KEY POINTS

- Land Use Classifications
- Environmentally Sensitive Areas
- Annexation Plans
- Implementation
- Land Use Goals

2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by 1) showing general land use classifications, and 2) establishing land use goals that manage growth.

2.2. LAND USE CLASSIFICATIONS

Price City land uses are divided into the categories of Residential, Commercial, Industrial and Special Districts (see Exhibit 3, Price City Land Use Map). Each category is divided into land use classifications, as follows:

Residential

Rural Density – (Zones included: R1-43) The Rural Density Residential (RDR) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. The housing density should not exceed 1 unit per gross acre. Exceptions to this maximum density may be permitted as conditional use, subject to the clustering of housing and provision of meaningful open space.

Low Density – (Zones included: R1-8, R1-12) The Low Density Residential (LDR) classification is for typical low density suburban neighborhoods with single-family homes on individual building lots. The housing density should not exceed 4 units per gross acre.

Medium Density – (Zones included: R1-6, R2-7) The Medium Density Residential (MDR) classification is for smaller individual home lots and multiple family housing units such as duplexes, town homes and other types of small-scale attached housing units. The housing density should not exceed 7 units per gross acre.

High Density - (Zones included: R2-11) The High Density Residential (HDR) classification is for multi-family development, such as apartment and condominium complexes, with an overall housing density in excess of 7 units per gross acre.

Commercial

Community Commercial - (Zones included: C1) The Community Commercial (CC) classification is for general shopping facilities to satisfy the shopping needs of the community or a particular neighborhood. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure. Also included are commercial and service uses in locations adjacent to highways or major streets.

Industrial

Light Industrial - (Zones include: M1) The Light Industrial (LI) classification is intended to provide for clean and less intensive industrial, manufacturing and technological uses. Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas.

Heavy Industrial - (Zones include: M2) The Heavy Industrial (HI) classification is for a range of industrial and manufacturing uses, including heavy industry. The intensity of the manufacturing uses and corresponding zoning will depend on surrounding uses, existing infrastructure and the ability to buffer and protect adjacent or nearby residential uses.

Special Districts

Public Facilities - (Zones include: PF) A special district is established to promote the effective planning and development of public facilities and mixed land uses.

Special Planned Districts - (Zones include: PL) Provision is made for the establishment of special planned districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

Overlay Districts - (Zones include: Signs, RDA) Overlay districts do not fall within a General Plan classification since they are intended to mix additional uses, limitations or designations with those allowed in the underlying zoning, in various areas throughout the city. Overlay zones are intended to be applied only when the overlay meets articulated needs of the City.

EXHIBIT 2. PRICE CITY LAND USE MAP

(Insert 11x17 map here)

2.4. ENVIRONMENT

Protection of the environment is considered an important part of planning in Price. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Those areas in Price which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25%, or rock fall areas, and 3) has a high water table and ground water, including wetlands, perched water, and drainage ways.

Price River

Areas within Price recognized as having significant concern for environ-mental protection include the banks and adjacent lands along the Price River, Meads Wash and associated drainage corridors. Additionally, there exists concern for the protection and prevention of erosion of Wood Hill and other hills to the north of the City. These areas require special attention by the City and any potential developers, to make the protection of the environment an important objective. (See Exhibit 4, Environmentally Sensitive Areas Map)

Hillsides

Development on hillside areas is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of city services.

Wetlands

Wetlands are widely regarded as a valuable natural resource. The values that wetlands provide include water filtration / purification, the absorption and breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of the Price City to preserve wetland areas where possible. In some cases, however, the best course of action might be to consider development which will improve and enhance disturbed wetlands.

Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality, and the ongoing planting of trees.

EXHIBIT 3. ENVIRONMENTALLY SENSITIVE AREAS MAP

(Insert 11x17 map here)

Open Space Preservation

Open space preservation is recognized as an important land use and function of Price City. Several areas within the city are targeted for open space preservation, including the banks and adjoining land along Price River, Meads Wash, and Price Canal, as well as areas along Wood Hill. These areas may include opens space parks and the development of recreational trails. Additionally, several areas which fall within designated potential annexation areas include lands which are best suited to be maintained for open space and recreational purposes.

Private property owners of undeveloped land, who do not desire to develop their properties, are encouraged to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.

