

where other property which is by Constitution exclusively used for non-profit purposes or other purposes in which there are exceptions acknowledged. I want the green belt bill to be exceedingly tight. I do not want to see the green belt to be used as a developers' paradise to escape taxation. It is meant to retain agricultural land as agricultural land until such time the city, through its zoning authority, determines that it is time for its proper development. There is not way for an assessor to determine ahead of time when that is going to occur. I can cite you a number of examples where people were forced to dispose of land because the valuation was made excessive and it was impossible because of zoning for development and someone came along and acquired the land, who had the cash to hold it, to pay the higher taxes, didn't need to own the land to make a living. The intent of this whole concept which I first introduced in 1963, in the form of a constitutional amendment, is being destroyed by the way Douglas County is implementing the law. Because, they are using it as a tax dodge that they allow development to occur anywhere in the county in the way of acreages and the potential for an increased value is everywhere. If they would straighten out their land planning and zoning regulation Senator Newell would not have the problem he is faced with, that he is trying to solve. I can not support and I would have to oppose, at every stage, legislation that in my opinion will mess up an excellent concept merely because of what Douglas County is doing in its implementation. I have been told by those who have attended hearings that Douglas County Commissioner's, that a Douglas County Attorney, county attorney or deputy attorney had stated, yes, the law says exclusively but we will just ignore it. We don't have to pay any attention to it. I believe that they should pay attention to it and Senator Newell would have no problem if they did pay attention to it, or someone took them to court. I oppose the higher interest rates and I do it for the sole reason that it can have no other effect but to drive up the price of the land when it does become a time for its properly and orderly development in line with the wishes of the governing board of a municipality. They make that decision by changing the zoning or the individual land owner makes that decision by requesting a zoning change. But it can not block orderly growth. It does not discourage orderly growth and there is absolutely nothing, if properly used, that the green belt law creates misuse. While I have some.... perhaps not be terribly opposed to the bill as it is proposed, other than the interest rates, I think