

**ECO 479 – Land Use Planning
Fall 2013**

Time: Tuesday/Thursday – 11:00 – 12:15

Location: 203 Hitchner Hall

Instructor: Mark W. Anderson, School of Economics

305 Winslow Hall

Phone: 581-3198

Email: on First Class

Office Hours: Wednesdays 10:00 – 1:00

Learning Outcomes: By the end of this course you should be able to:

- Explain the function of land markets and the concept of property rights bundles as it relates to those markets;
- Interpret real world land use conflicts in terms of economic theory, constitutional law, case law, and the regulations that derive from these;
- Apply various land use planning tools as they relate to these economic and legal structures;
- Apply basic principles from 1-3 above to the Maine context.
- Key economic and legal concepts you will master this semester include:
 - Land market function
 - Property rights bundle
 - Nuisances: public and private
 - Police powers
 - Euclidean zoning
 - Pigovian market failure
 - Externalities: positive and negative
 - Public goods
 - Government failures (Coase and others)
 - Transactions costs
 - Rent seeking
 - Takings: real and regulatory
 - Eminent domain powers
 - Tiebout effects
 - Spatial hedonics
 - Conservation easements and land trusts

Expectations: For you to accomplish these learning outcomes, at a minimum I expect that you will:

- Do the assigned readings before the class for which they are assigned.
- Come to class prepared to answer questions about and discuss the readings
- Be an active participant in class discussions. Attendance is necessary but not sufficient.
- Observe reasonable and professional classroom behaviors, including:
 - Be respectful of the comments and opinions of others during class discussions
 - Arrive on time so that you do not disturb others in the class
 - **Turn off cell phones, tablets, laptops, and other electronic devices unless you are using them only for directly relevant classroom purposes**

Text:

- Nolan, John R. and Patricia Salkin. (2006). Land Use in a Nutshell. St. Paul: Thomson/West.
- Articles, court cases, and statutes listed in the syllabus below and assigned during the semester.
- Optional text for an in depth understanding – Mandelker, et al. (2011). Planning and Control of Land Development: Cases and Materials. 8th ed. LexisNexis.

Grading: Your final grade will be based on the following:

- Homework, Readings Quizzes, & Class discussions: 20%
- Portfolio of semester work (see below) 10%
- Mid-term exam – **October 10** 20%
- Term paper -- Due **December 5** 25%
- Final exam – per final exam schedule 25%

Term Paper: Prospectus – Due Tuesday **November 5** at the start of class.

Prospectus should include the following:

- Thesis you plan to develop in your paper (one to two sentences)
- Relevance of this thesis to the course objectives (two to three paragraphs)
- How you plan to develop the thesis (two to three paragraphs)
- Initial reading list (in APA format) for your paper – about five peer-reviewed sources that will allow you to be to develop your thesis

Your term paper will develop a specific thesis relevant to this course. This should be a very narrowly-defined topic so that you can speak to it in depth rather than broadly. The paper is a maximum length of 10 pages, double-spaced including references. References and in-text citations shall be in APA format. Term papers are due at the start of class Thursday, April 19. Electronic submissions are not allowed. Papers not turned in by 9:30 a.m. that day will be considered one day late. Papers turned in after 9:30 the following day will be considered two days late. For each day late the grade you earn will be reduced by one letter grade.

For citation format and other style issues I recommend that you use a style guide such as Hacker, D. (2008). Rules for Writers. Sixth Edition. Boston: Bedford/St.Martins.

Criteria for evaluating the papers will include:

- Is the topic a significant issue relevant to this class?
- Are the economic, legal, and social aspects of the issue appropriately discussed?
- Does the paper appropriately apply concepts from the class?
- Are peer-reviewed sources, statutes, and court cases used to support the argument?
- Are the arguments well organized and clearly presented?
- Is the paper well written in terms of style, grammar, and punctuation?
- Is APA format for references and citation followed carefully?

Portfolio: Due on the day of the final exam at the beginning of class is a portfolio of your work for the semester. The portfolio should include the following items organized into separate sections for each item. Within each section, items should be organized in chronological order from the semester.

- Your in class writing assignments that I have returned to you.
- Your notes from class discussions and presentations
- Homework assignments on readings that I have returned to you
- Your notes on assigned readings
- Work products for your paper including:
 - Prospectus
 - Paper outline
 - Notes on readings for your paper
 - First draft of your paper
 - Second draft of your paper

Your portfolio will be evaluated on the quality and completeness of the work products.

