

B. TO the extent feasible, to prevent the preemption of mineral resources extraction by other uses; and

4. Has been reviewed by the Department of the Environment to determine whether the proposed plan is consistent with the programs and goals of the Department;

(vi) An element which shall contain the planning commission's recommendation for land development regulations to implement the plan and which encourages the following:

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] THAT are of critical State concern; and

(viii) A sensitive area element that contains goals, objectives, principles, policies, and standards designed to protect SENSITIVE AREAS[, ] 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)](5) (I) THE TRANSPORTATION ELEMENT MAY INCLUDE ALL TYPES OF HIGHWAYS AND STREETS, BICYCLE WAYS, SIDEWALKS, RAILWAYS, WATERWAYS, AIRWAYS, ROUTINGS FOR MASS TRANSIT, AND TERMINALS FOR PEOPLE, GOODS, AND VEHICLES RELATED TO HIGHWAYS, AIRWAYS, WATERWAYS, AND RAILWAYS.