



GENERAL PLAN OF THE CITY OF WELLSVILLE

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A variety of interested citizens spent considerable time assisting the Planning Commission during work meetings when the Guiding Principles were written. Their contribution is greatly appreciated.

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Table of Contents

Basis for the General Plan	1
General Plan Use and Implementation	1
Growth	2
Guiding Principles	4
1. Residential Development and Life Style	4
1.1 Single Family Detached Homes	4
1.2 Multiple Family Homes	5
1.3 Affordable Housing	5
Evaluation of Existing Zoning	
1.4 Special Residential Development	
Techniques	6
1.5 Transitional Use Areas	7
2. City Services to Support Growth	8
3. Historical Values	8
4. Community Development	9
4.1 Growth Pattern	9
4.2 Commercial Development	10
4.3 Industrial Development	11
4.4 Recreational Development	11
5. Valuable Physical Characteristics	12
6. Annexation	14
Implementation Guidelines	14
Transportation	17
Wellsville's Traditional Street Pattern	21
Sensitive Lands	26

General Plan of the City of Wellsville

Basis for the General Plan

The City of Wellsville has developed a General Plan to direct growth and to establish a basis for making planning decisions when reviewing development proposals, changing city codes, and determining the commitment of city resources. This Master Plan is an official public document, recommended by the Planning Commission and officially adopted by the City Council as a guide to decisions about the physical development of the community. It is an instrument which establishes goals and policies for private land, public facilities, services and circulation, and is the basis for making zoning decisions. The Wellsville General Plan endeavors to be a document that explains the values of the community and establishes the direction that Wellsville intends to grow.

The General Plan shall be continually referred to for decisions of city governance.

This planning document replaces the previous Master Plan of 2005. Many of the concepts and elements of the previous plan have been preserved and enhanced to meet current needs of the citizens of Wellsville.

General Plan Use and Implementation

This general plan should be reviewed and amended when needed and as determined by the Planning Commission. At a minimum, the Planning Commission shall review the General Plan annually at a regular commission meeting. The meeting shall be advertised and public input shall be solicited at the meeting. The Planning Commission may decide to accept the General Plan as written or





The Town Center of Wellsville is a charming gathering place of government, religion, education, and community services. It is a traditional Mormon development pattern of grided treelined streets and blocks. Photo looking east.

appropriate revisions may be recommended to the City Council. The general plan shall be continually referred to for long and short range planning, general policies concerning community development, and for reference in making the immediate day-to-day decisions of city governance.

Elected and appointed officials should keep abreast of citizen needs, desires, and attitudes about life within the city. The city should solicit the opinions of its citizens concerning the direction of the growth of the community. To facilitate regular input by the entire City, a public opinion survey should be completed as deemed necessary. The survey should be prepared by professionals to obtain the greatest objectivity. The canvassing may be accomplished by volunteers to reduce the cost of the survey. The results should be compiled and presented at an advertised public meeting. The information obtained in the survey should be used to make appropriate modifications to the General Plan or to validate its current condition.

City ordinances and codes will be adopted and/or modified to conform to this General Plan. City codes will be the tools for implementing the intent of this General Plan.

Growth

Wellsville has historically experienced increasing population growth. The increased availability of automobiles in the post war era, caused a decline in the economic growth of the city. Wellsville became largely a bedroom community where, for the last 50 years most employment and shopping by residents occurred in larger populated cities in Cache Valley and Wasatch Front communities. More recent efforts by the city has seen some increase in commercial development and the City desires to increase a tax base of commercial and industrial development. Today land for new residential "greenfield" development is available within the existing city boundaries and in the outlying areas included in the planned annexation areas. Wellsville is expected to continue to assume a larger portion of the overall county population.