Disability Policy: If you need course adaptations or accommodations due to a disability please contact Disability Support Services in East Annex, 581-2319.

Academic Integrity Policy for UMaine: Academic honesty is very important. It is dishonest to cheat on exams, to copy term papers or to submit papers written by another person, to “fake” experimental results, or to copy parts of books or articles into your own papers without putting the copied material in quotation marks and clearly indicating its source. Students committing or aiding any of these violations may be given failing grades for an assignment or for an entire course, at the discretion of the instructor. In addition to any academic action taken by an instructor, these violations are also subject to action under the University of Maine Student Conduct Code. The maximum possible sanction under the student conduct code is dismissal from the University. Details concerning these policies and the avenues of appeal open to students can be found at http://www.maine.edu/system/policy_manual/policy_section501.php.

Tuesdays	Thursdays
September 3 Course Introduction – Land use planning and the environment	September 5 Property rights and land markets Nutshell pp. 1-13
September 10 Market failure types – rivalness and excludability Harris, J. and A.-M. Codur. (2004). <u>Microeconomics and the Environment</u>. Tufts University. pp. 1-14.	September 12 Nuisances, public and private Nutshell 13-37

September 17 Planning Nutshell pp. 38-67	September 19 Economic Theory of Land Regulation Webster, C.J. (1998). Public Choice, Pigouvian and Coasian Planning Theory. <i>Urban Studies</i>, 35 (1), 53-75.
September 24 Police Powers The U.S. Constitution http://www.gpo.gov/fdsys/pkg/CDOC-110hdoc50/pdf/CDOC-110hdoc50.pdf	September 26 Zoning and the separation of uses Nutshell pp. 67-106
October 1 Euclidean Zoning Village of Euclid v. Ambler Realty Co., 272 US 365 (1926)	October 3 Economics of Zoning Chung, L.L.W. (1994). The Economics of Land-Use Zoning. <i>The Town Planning Review</i>, 65(1). 77-98.
October 8 More on Zoning & Review	October 10 Mid-Term Exam
Fall Break	October 17 Subdivision Regulation Nutshell, pp. 107-125
October 22 Takings & Eminent Domain Fifth Amendment to the Constitution Nutshell pp. 130-161	October 24 Regulatory Takings Pennsylvania Coal v. Mahon, 260 US 393 (1922) Penn Central Trans. v. New York City, 438 US 104 (1978)

<p>October 29 Regulatory Takings (cont.) Nollan et ux. v. California Coastal Commission, 483 US 825 (1987)</p>	<p>October 31 Regulatory Takings (cont.) Lucas v. South Carolina Coastal Council, 505 US 1003 (1992)</p>
<p>November 5 Term Paper Prospectus Due Eminent Domain, Takings, and Public Good Kelo et al. v. City of New London et al., 545 US 469 (2005) Maine Revised Statutes, Title 1 § 816</p>	<p>November 7 Takings: One Maine Example Seven Islands Land Company v. Maine Land Use Regulation Commission, 450 A.2d 475 (1982)</p>
<p>November 12 Term paper prospectus discussion – come to class prepared to talk about your ideas for your term paper</p>	<p>November 14 Maine land use regulation Maine Revised Statutes, Title 30-A §4301-4457</p>
<p>November 19 Tiebout Effect Tiebout, Charles M. (1956). A Pure Theory of Local Expenditures. <i>Journal of Political Economy</i>. 64(5), 416-424.</p>	<p>November 21 Land trusts, easements, and private land conservation Nutshell, pp. 34-37 again Morris, A. (2008). Easing Conservation: Conservation Easements, Public accountability, and Neoliberalism. <i>Geofoms</i>, 39. 1215-1227.</p>
<p>November 26 Smart growth and redevelopment Nutshell, pp. 197-266</p>	<p>Thanksgiving</p>

<p>December 3 Property Values and Land Use Regulation Jaeger, William K. (2006). The Effects of Land-Use Regulation on Property Values. <i>Environmental Law</i>, 36, 105-130.</p>	<p>December 5 Public goods and public bads Nutshell, pp. 267-317</p>
<p>December 10 Scale and land use regulation Gibson, C.C., E. Ostrom, and T.K. Ahn. (2000). The concept of scale and the human dimensions of global change: A Survey. <i>Ecological Economics</i>, 32, pp. 217-239.</p>	<p>December 12 Review for Final Exam</p>
<p>Final Exam Week – Do not make travel plans until you have seen the final exam schedule.</p>	