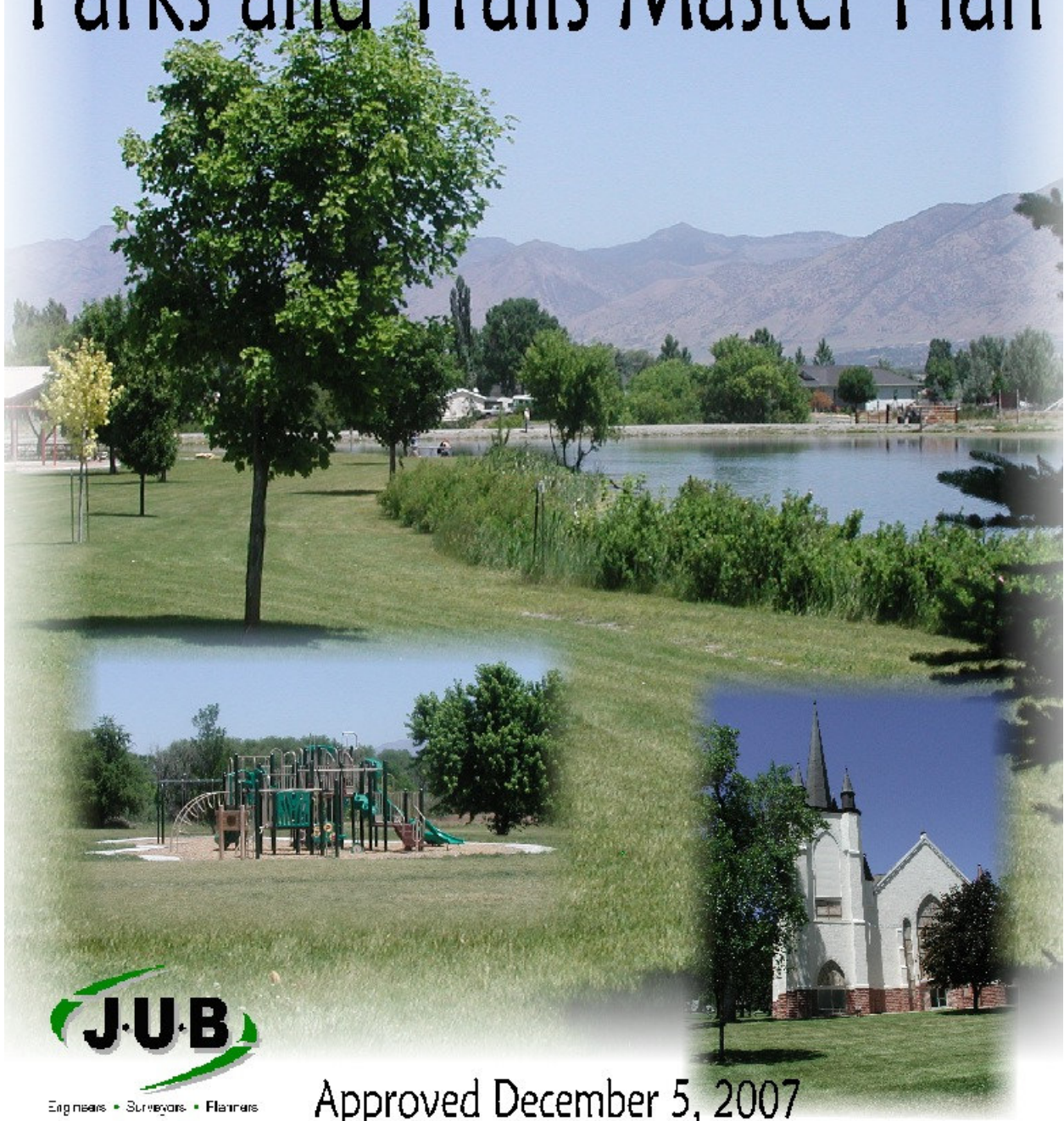


# Wellsville City Parks and Trails Master Plan



Engineers • Surveyors • Planners

Approved December 5, 2007

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# Chapter 1

## Introduction

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### Plan Purpose

The Wellsville City Parks and Trails Master Plan stems from the community's desire to enjoy enhanced outdoor recreational opportunities. The plan and maps are intended to provide a proactive "road map" which will make the use of parks, trails, and open space an integral part of daily life in Wellsville. Parks and trails provide recreational opportunities, revitalize neighborhoods, build healthy communities, encourage economic development, and create a sense of place for citizens to meet. Preservation of open space helps ensure the habitats and natural environment are protected against development.