This population analysis includes forecasts of growth over the next 90 years with projected distribution of population. This data is col-

Historical Population													
Year	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	AVERAGE
Population	1,045	908	1,195	1,298	1,270	1,402	1,241	1,106	1,267	1,952	2,206	2,728	
Rate of Change (10 yrs)		-13.1%	31.6%	8.6%	-2.2%	10.39%	-11.48%	-10.88%	14.56%	54.06%	13.01%	23.66%	10.75%
Average Annual Rate of Change (AARC)		-1.3%	3.2%	0.9%	-0.2%	1.04%	-1.15%	-1.09%	1.46%	5.41%	1.30%	2.37%	1.08%

lected from the 2000 U.S. Census, the City of Wellsville estimates, and the State of Utah Demographics and Economics sources.

In summary, the

- population of Cache County is expected to steadily grow for the next 80 years.
- median age is well below the national average
- household size is significantly above the national average
- the minority population is growing as a percentage of the whole
- Population increases from immigration is largely composed of people returning to their native home, retiring residents from major population areas and new younger families moving from other cities in the valley.

Cache County

Cache County has maintained a consistent growth rate since the 1950s. During the 1960s and 70s the population of the non urbanized area declined slightly, but since the 1980s growth in these areas has steady increased. The growth trend established between the 1950 and 1970 is expected to continue with the bulk of the population and dwelling units primarily being developed in the Urbanized Area. However, a shift is occurring in population distribution from urbanized areas to rural areas where land is more affordable and available for growth. Significant new growth is shifting to the southern portions of the Cache Valley. The cities of Providence, Millville, Nibley, Hyrum and Wellsville will sustain the bulk of this new growth. The lack of a municipal sewer system in Millville will limit development in this area. Widening of highway to four lanes from Smithfield to Idaho will stimulate additional residential growth in the north valley including, Franklin County, Idaho.

The growth and distribution of population will impact transportation. While population growth will still occur in the Logan Urbanized Area, significant growth will occur north and south placing greater dependence on automobile travel which will require greater efficiency of north/south travel.

Population Projections - Wellsville, Ut												
	2000	2010	2020	2030	2040	2050	2060	2070	2080	2090	2100	AAR C %
State of Utah GP DB	2,728	3,267	4,216	5,243	6,367	7,608	9,130	10,956	13,147	15,777	18,932	
Rate (AARC)*		1.95%	2.93%	2.93%	2.45%	2.13%	2.00%	2.00%	2.00%	2.00%	2.00%	2.40%
Historical Projections (1890-1990)	2,728	3,021	3,346	3,709	4,103	4,546	5,035	5,576	6,176	6,840	7,571	
Rate (AARC)		1.08%	1.08%	1.08%	1.08%	1.08%	1.08%	1.08%	1.08%	1.08%	1.08%	1.08%
Historical 30yr Projections	2,728	3,226	3,820	4,521	5,350	6,331	7,492	8,865	10,491	12,415	14,692	
Rate (AARC)		1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%
Historical 10 Year Projections	2,728	4,413	7,135	11,548	18,681	30,222	48,884	79,087	127,927	206,943	334,765	
Rate (AARC)		6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%	6.18%
Recommended Projection	2,728	3,815	5,347	7,488	10,480	14,672	20,541	28,751	40,260	56,363	78,905	
Rate (AARC)		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

* AARC Average Annual Rate of Change

Note:

The recommended population projections show a doubling of population almost every 20 years. This is a rate of growth exceeding state projections by twice. Based on current General Plan, residential buildout will occur in year 2073.

Residential Buildout Projections - Wellsville, Ut										
Area	Land Use Type	Sub Type	Zoning District	Square Feet	Acres	Density Dwelling /Acre	Total Dwellings	No. Person/Dwelling	Persons/Acre	Total Population
1	Residential	Open Space 1	ROS	97057,010	2,226	0.86	1,916	3.37	2.90	6,458
2	Residential	Farmland	RFL	82533,177	1,895	0.18	341	3.37	0.61	1,149
3	Residential	Open Space	ROC	70742,420	1,622	0.02	32	3.37	0.07	109
4	Residential	Farmland	RFL	55265,988	1,268	0.18	228	3.37	0.61	770
5	Residential	Open Space 1/2	ROS1/2	4,245,440	97	1.80	175	3.37	6.07	591
6	Residential	Farmland	RFL	14134,376	324	0.18	58	3.37	0.61	197
7	Residential	Town Center	RTC	42070,266	966	2.55	2,464	3.37	8.60	8,303
8	Residential	Farmland	RFL	66072,440	1,517	0.18	273	3.37	0.61	920
9	Residential	Open Space 1	ROS	9,335,895	214	0.86	184	3.37	2.90	621
10	Residential	Open Space 1	ROS	13708,496	313	0.86	271	3.37	2.90	912
11	Residential	Critical Area	RCA	22583,808	516	0.43	223	3.37	1.45	751
12	Residential	Open Space 1	ROS	165,235,038	3,793	0.86	3,262	3.37	2.90	10,994
13	Residential	Forest/Recreation	F/R	336,760,796	7,731	0.02	155	3.37	0.07	521
Total					22,492		9,584		1.44	32,296

