

be used by the Commission to purchase [such] THE open spaces for the use and benefit of the subdivision in cases where dedication would be impractical; (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 without the written approval of all persons holding or otherwise owning any legal or equitable interest in [said] THE property; and provided further that [such] THE properties [so] reserved for public use [as hereinbefore provided] shall be exempt from all state, county, and local taxes during [such] THE 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; (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, comfort, safety or welfare of the present and future population of the Regional District.

(b) Provisions; bond. 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] MAY not be entered on the plat or entitle the plat to filing or record. In lieu of the completion of [such] THE improvements prior to the approval of the plat, the Commission or County may accept a bond with surety to secure the actual construction and installation of [such] THE improvements and installations at a time and according to specifications fixed by or in