

that same mistake, and it is covered in this bill, because it says, hereinafter in the future...

SENATOR NICHOL: No.

SENATOR LAMB: ...you could do the same thing if you're...

SENATOR NICHOL: No.

SENATOR LAMB: ...covering up in the past.

SENATOR NICHOL: What Senator Beutler was saying was that if you do this deliberately and the city says no, you know right now that you are going to be illegal and you're going to have problems with that from now on. So, no the bill does not give you deliberate authority...does not give you authority to deliberately wrongly subdivide the property. Isn't that right, Senator Beutler?

SENATOR LAMB: It's hard though to determine sometimes whether it is deliberate or not. My point is that it does apply to the future as well as the past and I think that was Senator Warner's question.

SENATOR NICHOL: Yes, it would, for those that are handled wrongly in the past just as some have been in the past. The main thrust of the bill is that you can't hardly because of subdividing have no deed on a piece of property forever after that, and that's what is happening.

SENATOR LAMB: I understand that. Thank you.

PRESIDENT: The Chair recognizes Senator Cope.

SENATOR COPE: Mr. President and members, a question of Senator Nichol. Senator Nichol, to carry this a little further, let me give you an illustration. A developer plats the development that he is interested in. He takes it to the city planning commission, they approve it, they send it to the council, the council approves it. I buy a plat, a part of the plat. Now does this guarantee me that I will have no problem, that is if I go through the ordinary channels?

SENATOR NICHOL: No, sir, it does not guarantee you will not have problems. For example, let's say your property is a hundred foot square, just for example, and that you sell me fifteen feet, and then in the zoning ordinance it says that the plot shall be a hundred feet square, and this is...

SENATOR COPE: Well, now just a minute.