Average 0.43DU/Acre

Notes:

Based on current General Plan Land Uses and an annual growth rate of 4%, residential buildout will occur in year 2073.

* Density as allowed by ordinance

Source: Wellsville City Master Plan, Land Use Map



Since 1856, Wellsville has remained a unique cluster of community development rooted and surrounded by agriculture.

Guiding Principles

Citizens of Wellsville can expect to have a vital economy, adequate services, a safe environment, and a community where life, for all, can be enjoyed. Through a series of public meetings and work sessions, the following principles were developed. In 1994 a public opinion survey was conducted and the results were used in the formulation of the Guiding Principles. These statements describe the values of the community concerning growth and development of the City of Wellsville. Each year the planning commission and the city council hold hearings to review and update the general plan. These guiding principles form the basis for planning and zoning decisions and they are the foundation for the Community General Plan.

1. Residential Development and Life Style

We believe that residential growth will and should occur in Wellsville and must be managed by encouraging growth, first, in areas where existing utility services are available and, second, in locations where the characteristics of the land are most suitable for the varying densities of residential development allowed within the community. The City of Wellsville should allow various types of housing to accommodate the needs of current and future residents of the community. In all residential development projects care must be taken in the design and layout to ensure compatibility with adjacent properties, minimizing infrastructure, protection of the characteristics of the site, and maintenance of rural character through conservation of open space, grouping of homes, and open space development.

1.1 Single Family Detached Homes

The predominant housing type for the City of Wellsville should be single family detached homes. Which is one family living in one structure on one lot. In all new single family detached developments with one or more lots it should be required that permanent open space is provided wherever important community amenities are present.

The incentive for providing open space should be in the grouping of homes on proportionately smaller lots. The criterion for establishing open space shall be protection of resources of the community which makeup the character

and qualities of Wellsville. The resources important to the City are called sensitive lands or potentially sensitive lands and are defined further in this document.

1.2 Multiple Family Homes

For many years the City of Wellsville has allowed multi-family dwellings that are mixed into single family neighborhoods throughout the community. This blend of housing types has proven successful in providing a variety of housing types and in making neighborhoods diverse. It is desirable for this pattern to continue with limitations as more specifically defined in the zoning ordinance. Each proposed multifamily project should be reviewed by appropriate city officials and development interests should be required to design the project within the context of the neighborhood and with conditions appropriate to create a quality development. Multifamily projects should appear from the street to be visually similar in form and style to a single family home. Parking, play areas, and service areas should be hidden behind the dwelling. The frontyard should be completely landscaped and maintained with the same level of pride and commitment as other frontyards in the city.

1.3 Affordable Housing

City officials agreed that plans should be prepared to insure continuance to affordable housing guidelines provided by the County-Wide Planning Office and the State Affordable Housing Model. The results of the data collection suggests that a surplus of affordable housing exists for families with a household income of 80% of the median income of the City. It is expected that this trend will continue on a proportional basis as population increases.

Evaluation of Existing Zoning

Moderate income housing currently exists in locations throughout the “town center” of the City. There is a tradition in the City to allow a mixture of single family housing and multiple units. Existing zoning allows four



Historical homes with large setbacks along tree-lined streets establish a quality unique to Wellsville.



