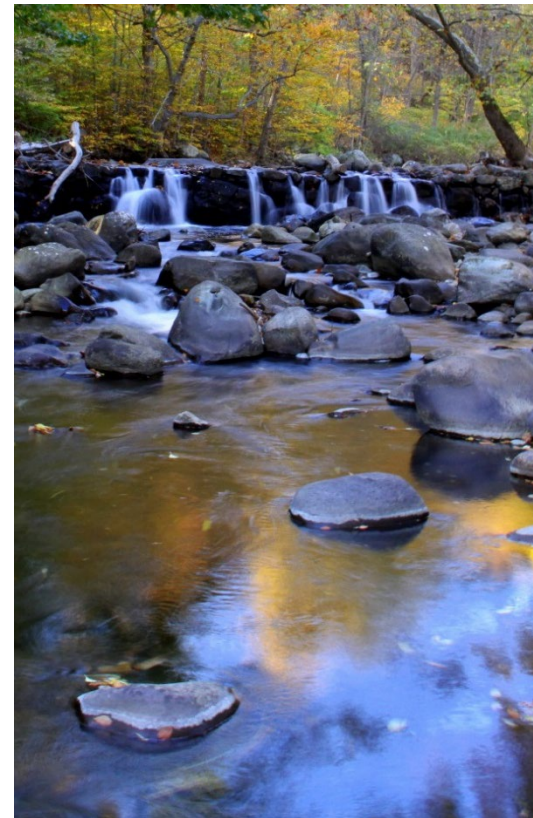




# Highlands Council Meeting

February 18, 2021



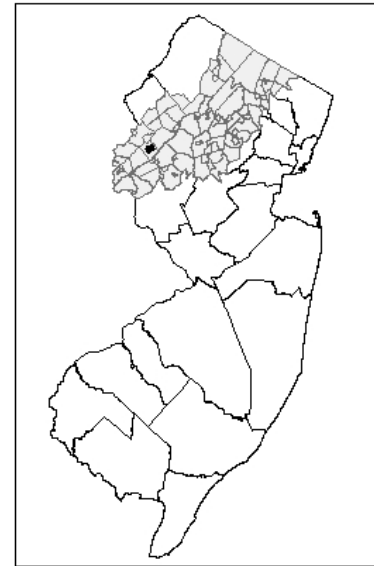
