

for an urban area. Urban sprawl, if those of you who are familiar with urban sprawl, has added in those communities that do not have any kind of control, urban sprawl has increased costs for municipalities dramatically, whether it be for sewer, or for water, or for streets, schools, because of open, vacant land in between. And the concept of the greenbelt that's used in virtually every state now is for the purpose of assisting with orderly urban development, number one; and, number two, to provide a tax valuation for property that somewhat reflects the value of property when that use actually changes and is developed, and is at that point then assessed an additional cost to assist with the development of the municipality. I think it's unwise to make a change here when there is no problem that was evident, number one. But, number two, I do not believe that it is, under any circumstances, conceivable that property that is used for nonagricultural purposes, whether you look at state statute, zoning statutes or common law, and we define as agricultural land, when in fact it is being used for a nonagricultural purpose.

SPEAKER BAACK: Thank you, Senator Warner. Before we go to the next speaker, I would like to introduce some guests of the Legislature today. We have three guests from the State of Missouri. First of all we have Senator John Schneider and Senator Sidney Johnson, and Committee Director Mary Ests, and they are under the north balcony. Would you folks please stand and be welcomed by the Legislature. Thank you for being with us. The next speaker is Senator Wehrbein.

SENATOR WEHRBEIN: Yes, Mr. Speaker, members, I just want to add briefly here, Senator Warner, could I ask you a question.

SPEAKER BAACK: Senator Warner, would you respond, please.

SENATOR WEHRBEIN: I don't want to get off on a tangent here on the greenbelt and be operating some errors. But, if I recall, we have to...this has to be adjacent land to a...you can't hopscotch out in a county and call it greenbelt, it has to be adjacent to an urban development...urban or let's say a city.

SENATOR WARNER: As it exists in law it can only be used where there is zoning that permits some other use besides agriculture. You could jump, because you could have it used in an area of an interchange, for example,...