This residential duplex, called a “big house”, is a good example of designing multiple family housing to look like a large single family home. Multifamily housing designed this way to be compatible with neighborhoods of the City.

attached dwellings for every ten acres within the built-up area of the town center. Multiple family units have been allowed previously and there are new units that have been built in recent years that qualify under state affordable guidelines.

An inventory of zoning shows that the following residential zoning exists:

R1-12	12,000 sf lots	855 acres
RA-1/2	20,000 sf lots	225 acres
RA-1	43,560 sf lots	1175 acres
Total Residential Zoning		2255 acres

Within the corporate boundaries, approximately 895 acres of the residential zoned property is occupied by housing. Almost 1326 acres (60%) remain to be developed. The R1-12 Zone (Town Center) has the capacity for 35 additional multi-family buildings containing 70-140 dwellings dispersed throughout the zone.

All existing affordable housing is estimated to remain for the next five years.

Current market prices for lots preclude new affordable housing in all residential zones. These conditions are beyond the control of city zoning unless new requirements are made to artificially produce affordable homes and lots.

- 1.4 **Special Residential Development Techniques**
The City of Wellsville has adopted residential development ordinances that provide better environments for residents to live. Residential ordinances must allow flexibility to design projects which preserve site amenities, critical land areas, and open space. This form of residential development pattern has become the norm for development in the City of Wellsville. Standard subdivision ordinances should be continually updated with contemporary meth-



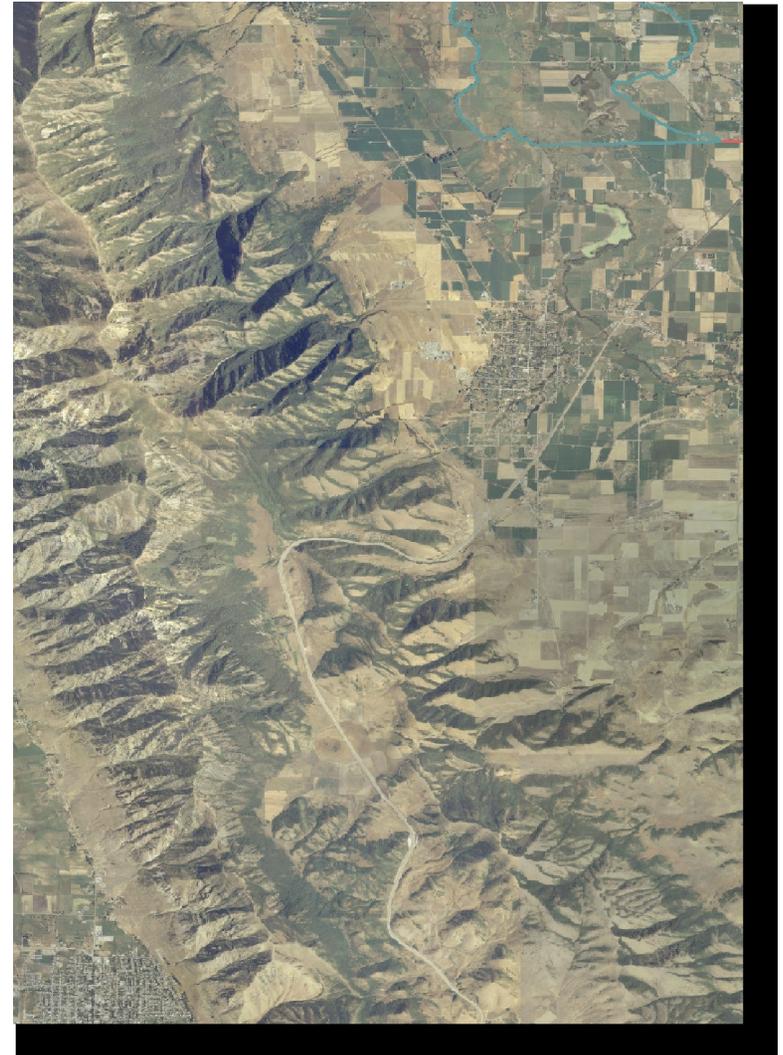
Additional growth capacity exists within the city boundaries. New development on the exterior must be managed to retained open space and the rural character that prevails.

ods to preserve of valuable site features and community resources.

