

actually farmed. And I think, if I understand the intent of what you're trying to do, Senator Chambers, that is really what you're after. Somebody has a 40-acre plot, presently under greenbelt, and they're using 15 acres of that for a machine shop, they are not...or parking, or machinery sales or whatever, they are not legitimately using that for greenbelt now. And, if they are, I think local officials, the way I understand it, would have the right to change that and simply draw back 15 acres to commercial, and 25 acres would stay farm, what is actually farmed. At least that's the way we tried to do it when I was involved in this, years ago.

SPEAKER BAACK: Thank you, Senator Wehrbein. Senator Landis, you're next.

SENATOR LANDIS: Thank you, Mr. Speaker, members of the Legislature. Want to talk about this provision and the same concepts that have been gone over by Senator Warner and Wehrbein, but going back to square one, because not everybody is familiar with these provisions, and I guess I want to start at square one on the greenbelt law, so we know why, I think, the Chambers amendment offers risk without any known benefit that's out there, given the language that we have. The reason the greenbelt law was passed was because the farmland that ringed a city had value greater than its agricultural production warranted. It was in the line of growth for a city, and developers were ready to pay big bucks for that land. Any comparable sales would show that that land was very valuable, even more valuable than any agricultural use that it could be put to. So, if you used the normal comparable sales analysis, the value of that land that ringed the city would be two, three, four, five times its agricultural value. Now, if you wanted to farm, here you were at the side of a city, wanting to farm, but burdened with taxes four or five times greater than the value of the land that you were putting it to, namely, farming. The greenbelt law said, look, first there's got to be a countywide system of zoning. Secondly, if you're zoned agricultural, you get to keep that lower farm value. Now, if you subdivide the land, and get ready to sell it for parcels of land, it's no longer agricultural land, you're going to get a zoning change to do that, you're going to lose your agricultural value. In the event you do lose that agricultural change and you build, if you've had that agricultural listing, you pay back taxes for five years to recapture a handful of the value that you're going to get out of that higher price. So you farm on the edge of the