

We've got a creek in Douglas County, Papio, Little, Big and some others, that are as big probably as this river is in some areas. The city didn't want a flood plain zone. They had zoning but they didn't want a flood plain zone because they didn't want to tell some people that they couldn't build their buildings right along the edge of the creek which would, obviously, flood and, obviously, back up water, damage, hurt, maybe even kill people that lived behind it. Secondly, I support this for another reason, very obvious as well. You know, back in 1929 we passed laws that permitted cities of the metropolitan and whatever the class of city Lincoln is, I forget, the right to have three-mile limits. That same law in 1921 provided that those big cities could not encroach into other counties at all. As a result of that, even though the C'ty of Omaha limits ends at Harrison Street where Sarpy County begins and the City of Bellevue begins, Douglas County or the City of Omaha do not encroach and cross those county boundaries. In Nebraska now...I couldn't hear myself for a minute there, that's the only reason I stopped. I mean, you know, I want to hear what I have to say. But in any case, in any case, they do not encroach. But what's interesting is we introduced some bills this year, Senator Schellpeper, I think Cap was involved in one of them and us, that would simply say that we ought to offer that same opportunity to cities of the first and second class and anyone else, that they ought to have the right, for example, in Saunders County not to have the City of Fremont extend across the Platte River, if you can believe that, and, in fact, have supervision over planning and zoning of a strip about 150 feet wide. This whole thing is crazy. We have a problem in the Norfolk area and Stanton County. You know, if we're so sensitive about the strip zoning problem and these people out there being concerned with how their land is used, then I would hope this body would be just as concerned about these stupid three-mile limits we have. Now if a county doesn't have planning and zoning, I can understand where a three-mile limit would be justified because, as a city annexes, it ought to be able to have some kind of...in that growth, some kind of guarantee that minimum standards are established for sewers, water, streets and the rest. But there is no need in this country, especially in Nebraska and in any county for limits to exist, planning and zoning limits to exist where somebody in the city governs how these people will manage the use of their land. Now if you don't have planning and zoning in a county, that's fine, and the bills we introduced this year said, where you don't have planning and zoning in a county go ahead, if you