1.5 Transitional Use Areas

Certain areas of the city may exist where the residential areas are adjacent to commercial or industrial properties. Such areas may be defined as Transitional Use Areas, the extent of which, may be shown on the Land Use Plan. The purpose of these areas, shall be to foster harmonious development where incompatible uses exist or may exist adjacent to residential areas. The Planning and Zoning Commission may establish Neighborhood Committees (NC) made-up of persons residing within or in close proximity to each of the subject areas. The Planning Commission may appoint a leader/ spokesperson from the neighborhood to report the findings, concerns and proposals to the Planning Commission. The NC may be organized to propose ways to cause the proposal to be compatible with the residential neighborhood. It should not be the intent of the NC to organize to obstruct a project, but rather to make the project compatible and better through citizen involvement. The Person or Persons proposing the project and the NC should make recommendations to the Planning Commission that are acceptable to both parties.

When a proposal for development of property occurs within a transitional use area the person or persons proposing the new development shall meet with the NC to explain the project and to describe the effects of the project on the Neighborhood. Time limits for the review process must be established by the Planning Commission. A presentation must be made to the Planning Commission by the neighborhood leader within an established time-frame. The Planning Commission shall consider but not be bound by the recommendations of the NC. The Commission will require appropriate conditions for the development that are compatible with the residential neighborhood.



Satellite photograph of the Wellsville Mountain Range showing Wellsville Canyon and the City upper right center.

2. City Services To Support Growth

We believe that expansion of city utility services (i.e., water, sewer, roads, snow removal, garbage collection, etc.) should be financed principally by those benefiting from the services. Recognizing that growth will continue, the City will manage and plan the expansion of such improvements through its codes and ordinances. The City should prepare Utility Development Master Plans that should be updated regularly. The Utility Development Master Plans should be used to determine expansion plans consistent with the Land Use Plan. Considerations for expansion of services for proposed developments and for proposed annexations should be based on this General Plan and The Utility Development Master Plans.

3. Historical Values

We believe, as the oldest community in Cache Valley, the city should promote the preservation of historical buildings, documents, markers, monuments and sites. The city will maintain an historical committee which will identify and recognize the historical resources of the community. The City should support the committee to advise and recommend actions concerning the preservation of historic resources. As historic districts are identified and approved such area shall be included on the Land Use Map.

Historic commercial areas are located around the Town Square. While a green park encircled by business is conceptually appealing, the areas east and west of the square are particularly attractive historic structures and should remain in residential use. The historic commercial district should retain its historic character while allowing new or adaptive commercial uses with historic design controls. Existing historic buildings should be restored to their original architectural style on the exteriors, and new structures must borrow from the forms, details, material, and colors typical of turn-of-the-century architecture. A design advisory committee should be established to have the authority to make design requirements, and would assist business and private interest in achieving these goals. Uses compatible with the historic commercial zone would include such businesses as restaurants, museums, professional offices, gift shops, and gal-



The mountain sides and open agricultural lands are significant historical qualities of Wellsville.

leries, and other retail activities.

The American West Heritage Center, located on the northern boundary of the city, has become a valuable resources to the city. The American West Heritage center is dedicated to preserving history, artifacts, and critical open lands which contributes to the goals of the City of Wellsville. Over time this center of will continue to attract tourists, provide community education, and add to the tax base of the city. The City of Wellsville has an informal partnership with the American West heritage Center to provide exemplary quality development in Southern Cache Valley. This partnership has been successful in preserving more than a mile of highway corridor and many acres of valuable farmlands and open space.

4. **Community Development**

We believe that the City of Wellsville must accommodate growth to serve the citizens, their children and those desiring to live in Wellsville and we should foster a common appreciation of the existing city and the values of it's citizens. The Citizens of Wellsville recognize that communities without significant commercial and industrial businesses must be financed by the residential tax base. The Citizens also realize that residential property taxes do not pay for the total cost of providing services to the City's residents. It is also known that commercial and industrial development can strengthen the tax base and add economic stability to communities. Therefore the city desires to promote commercial and industrial developments consistent with other values described in this plan.

