

counties, with such changes as they may deem appropriate, and shall be effective from the date of adoption or from such other date as the governing body may 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. *In the event the Commission prepares or has prepared regulations and amendments, which it presents to the governing body of the applicable county for appropriate action, and such body does not approve, modify or reject said regulations and amendments within six (6) months from the date of receipt thereof from the Commission, said regulations and amendments shall be deemed approved and have the force and effect of law.* The regulations may provide for (1) the harmonious development of the District; (2) the coordination of roads within the subdivision 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, light, and air; **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 purposes as herein provided shall continue for longer than three (3) years **[unless the public authority charged with making provisions 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]**, *without the written approval of all persons holding or otherwise owning any legal or equitable interest in said property; and provided further that during the period of reservation of such property front foot benefit or other improvement assessments levied, assessed or otherwise chargeable against such reserved property or the owner thereof shall be postponed for the period of time such property is in reservation;* 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 subdivision 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 services; (9) conformity of resubdivided lots to the character of lots within the existing subdivision with respect to area, frontage and alignment to existing lots and streets; ~~or (10)~~ **(10) CONTROL OF SUBDIVISION OR BUILDING (EXCEPT FOR AGRICULTURAL OR RECREATIONAL PURPOSES) IN FLOOD PLAIN AREAS OR STREAMS AND DRAINAGE COURSES, AND ON UNSAFE LAND AREAS; (11) PRESERVATION OF OUTSTANDING NATURAL OR CULTURAL FEATURES AND HISTORIC SITES OR STRUCTURES; OR (12) other benefits to the health,**