

1. Streamlined review of applications for development, including permit review and subdivision plat review within the areas designated for growth in the plan;

2. The use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and

3. Economic development in areas designated for growth in the plan through the use of innovative techniques;

(vii) Recommendations for the determination, identification, and designation of areas within the county which are of critical State concern; and

(viii) A sensitive area element that contains goals, objectives, principles, policies, and standards designed to protect, from the adverse effects of development, sensitive areas, including the following:

1. Streams and their buffers;
2. 100-year floodplains;
3. Habitats of threatened and endangered species; and
4. Steep slopes.

(2) The sensitive areas element adopted under paragraph (1)(viii) of this subsection may also include other areas in need of special protection, as determined in the local plan.

(3) The plan may include, without being limited to, any additional elements such as community renewal, housing, flood control, pollution, conservation, natural resources, the general location and extent of public utilities, and other programs which, in the judgment of the planning commission will further advance the purposes of the plan.

(4) The mineral resources plan element shall be incorporated in:

(i) Any new plan adopted after July 1, 1986 for all or any part of a jurisdiction; and

(ii) Any amendment or addition that is adopted after July 1, 1986 to a plan that was in effect on July 1, 1985.

(5) (i) As a component of its plan, each planning commission of a county that is located on the tidal waters of the State and that exercises authority under this article shall amend or include in its plan by January 1, 1988 the designation of areas on the tidal water or in close proximity to the tidal water for the following purposes:

1. Loading and unloading finfish and shellfish;
2. Processing finfish and shellfish; and
3. Docking and mooring commercial fishing boats and vessels.