GROWTH PATTERN

Much of the traditional quality of the City is defined by the pattern of tree lined streets and residential blocks on the old 10 chain grid. The pattern of 10 acre blocks and streets on a grid should be maintained except where topography or other natural features become a barrier. New development should be required to build projects with a street frontage very similar to the historical pattern. The appearance of new developments should match the pattern used in the older parts of the City. New streets should be designed with street trees, sidewalks, and roadway widths consistent with older local streets. Curb and gutter should not be re-



The Wellsville Tabernacle is a dominant and significant historical landmark at the core of the city. The surrounding mountain backdrop, the shade tree canopy and the Tabernacle are the most visible landmarks of the city.



Wellsville is fortunate to have the American West Heritage Center a vital part of the community that strengthens historical values, bring many visitors, and is preserving qualities of Wellsville.



The Highway 89/91 Corridor from Wellsville to Logan must be managed consistent with agreements with surrounding communities and UDOT. Commercial development opportunities exist for Wellsville and development should be required to support goals to produce quality development particularly along this corridor.



New national brand stores should be required to design unique facilities to match the uniqueness of Wellsville. This McDonald's was required to match the colonial style of this midwestern city.

quired. Front yards should not be dominated by automobiles with multi-car garages, expansive driveways or parking in front of the living part of the residence. Roads should be extended and new development should fit the old grid. In areas where sensitive land is involved a departure from the grid should be allowed to protect important community resources.

COMMERCIAL DEVELOPMENT

The City's population will approach a level to support a much greater variety of commercial services than at present. There is a strong desire of city residents to patronize local business, which combined with increased population should provide a market for increased business activity. Commercial activities appropriate for Wellsville are defined by two categories and are outlined below :

- A. Community Commercial includes all general commercial business uses such as retail stores, offices, commercial services intended to provide convenient retail services to the residents. An effort should be made to concentrate these uses in the block bounded by Main and First North, Center Street, and First East. Uncontrolled commercial growth in this area would adversely affect existing residential neighborhoods, create traffic problems, and defeat efforts to revitalize downtown (see 1.5).
- B. Commercial Service on or Near Highway 89/91 includes those businesses which serve the motorist, and particularly the nonresident motorist. Included are such highway oriented concerns as gas stations, overnight accommodations, and fast-food restaurants. The primary locations for highway commercial uses should be clustered at the main intersections of the highway. Measures should be taken to preserve the open space that exists along the highway and in no case should commercial growth be allowed to continuously line the roadside. However, City Officials shall be sensitive to the existing residences remaining around commercial development by planning for compatible commercial growth in the area and requiring development to protect present and future residents from noise, lights, traffic, and other disturbances. Areas zoned for highway commercial uses are shown on the Land Use Map.

INDUSTRIAL DEVELOPMENT

Industrial development should be allowed as a conditional use, when it can be demonstrated that the industry will greatly benefit the City and minimize adverse affects on the Cities resources and it's citizens. In addition, an area of the community exists where planned industrial growth would be appropriate and is shown on the Land Use Plan. The site should be available for well planned industrial development which would have quality buildings, landscaping, and site development with adequate service capability . Additional industrial area will be designated if or when the need arises. The follow ing guidelines should be used to develop industrial ordinances:

- A. Prior to granting a building permit or granting zoning clearance, the industry must present proof to the planning and zoning commission and city council that its operations will have no adverse environmental impacts on the air and water, will not create a significant noise impact, and will be visually screened from public roads and adjacent proper-ties. Open space must be retained within the development and preserved permanently. Any potential adverse affects on city resources or quality of life must be mitigated to the satisfaction of the City.
- B. A design review shall be required for the project and admin-istered by the Planning Commission. If residential homes adjoin the proposed project, a neighborhood committee will be formed to provide input on the development plans for the project (see 1.5).
- C. A neighborhood committee may be formed and all proposed projects reviewed by the participants in cooperation with a representative of the developer.