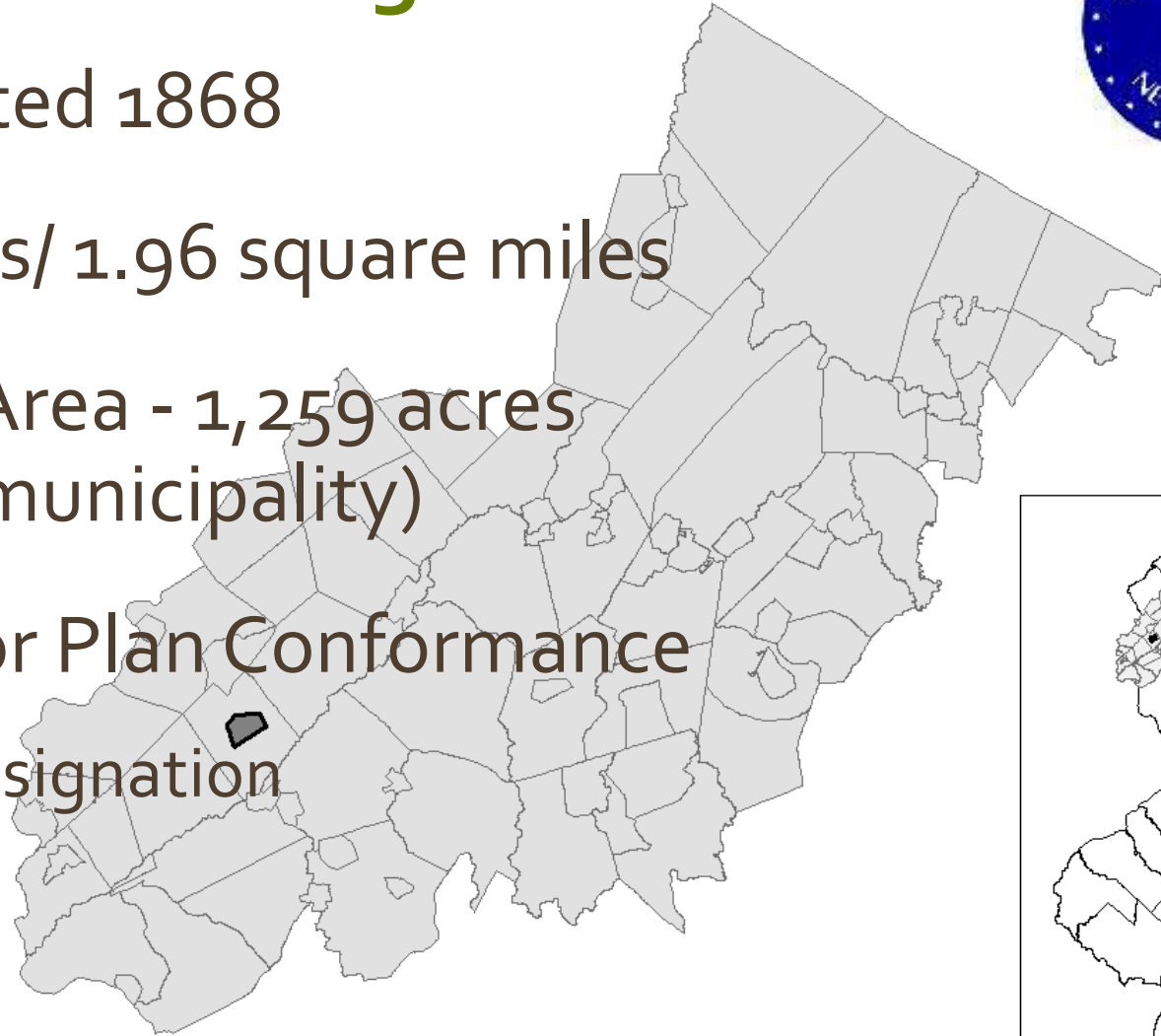
# Washington Borough Petition for Plan Conformance and Center Designation



