

1 subdivision values, far beyond its rural value, then you
2 put on that developer a pressure to immediately utilize it
3 for his highest purpose, its densest use than the one that
4 would be most productive in dollars to him. It seems
5 to me that this is a shortsighted public policy, and
6 while as the Chairman of the Committee mentioned, this is
7 not a question that this Commission should resolve, we
8 certainly do want to make it abundantly clear that the
9 Legislature has ample authority to permit lower assess-
10 ments, tax advantage, if you want, on property that is a
11 development of which is delayed or deferred. In recent
12 years there has been considerable feeling that there ought
13 to be special tax advantage and indeed, in some areas,
14 it is in effect today for what are called, I think, view
15 easements where an owner of a large unimproved property
16 along a public highway, particularly the new expressways,
17 non-access ways, in consideration of a reduction in
18 taxes will agree to maintain it, either his farmland
19 or open land without billboards or buildings or residen-
20 tial developments, and here again, this is a broad ques-
21 tion of open policy that is one for the Legislature, but