2.7. ANNEXATION PLANS

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become citizens of the City and share in the benefits and responsibilities of that citizenship.

Unincorporated areas within ½ mile of Price City's current boundaries at any given time have been identified for possible future annexation and their potential land use designations are shown on the Price City Land Use Map (Exhibit 3). The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth. The identification of potential annexation lands and annexation policies are outlined in the Price Municipal Corporation Annexation Policy Plan, attached and incorporated into this plan as Appendix A.

2.8. IMPLEMENTATION

The zoning and subdivision ordinances, as found in the Price City Land Use Management and Development Code, shall carry out the land use element. Other sections of the City Code, however, may also carry out parts of this element.

CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
1. Promote an attractive, stable, and economically sustainable environment throughout the city.	A. Sustain development standards that ensure attractive, stable non-residential uses.	i. Review and update the land development code including zoning classifi-cations and development standards for all non-residential uses, and consolidate and streamline language in the code.	0-3 years	City Council, Planning Commission, Building and Zoning, Community Director
		ii. Review and clarify landscaping requirements and standards including maintenance of all approved landscaping components.	0-3 years	City Council, Planning Commission, Building and Zoning
		iii. Encourage water conservation landscaping and low maintenance.	Ongoing	City Council, Planning Commission, Building and Zoning
	B. Establish an environment which is friendly to new industries that diversify the economic base, use local labor, and are sensitive to environmental concerns.	i. Maintain comprehensive and streamlined permitting processes for new site plans.	Ongoing	Building and Zoning
	C. Develop a new business and industrial park in Price, which may possibly be owned by the City.	i. Take advantage of all highway off-ramp locations.	0-10 years	City Council, Community Director
		ii. Encourage and facilitate the development of a Price City business and industrial park.	0-2 years	City Council, Planning Commission, Community Director
		iii. Oversee the development and promotion of the business park.	0-10 years	City Council, Community Director
	D. Foster regional shopping in areas near Highway 6 and major city corridors.	i. Maintain existing regional shopping areas on major corridors.	Ongoing	City Council, Community Director
	E. Encourage existing commercial uses to improve and maintain buildings and landscaping.	i. Continue and improve pro-active zoning enforcement.	Ongoing	Building and Zoning
2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council, Community Director

CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Explore the potential use of a mixed-use zone and an Historic Overlay Zone.	0-2 years	City Council, Planning Commission, Community Director
	B. Require good traffic circulation patterns from residential to collector streets in all new residential subdivisions.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-1 year	City Council, Public Works, Community Director
		ii. Encourage the development of through streets, ensuring the even distribution of traffic.	Ongoing	City Council, Public Works
		iii. Discourage cookie-cutter and single access developments.	Ongoing	City Council, Public Works
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through pro-active zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director
		ii. Encourage participation in volunteer beautification programs.	Ongoing	City Council, Building and Zoning, Community Director
		iii. Continue recognizing homes with nice yards through the Yard-of-the Month program.	Ongoing	Beautificatio n Committee
		iv. Prepare and utilize active property maintenance policies compatible with zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director
3. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which results in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods.	0-2 years	City Council, Planning Commission, Building and Zoning, Community Director

CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
	B. Encourage private property owners to preserve open space.	i. Explore methods such as a transfer of development rights (TDR) program for possible adoption.	0-5 years	City Council, Building and Zoning, Community Director
		ii. Schedule and invite the public to seminars with public and private lands trust agencies.	Ongoing	Building and Zoning, Community Director
	C. Support open space preservation efforts along Price River, Meads Wash, Price Canal and on Wood Hill, as well as other parcels for parks and trails throughout the city.	i. Adopt an ordinance regulating the preservation of environmentally sensitive areas.	0-2 years	City Council, Planning Commission, Community Director
		ii. Devise a plan and priorities for acquiring and/or keeping parcels planned for parks and opens spaces.	0-5 years	City Council, Community Director, Public Works
		iii. Develop a parkway and trail system along the Price River and Meads Wash.	0-5 years	City Council, Community Director, Public Works
		iv. Plan an open space preserve on all areas to the north of current boundaries, when annexed.	0-10 years	City Council, Community Director, Public Works
		v. Encourage and enforce the allocation of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		vi. Work with Carbon County to establish connectivity of parks and trails systems.	Ongoing	City Council, Planning Commission, Community Director, Public Works