# Washington Borough

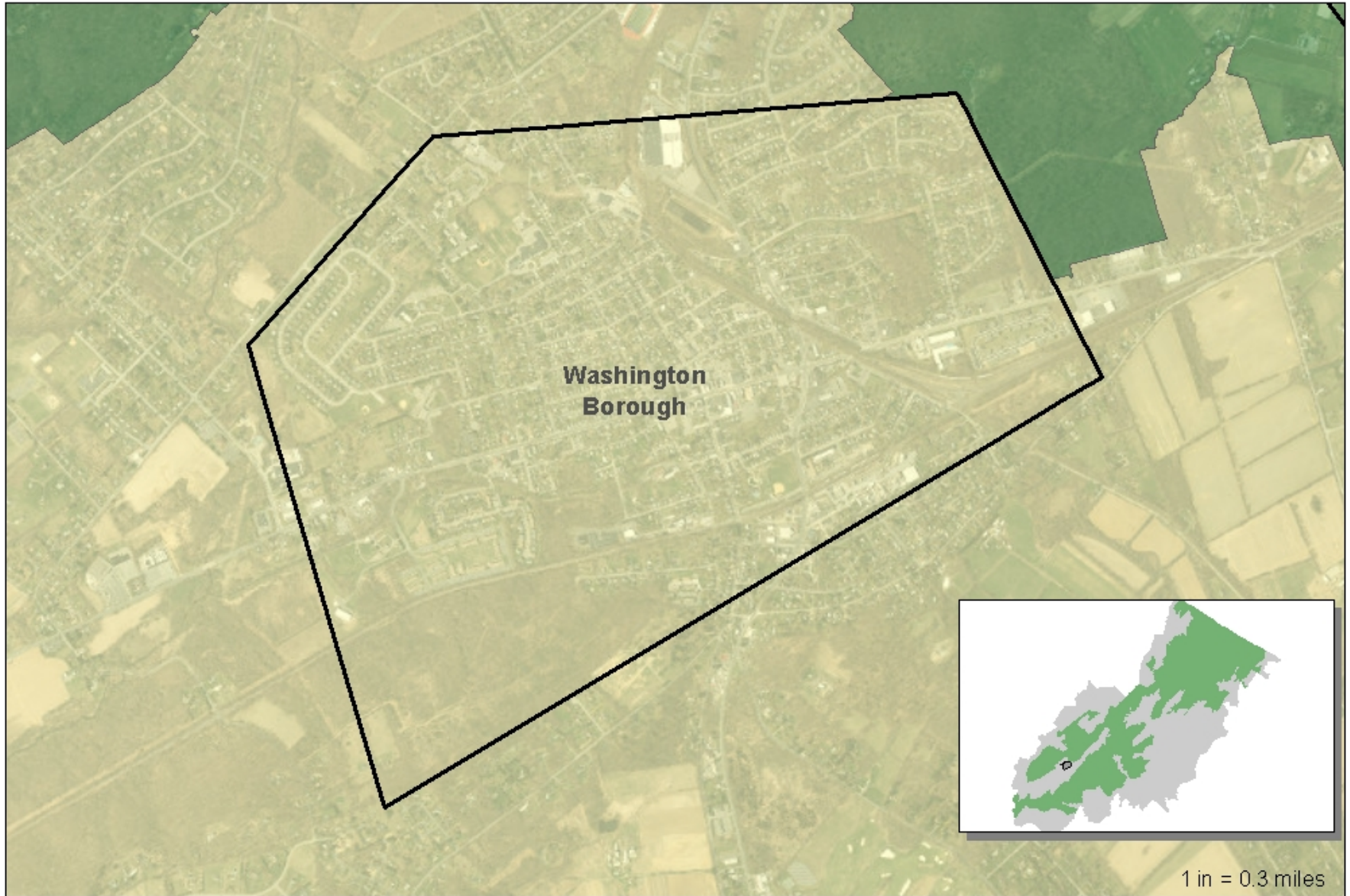





- Incorporated 1868
- 1,259 acres/ 1.96 square miles
- Planning Area - 1,259 acres (100% of municipality)
- Petition for Plan Conformance
  - Center Designation





