

designate, provided that such adoption shall not affect in any manner the administration of the regulations by the Commission or its functions under Section 70 hereof. The regulations may provide for (1) the harmonious development of the district; (2) the co-ordination of roads within the sub-division with other existing, planned, or platted roads or with other features of the District or with the Commission's general plan or with any road plan adopted or approved by the Commission as part of the Commission's general plan; (3) adequate open spaces for traffic, recreation, ~~parks, playgrounds, schools,~~ light, and air ~~[-]~~ *including requirements for* , BY DEDICATION OR OTHERWISE, AND THE *dedication to public use or conveyance of areas designated for such dedication under the provisions of zoning regulations relating to average lot size or planned community subdivision;* (4) the reservation of lands for schools and other public buildings, and for parks, playgrounds, and other public purposes, provided no reservation of land for traffic, recreation, or any other public purpose as herein provided shall continue for longer than three (3) years unless the public authority charged with making provision for traffic, recreation, school, or other public facilities shall have acquired the same or shall have instituted proceedings to acquire the same within such period; and provided further that such properties so reserved for public use as hereinbefore provided shall be exempt from all State, county and local taxes during such period; (5) the conservation of or production of adequate transportation, water, drainage, and sanitary facilities; (6) the preservation of the location of and the volume and flow of water in and other characteristics of natural streams and other waterways; (7) the avoidance of population congestion; (8) the avoidance of such scattered or premature sub-division of land as would involve danger or injury to health, safety, or welfare by reason of the lack of water supply, drainage, transportation, or other public services or necessitate an excessive expenditure of public funds for the supply of such service; (9) conformity of resubdivided lots to the character of lots within the existing sub-division with respect to area, frontage, and alignment to existing lots and streets; (10) ~~prevention~~ CONTROL *of sub-division or building (except for agricultural or recreational purposes) in flood plain areas of streams and drainage courses, and on unsafe land areas;* (11) *preservation of outstanding natural or cultural features and historic sites or structures;* or ~~[(10)]~~ (12) other benefits to the health, comfort, safety, or welfare of the present and future population of the Regional District.

(b) The regulations may include provisions as to the extent and manner in which (1) roads shall be graded and improved; (2) curbs, gutters, and sidewalks shall be built; (3) water, sewer, and other utility mains, piping, connections, and other facilities shall be installed; and (4) trees shall be planted or conserved as a condition precedent to the approval of a plat. The regulations or practice of the Commission may provide for the tentative approval of a plat previous to such improvements and installations; but any such tentative approval shall not be entered on the plat or entitle the plat to filing or record. In lieu of the completion of such improvements prior to the approval of the plat, the Commission or County may accept a bond with surety to secure ~~[to the Commission]~~ the actual construction and installation of such improvements and installations at a time and according to specifications fixed by or in accordance