A Parks and Trails Committee met July – October of 2007 to plan and prepare this Master Plan. The committee consisted of city officials, planning commissioners, staff, the recreation committee, and a few residents. These workshops involved mapping, and planning the needs and desires for the community's future.

Like many cities throughout the U.S., Wellsville City wants to improve current recreational space and develop more to increase recreational opportunities now as well as in the future while preserving open space to maintain its "rural character and continue to provide a unique life-style for its residents."<sup>1</sup>

The revision of Wellsville City's General Plan in 2007 expresses that:

"Recreational development should be encouraged by private interest, and 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 its residents. A recreational Master Plan should be developed by the City and kept current to assist in recreational decision making."<sup>2</sup>

The Wellsville City Parks and Trails Master Plan is to:

1. give direction and offer a framework to guide future planning, design, and implementation decisions;

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<sup>1</sup> 2007 Wellsville City General Plan Draft

<sup>2</sup> 2007 Wellsville City General Plan Draft

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2. establish goals, policies, and standards to provide direction in future development of parks, trails, recreational facilities, and open space preservation;
3. determine types of service standards and whether they are project improvements or system improvements;
4. introduce standards that will serve as a basis for calculation and assessment of parks and recreation impact fees;
5. give Wellsville City the choice to accept or reject park land dedications offered by developers as a credit against impact fees based on how the project contributes to the level of service and overall park system and whether the improvement relates to the goals, policies, and standards set by the Master Plan;

Additionally, this Plan should provide a foundation for developing Wellsville City's Capital Improvements Plan and a Parks and Trails Impact-Fee program. It is to be an appendix of and have a strong working relationship with the Wellsville City General Plan.

### *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.”<sup>3</sup>

The following are guiding principles stated in the general plan:

- Residential Development and Lifestyle
- City Services to Support Growth
- Historical Values
- Community Development
- Valuable Physical Characteristics of Wellsville
- Annexation of properties closest to the developed portions of the community

**Parks and Trails Master Plan Vision Statement:** “Develop a park and trail system that offers access to outdoor recreation, preserves open space and environmental habitats, allows for family recreational activities, and develops public amenities that enhance the quality of life and encourages interaction of its citizens.”<sup>4</sup>

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<sup>3</sup> 2007 Wellsville City General Plan Draft

<sup>4</sup> 2007 Wellsville City General Plan Draft

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## Community Character

### Location

Wellsville City sits in the western portion of Cache County, directly southwest of Logan City. The Cache Valley is one of the prime agricultural areas of northern Utah. Cache Valley is a high mountain valley located in the northeastern corner of Utah, known as Bridgerland, at the northern end of the Wasatch Front. Nestled between the Wellsville Mountains to the west and the Bear River Mountain Range to the east, Cache County has a population close to 100,000, including students. Other towns in the valley are North Logan, Hyde Park, Smithfield, Richmond, Cove, Lewiston, Cornish, Trenton, Amalga, Benson, Clarkston, Newton, Petersboro, Mendon, River Heights, Providence, Millville, Nibley, Hyrum, Avon, and Paradise. The current Wellsville City limits consist of about 7.12 square miles with a population of 3,402.

