

3.05. [General powers and duties] THE PLAN.

(a) (1) [It shall be the function and duty of the commission to] A PLANNING COMMISSION SHALL make and approve a plan which [shall be recommended] THE COMMISSION SHALL RECOMMEND to the local legislative body for adoption [and which shall serve].

(2) THE PLAN SHALL:

(I) SERVE as a guide to public and private actions and decisions to insure the development of public and private property in appropriate [relationships] RELATIONSHIPS; and

(II) [which shall include] INCLUDE any areas outside of [its] THE boundaries OF THE PLAN which, in the PLANNING commission's judgment, bear relation to the planning responsibilities of the commission.

(3) (I) The elements of the plan may be expressed in words, graphics, or ANY other appropriate form.

(II) 1. [They] THE ELEMENTS OF THE PLAN shall be interrelated [and each].

2. EACH element shall describe how it relates to each of the other elements and to the statement of objectives, principles, policies, and standards.

[(1)](4) The plan shall contain at a minimum the following elements:

(i) A statement of goals and objectives, principles, policies, and [standards] STANDARDS, which shall serve as a guide for the development and economic and social well-being of the LOCAL jurisdiction;

(ii) A land use plan [element] ELEMENT, which [shall show proposals for]:

1. SHALL PROPOSE the most appropriate and desirable patterns for the general location, character, extent, and interrelationship of [the manner in which the community should use its] THE USES OF public and private [land at specified times as far into the future as is reasonable] LAND, ON A SCHEDULE THAT EXTENDS AS FAR INTO THE FUTURE AS IS REASONABLE[. Such land use may include, without being limited to,]; AND

2. MAY INCLUDE public and private, residential, commercial, industrial, agricultural, and recreational land uses;

(iii) A transportation plan element which [shall show proposals for] SHALL:

1. PROPOSE the most appropriate and desirable patterns for the general location, character, and extent of the channels, routes, and terminals for transportation facilities, and for the circulation of persons and goods [at specified times as far into the future as is reasonable.] ON A SCHEDULE THAT EXTENDS AS FAR INTO THE FUTURE AS IS REASONABLE;