RECREATIONAL DEVELOPMENT

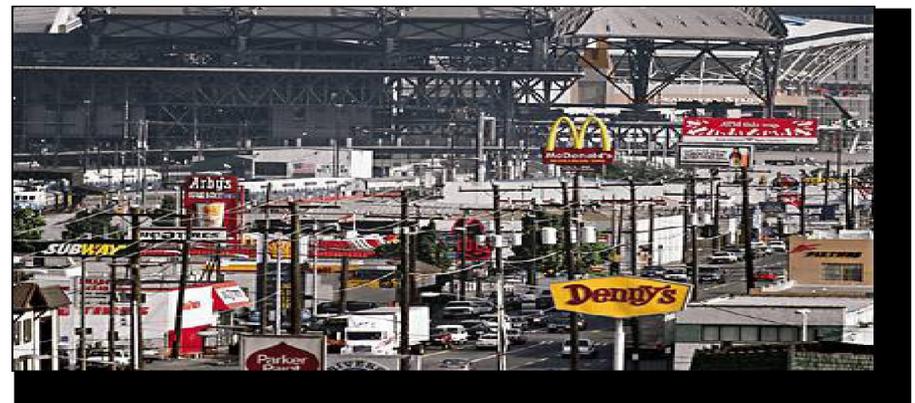
Recreational development should be encouraged by private interests. The City should continue to develop recreational projects in accordance with current needs and anticipated future recreational demands of the citizenry. Parklands and /or open space should be established in all development projects. City funds should be made available to properly maintain recreational facilities to serve it's residents. A recreational Master Plan should be developed by the City and kept current to assist in recreational decision making.



Retail development should be inviting places for pedestrians and family life



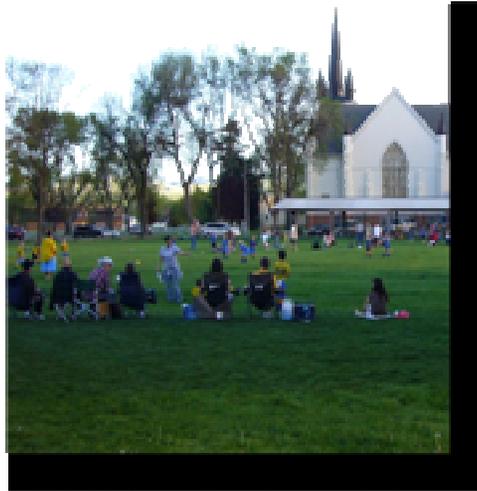
Commercial development should be dominated by quality design, landscaped setbacks, street trees and reduced signage.



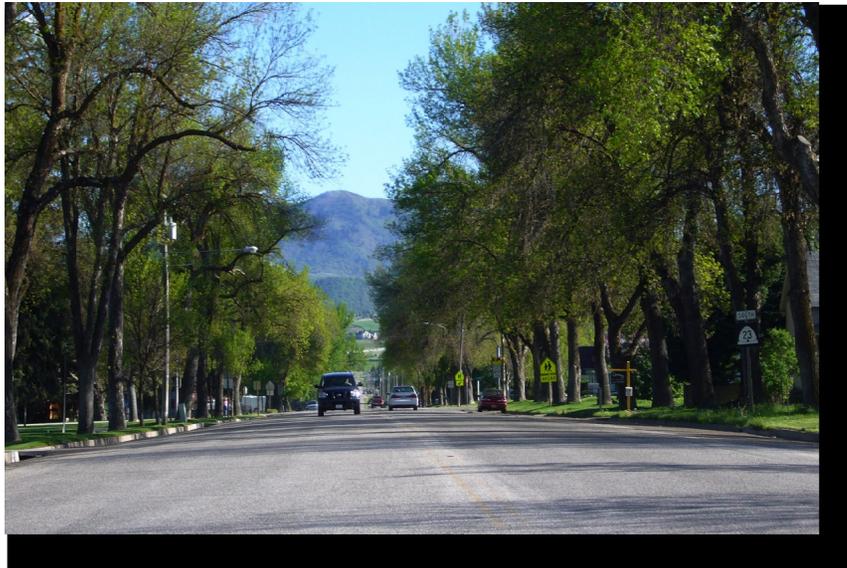
The placement, size, height, and quality of signs must be rigorously managed.