### History

The following history information taken from the Utah History Encyclopedia website, originated from a book, edited by Allen Kent Powell, first published by University Press, 1994, University of Utah, in Salt Lake City, Utah entitled *Windows of Wellsville: 1856-1984*, (1985) LaRayne B. Christensen, Wilma J. Hall, Ruth H. Maughan:

Nestled at the base of the Wellsville Mountain, a topographic curiosity because of its narrow base and unusual height lays Wellsville - Cache County's oldest permanent settlement. It occupies the southwest corner of Cache Valley.

On 15 September 1856, the families of Peter, John, and William H. Maughan, Zial Riggs, and Francis W. Gunnell, and two single men, George W. Bryan and O.D. Thompson, entered Cache Valley. There were twenty-five in the group, the oldest being forty-five and the youngest six weeks. They drove to a stream where they made their encampment; they called their settlement Maughan's Fort. Wagon boxes were taken off, and the women prepared homes in them. The men explored the valley and began to cut and stack the meadow hay for their livestock.

Eleven days after their arrival, snow blanketed the ground to the depth of a man's ankle. During this storm, Mary Ann Weston Maughan gave birth to a baby daughter, Elizabeth, the first white child born to permanent settlers in Cache Valley. An abundance of water coupled with its favorable location, helped the settlement flourish. There was soon a grist mill, saw mill, brickyard, dairies, co-op, tannery, granaries, ice house, slaughter house, and lush crops growing in the fertile soil.

Settlers continued to come to Maughan's Fort after the evacuation caused by the threat of Johnston's Army. Those who stayed at the fort were mostly of English, Scottish, or Welch descent with a few Irish among them. Someone could be found skilled at almost any vocation needed. Apostles Orson Hyde and Ezra T. Benson visited the Fort on 13 November 1859 to appoint William H. Maughan as bishop of the Wellsville Ward, a position he held for over forty years. At this time they changed the town's name from Maughan's Fort to Wellsville in honor of Daniel H. Wells, second counselor to President Brigham Young.

The legislature selected Peter Maughan on 8 January 1857 as the first probate judge of Cache County, having jurisdiction over estates, guardianship, and divorce cases with authority to enter lands in trust; however, he had no authority in criminal cases. Judge Maughan organized Cache County and chose to fix the site of the county seat at Maughan's Fort (Wellsville) where they conducted all business until 5 March 1860, at which time the county seat moved to Logan. At that time the census showed Wellsville with 574 people and Logan with 533.

In 1857 Wellsville became School District No. 8, where they built a combination school and church building with Francis W. Gunnell as the first teacher. In 1881, a Presbyterian day school opened and functioned until 1907 in an exceedingly strong Mormon town. Through the years, local schools included elementary and junior high levels and a Wellsville High School in existence until 1915. At the present time the school district transports junior and senior high students to other communities.

In 1860 the Bankheads, southern converts to Mormonism, brought their slaves who remained until 1896. Wellsville was the only community in the Valley where blacks lived and worked their land.

James H. Martineau surveyed Wellsville in 1863 and put into effect what was a Mormon community concept: four-square orientation with the points of a compass and streets meeting at right angles. He divided the land into 10-acre blocks, each divided into eight lots of 1.25 acres. As bishop, William H. Maughan had de facto powers in civil affairs. As early as 1861, a justice of the peace, marshal, road supervisor, and town clerk were serving; but, it was not until 19 January 1866 that Wellsville incorporated as a city with a full slate of municipal officers with William H. Maughan as mayor.

This predominantly Mormon community built a beautiful Gothic Revival-style tabernacle between 1902 and 1908. Built by volunteer labor with local building materials it has stood in the town square as a sentinel and been the center of activity for both church and community for almost one hundred years. There are now five LDS Wards housed in three buildings with the Wellsville Stake organized 17 June 1979. There has been an organized choir since early settlement, and each ward still supports a choir that provides music for meetings, special programs, and Founders' Day. The business district

is now smaller than it was several decades ago and a firehouse was built in 1965. The chief industries now, as in earlier days is associated with the soil. There are several fine dairy herds and beef production operations. Many residents find employment outside the community but return each night proud and happy to be back in Wellsville where a rural atmosphere still flourishes in Our Home Town. <sup>5</sup>

## Population

According to the U.S Census data, Wellsville City's population in the year 2000 was 2,728. Based on projections by the Utah State Office of Planning and Budget, they expect it to grow to 5,572 by 2030. However, the current growth rate of 6 percent over one year shows Wellsville growing much faster than anticipated. With the current population at 3,402 in 2005, it is probable Wellsville City could meet its estimated build-out population of 32,296\* by the year 2073.

