

and agencies, public utility companies, civic, educational, professional and other organizations, and citizens with relation to the protecting or execution of the plan. The commission shall have the right to accept and use gifts and public or private grants for the exercise of its functions. All public officials shall, upon request, furnish to the commission within a reasonable time that available information as it may require for its program. The commission, its members, officers, and employees, in the performance of their functions may enter upon any land and make examinations and surveys. In general, the commission shall have those powers as may be necessary to enable it to fulfill its functions, promote planning, or execute the purposes of this article.

(d) In order that a county or municipal corporation may avail itself of the zoning powers conferred by this article, it shall be the duty of the planning commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. Such commission shall make a preliminary report and hold at least one public hearing thereon before submitting its final report and the local legislative body shall not hold its public hearings or take action until it has received the final report of such commission.

(E) BY JANUARY 1, 1993, EACH JURISDICTION THAT EXERCISES PLANNING AND ZONING AUTHORITY SHALL PROVIDE TO THE GOVERNOR A SCHEDULE FOR COMPLYING WITH THE REQUIREMENTS OF §§ 3.05, 3.06(B), AND 4.09 OF THIS ARTICLE, INCLUDING A SCHEDULE FOR THE ADOPTION AND IMPLEMENTATION OF A SENSITIVE AREAS ELEMENT AND THE VISIONS AND THE ACHIEVEMENT OF CONSISTENCY IN LOCAL ZONING, SUBDIVISION, AND OTHER REGULATIONS.

3.06.

(A) In the preparation of the plan the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the jurisdiction, and with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the jurisdiction, and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.

(B) IN ADDITION TO THE REQUIREMENTS OF SUBSECTION (A) OF THIS SECTION, THE COMMISSION SHALL IMPLEMENT THE FOLLOWING VISIONS THROUGH THE PLAN DESCRIBED IN § 3.05 OF THIS ARTICLE:

- (1) DEVELOPMENT IS CONCENTRATED IN SUITABLE AREAS;
- (2) SENSITIVE AREAS ARE PROTECTED;