The Wellsville Dam provides a popular recreational site and positive visual amenity for the City.



Wellsville City provides active recreational opportunities throughout the city and on the City Square



Wellsville has a tradition of caring about shade in the community and maintaining street trees along public roads. The town center is dominated by wide streets shaded by large mature trees. This condition should be repeated in new areas.

5. Valuable Physical Characteristics of Wellsville

We believe that the physical environment of Wellsville is of major importance to its residents, in that, the city possesses valuable physical characteristics. The physical setting of Wellsville establishes its rural character and provides a unique life-style for its residents and much enjoyment for visitors. We believe that these physical amenities should be preserved and enhanced, where ever possible. The principle physical amenities that define the rural character of Wellsville are:

- A. Streams and canals cross the community and should be preserved and upgraded to increase recreation, vegetation, and wildlife habitat. The City should plan to acquire and develop key parcels adjacent to waterways and wherever adjacent to open space or parklands.
- B. The trees of Wellsville are a major resource and exist-ing trees should be properly maintained . The streets of Wellsville should be lined with appropriate trees and deteriorating trees should be removed and replaced. Citizens should be encouraged to plant more trees on private property.
- C. The mountains and foothills west and south of Wellsville are important visual elements for everyone to enjoy. New development in the foothills should be required to preserve existing trees and topography. The City should work with the National Forest Service to protect the mountains in their current condition.
- D. Wellsville is surrounded by agricultural lands and all efforts should be made to continue the clustered effect of open space on the edges of built-up areas. Community development should occur mainly within the built-up areas of the city. Open space and countryside atmosphere should be kept to the periphery.
- E. The edges of the entrance roadways to the city and Highway 89/91 should remain as scenic approaches

to the community. Large setbacks should be required along these roadways. The Planning Commission should require additional landscaping and other visual controls to ensure quality entrances to the City of Wells-ville.

- F. Older buildings and landmarks of Wellsville assist greatly in setting the serene setting of the community. They establish a quality and depth of commitment that cannot be found in newer communities. These buildings and landmarks should be preserved, where possible, and private and public bodies should be encouraged to maintain and/or restore such structures.

- G. Sensitive Lands

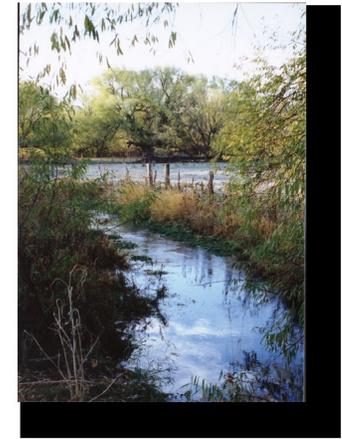
Certain areas within the City and within the future annexation areas of the city have characteristics which present special problems for development and which are valuable resources to the community. The loss of these areas will adversely affect the quality of life in the city and efforts must be made to preserve these resources. It is necessary to minimize vegetation removal, soil and slope instability, erosion and water runoff, and impairment of aesthetic qualities, including scenic vistas. There is also a need to maintain recreational access corridors within lineal natural drainage systems. Highly productive agricultural lands are critical visual, economic, and physical resources to the city and comprise much of the heritage and quality that is valued in Wellsville.

- H. Animal Rights

Animals in Wellsville was a basic element of life in the early community. The rural character of the City is enhanced by the appearance of animals dispersed throughout the community. The presence of animals should be continued, in balance, with the rights of adjacent properties to be protected from unreasonable adverse affects of animals.



The views and vistas of Wellsville are critical to the quality image of the City.



Waterways, natural and built are important qualities of the City



The gateways to Wellsville are vital to the quality of the City. Efforts must continue to place priorities on city entrances that invite and that maintain rural qualities.