

3.09 Inclusion of Annual Report

Within two years of the effective date of the adopted plan and thereafter annually, the planning commission shall adopt and file a report with the local legislative body. The report shall be made available for public inspection and a copy of the report shall be mailed to the Secretary of State Planning. The annual report shall:

(a) index and locate on a map all amendments to the general development regulations and all developments for which a plan has been approved during the period covered by the report; and shall state whether the amendments are or are not consistent with each other and with the recommendations of the last report, if any;

(b) contain statements relating to recommendations of the current report to the recommendations of prior reports by noting the changes and modifications made therein; and

(c) contain statements relating to recommendations of the current report to the plans officially adopted by any other governmental agency by noting consistencies or inconsistencies therein.

The local legislative body shall review the annual report and after a public hearing shall THEREAFTER MAY HOLD A PUBLIC HEARING AND MAY direct the planning commission to make such modifications in the plan to bring it into accord with the annual reports.

THE PLANNING COMMISSION SHALL ANNUALLY PREPARE, ADOPT, AND FILE AN ANNUAL REPORT WITH THE LOCAL LEGISLATIVE BODY. THE ANNUAL REPORT SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND A COPY OF THE REPORT SHALL BE MAILED TO THE SECRETARY OF STATE PLANNING. THE ANNUAL REPORT SHALL (A) INDEX AND LOCATE ON A MAP ALL CHANGES IN DEVELOPMENT PATTERNS INCLUDING LAND USE, TRANSPORTATION, COMMUNITY FACILITIES PATTERNS, ZONING MAP AMENDMENTS, AND SUBDIVISION PLATS WHICH OCCURRED DURING THE PERIOD COVERED BY THE REPORT, AND SHALL STATE WHETHER THESE CHANGES ARE OR ARE NOT CONSISTENT WITH EACH OTHER, WITH THE RECOMMENDATIONS OF THE LAST ANNUAL REPORT, WITH ADOPTED PLANS OF THE JURISDICTION, WITH ADOPTED PLANS OF ALL ADJOINING PLANNING JURISDICTIONS, AND WITH ADOPTED PLANS OF ALL STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING PUBLIC IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN; (B) CONTAIN STATEMENTS AND RECOMMENDATIONS FOR IMPROVING THE PLANNING AND DEVELOPMENT PROCESS WITHIN THE JURISDICTION. THE LOCAL LEGISLATIVE BODY SHALL REVIEW THE ANNUAL REPORT AND DIRECT THAT SUCH STUDIES AND OTHER ACTIONS AS APPROPRIATE AND NECESSARY BE UNDERTAKEN TO INSURE THE CONTINUATION OF A VIABLE PLANNING AND DEVELOPMENT PROCESS.

[21.]

4.00 General [Building] Development Regulations and Zoning