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MEMORANDUM

TO: RMP Amendment Committee

FROM: Benjamin L. Spinelli, Esq., Executive Director

DATE: August 27, 2026

SUBJECT: RMP Amendment Committee Meeting Minutes of August 20, 2026

The Regional Master Plan (RMP) Amendment Committee met on Thursday, August 20, 2026, at 2:30 p.m. via Zoom.

RMP Amendment Committee Members Present: Council Chair Richko, Committee Chair Alstede, and Members Kibler, Oswald, Smith, and Van Abs.

Highlands Council Staff Members Present: Ben Spinelli, Gabrielle Gallagher, James Humphries, Jocelyn van den Akker, Neda Hartman, Corey Piasecki, Carole Ann Diction, Emma Turner, Diana Swiderski, and Annette Tagliareni.

Governor's Authority Unit (GAU): Azeem Chaudry, Associate Counsel.

Committee Chair Alstede opened the meeting at 2:30 p.m.

Recommendation Report

Corey Piasecki, Principal Planner, reported that the Recommendation Report was provided to the Committee as soon as Council staff received it, without the indicators and analysis sections. Council staff plans to review the Recommendation Report by close of business on September 4 and asked the Committee to do so as well. Following that review, the Recommendation Report section only would be presented to the full Council at its September 17 meeting to release the report for a public comment period.

Mr. Humphries, Director of Planning, Science & GIS, noted that the RMP Amendment Procedures require a 30-day public comment period. In 2018, because it was the first Recommendation Report, the public comment period was 60 days.

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Council staff asked the Committee for its feedback on whether to have a 30-day or 60-day public comment period and whether it was comfortable with releasing only the recommendation section of the report. After discussion, the Committee decided to recommend to the full Council that the Recommendation Report section be released for a 60-day public comment period.

Mr. Piasecki added that, depending on the comments received during the public comment period, the Recommendation Report may return to the full Council for publication and distribution at its December meeting.

Highlands Redevelopment Area Designation Procedures

Mr. Humphries discussed several previously approved Highlands Redevelopment Area Designations and requested the Committee's feedback on suggested revisions to municipal requirements and criteria for Highlands Redevelopment Area Designations that had been provided to the Committee in advance of the meeting. It was noted that there are currently no proposed Highlands Redevelopment Area Designations being reviewed by staff.

Mr. Humphries added that the Committee could amend the Highlands Redevelopment Area Designation Procedures, or Council staff could undertake a more comprehensive planning process to revise/rewrite the procedures. Both routes would involve public participation.

Committee Member Van Abs expressed concerns regarding the criteria.

Following discussion, Mr. Piasecki asked the Committee whether it preferred to:

- Proceed with amendments to the existing procedures; or
- Rewrite the procedures.

Committee Member Van Abs stated that if the Committee could establish what constitutes 'cohesive development,' he would be in favor of moving forward.

Committee Member Kibler asked what guidance exists regarding 'cohesive development' and whether it should be evaluated objectively or subjectively.

Committee Chair Alstede provided feedback regarding the economic viability of these projects. He stated that he does not want to limit redevelopment opportunities but also does not want the criteria to be overly restrictive. He added that the Council has not had many redevelopment areas to review.

There was continued discussion regarding the Highlands Redevelopment Area Designation Procedures.

Summary

Mr. Humphries summarized the meeting and identified the following next steps:

- Council staff and Committee members will review and edit the Recommendation Report by COB September 4.
- The Recommendation Report will be presented to the full Council at its September 17 meeting with a recommendation to release the report for a 60-day public comment period.
- Highlands Redevelopment Area Designation Procedures: Council staff will make additional edits to the procedures to address the committee's comments and discussion; and the committee will have one additional discussion before making a final decision on next steps for these procedures.

The RMP Amendment Committee meeting adjourned at 3:30pm.