

*Proposal for an Anycity*  
***LAND USE CONTROL and business regulation***  
***SUNSET REVIEW COMMISSION***

We regard it as axiomatic that government and the laws implemented by governments should never be thought of or accepted as immutable but should always be open to reexamination. In addition, property rights are such an critical part of the American constitutional tradition and source of our happiness that they should not be casually limited.

Furthermore, in light of the national debate over the negative effects of wrongly conceived or harshly manipulated or poorly interpreted land use controls and business regulation, the City of Anycity should position itself to discover any such problems as they materialize and counter them quickly.

Therefore Anycity should consider a charter amendment to create an Anycity Sunset Review Commission.

A permanent “Sunset Commission” would thus be formed to periodically examine all City land use and business control ordinances, restrictions, guidelines and policies to determine the efficiency and equability of each such limitation on land use. The commission would be charged to make recommendations as to the appropriateness of continuing each such ordinance and restriction, or amending or repealing one or more flawed ordinance or restriction by decree of city council or vote of the residents.

This commission would release a report every two years after examining half the current and standing ordinances and restrictions, beginning with the most long-standing and proceeding to the most recent. In this way every ordinance and restriction would be reviewed every four years.

The commission would hold hearings and receive public comments regarding problems that any land use rule may be creating. Submitted testimony should be preserved forever, at least in electronic form after 20 years.

The commission would examine reports in the planning and economic literature on findings by researchers relating to the efficiency and evenhandedness of land use ordinances and policies.

To aid the research the commission would submit a list of publications to the city library which will be required to purchase reports and books, and to subscribe to appropriate newsletters and journals that pertain to the the economics and human impacts of land use and business controls, including subdivision regulations, zoning, and aesthetic controls, and changes in planning theory over the years. City council should include a minimum annual library budget item of \$2,000 a year for this purpose (inflation adjusted yearly).

No current or past member of the Planning Commission, or current or past Anycity employee would sit on the commission.

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