# Washington Borough - Preservation Area

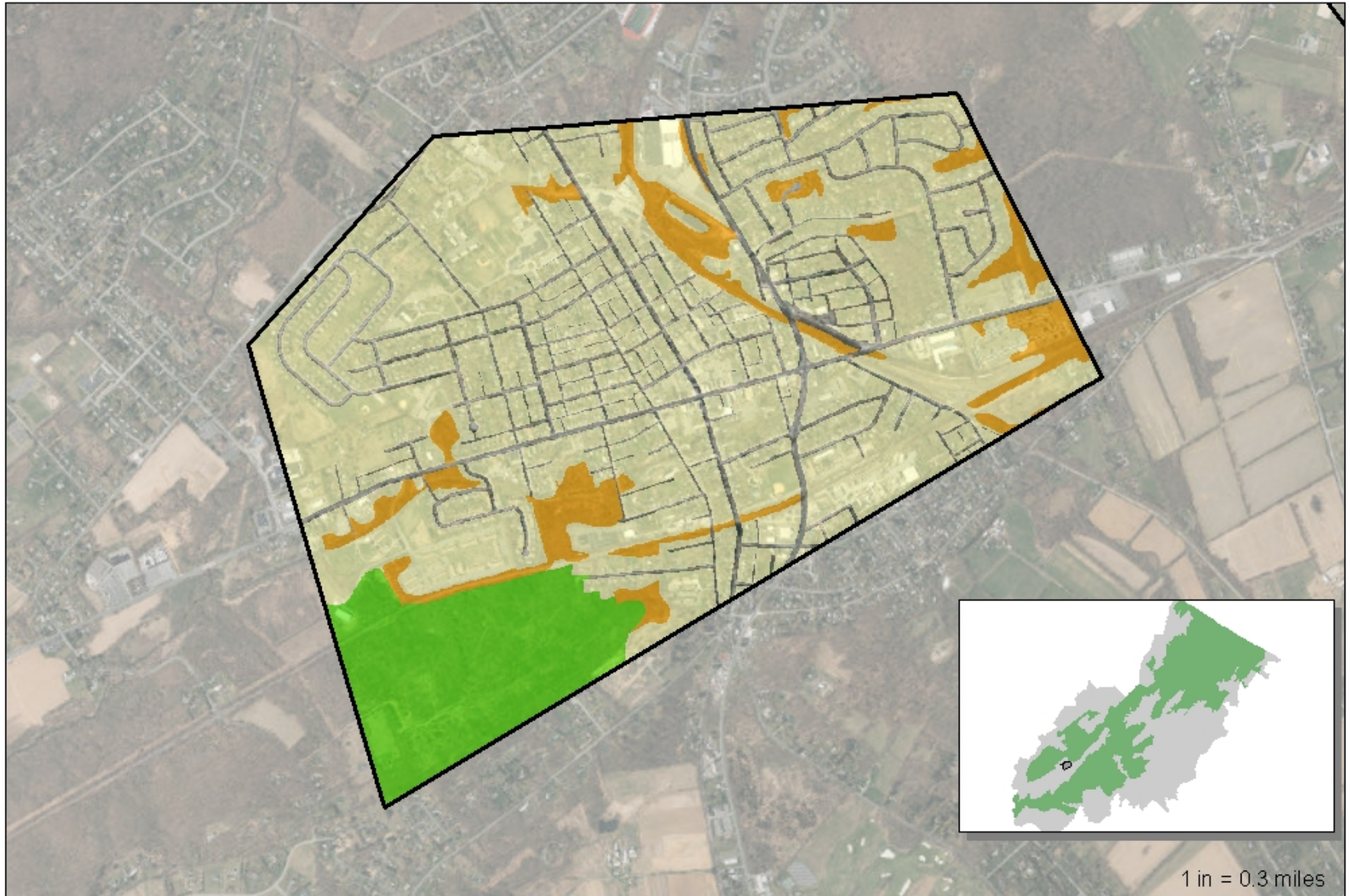


-  Municipal Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area





# Washington Borough - Land Use Capability Zones



▭ Municipal Boundaries

▭ Protection Zone

▭ Existing Community Zone

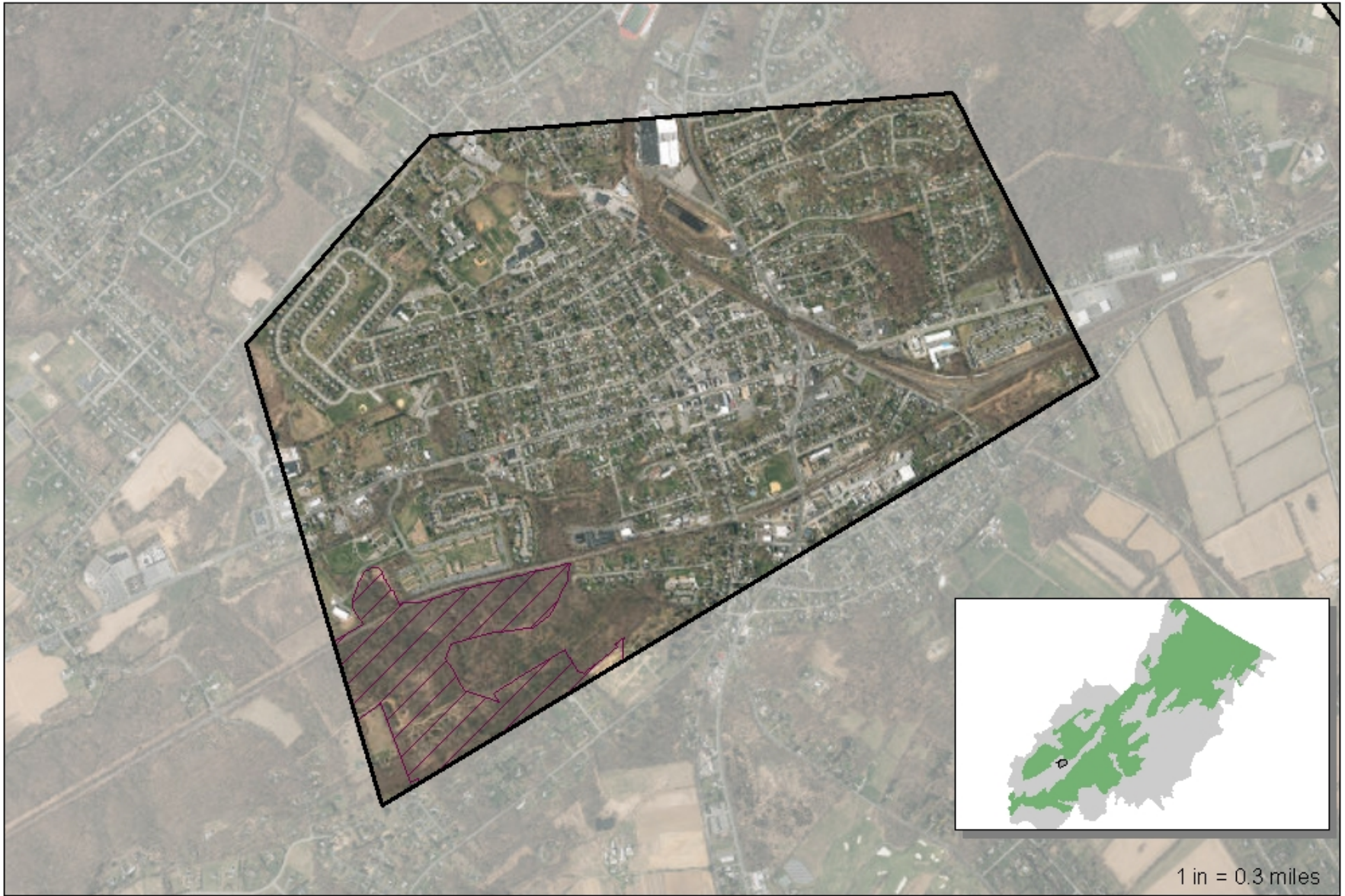
▭ Existing Community Environmentally Constrained Subzone





N



# Washington Borough - Highlands Environmental Resource Zones



-  Municipal Boundaries
-  Highlands Environmental Resource Zone

# Public Comment Summary

- Public Comment Period:  
November 23 – December 23, 2020
- No comments received.

# Implementation Funding

- Implementation Plan and Schedule includes funding to address:
  - Master Plan Reexamination Report
  - Downtown Redevelopment Planning
  - Wastewater Management
  - Center Planning
  - Phase 1 TDR Assessment



# Staff Recommendation:

## Approve with conditions

- Adoption of approved:
  - Highlands Land Use Ordinance
  - Master Plan Highlands Element
  - Highlands ERI
  - Water Use and Conservation Management Plan
  - Wastewater Management Planning
- Adherence to Implementation Plan and Schedule

# Washington Borough

## Petition for Plan Conformance and Center Designation

### Questions?