiency	Analyze water efficiency to gauge and predict the amount of water lost in transmission, metering, and operations.	Water and Wastewater Utilities
Septic System Failures	Develop a GIS mapping protocol for inventorying the locations of septic system failures to identify and prioritize areas that may need infrastructure investments.	Wastewater System Maintenance
Agriculture		
Agricultural Property Values	Measure the change in median per acre value of property sales and assessed value for preserved and non-preserved farmland.	Agricultural Sustainability, Viability, and Stewardship
Future Land Use		
Region-wide Municipal Zoning Map	Compile all municipal zoning maps to develop a region-wide map that accurately depicts municipal zoning districts and densities.	Land Use Capability Analysis
Landowner Equity		
Update the 2008 TDR Technical Report	Update the 2008 TDR Technical report to determine if a change to the initial credit value is warranted.	Highlands Development Credit Bank
TDR Receiving Zones Demand Analysis	Update the 2008 TDR Technical Report to include a market demand analysis to direct Council support and resources more appropriately.	Highlands Transfer of Development Rights
Update the 2008 TDR Technical Report- Non-Residential allocation values	Update the 2008 TDR Technical Report to review and compare non-residential allocation values.	Highlands Development Credit Bank
TDR Receiving Zones Demand Analysis	Update the 2008 TDR Technical Report to include a market demand analysis to direct Council support and resources more appropriately.	Highlands Transfer of Development Rights