*\*(Build-out population based on current General Plan Land Uses and an annual growth rate of 4% developed by Jay L Nielson AICP, ASLA, city planner.)*

The characteristics of a community's population are often a good indicator of the type and level of services they require. Information provided by the 2000 Census revealed the following:

- ❖ Wellsville's population is primarily Caucasian (97%) with 3% identified as other races.
- ❖ The average age of Wellsville residents (26.2 yrs) is 9 years younger than the national average age of 35. The age category representing the largest percentage in Wellsville is 25-34 year olds. Wellsville has a typical percentage of residents 65 years of age and over at 7.7%, which is slightly lower than the state average of 8.5% and much lower than the national average of 12.4%.
- ❖ The average household size in Wellsville is 3.51 persons with 815 households as of the 2000 Census.
- ❖ Wellsville shows a median household income of \$49,115, which is slightly higher than the state average (\$45,726) and much higher than the national average (\$41,994).
- ❖ About 93.4% of Wellsville's residents over 25 years of age are high school graduates (statewide is 87.7%), and the number of college graduates over 25 years of age (20.3%) is slightly lower than the average for the state (26.1%).
- ❖ There are 1,339 people 16 years of age or over employed in Wellsville.
- ❖ Only 6.4% of Wellsville residents live in poverty compared to 9.4% statewide and 12.4% nationally

This information tells us, on average Wellsville has a young, highly-educated and medium-income population base compared to the rest of the nation and state.

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<sup>5</sup> Utah History Encyclopedia Web Site <http://www.media.utah.edu/UHE/w/WELLSVILLE.html>  
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## Chapter 2

# Definitions and Types of Service

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### Purpose of Definitions

The definitions will provide the City with descriptions, classifications, and characterizations of the types of services and standards to use within this document. It will allow for clarity while discussing each type of service, giving everyone the ability to be on the same page. Definitions will also serve as important tools for development of impact fees and capital improvement plans.

### Park and Recreation Goals and Objectives

Several issues emerge as development continues to shape the goals and objectives of this plan. With time, new community concerns may appear that have not yet been considered. It is important this plan be revisited every few years to identify and evaluate developing issues and make adjustments to the goals and objectives of this plan.

### Goals and Objectives

- ❖ Increase facility planning and development to support the growing community's recreational needs
- ❖ Beautify and enhance the entrances into the community
- ❖ Preserve the natural beauty and environment of the community
- ❖ Maintaining the historical integrity of the City Square.
- ❖ Maintain the viability of the City Center recreation areas by utilizing the current grounds and expanding for future improvements
- ❖ Document important habitats and critical lands to be left within the community in order to perform their natural function
- ❖ Develop a sense of place for community gatherings and events
- ❖ Adopt standards for development of parks within the community
- ❖ Support property values and community growth by providing areas for leisure, recreation, and open space
- ❖ Implement a trail system linking important areas of the community, i.e. parks, schools, transportation hubs, other regional recreation trail systems etc.
- ❖ Develop a working parks system, which implements improvements that benefit the whole community including seniors, people with disabilities, youth and children, and which also



includes uses such as sports facilities, natural areas, trail destinations, exercise facilities, and leisure areas for sitting and picnicking

- ❖ Develop a plan which addresses the City's actual level of service, future needs, proposed capital improvements and associated costs, and funding sources available to the City
- ❖ Maintain communication between administration, public officials, and residents to ensure recreational facilities and programs continue to meet the needs of the community
- ❖ Safety considerations should be given top priority by keeping in mind traffic considerations, steep grades or other barriers. Planning to avoid dangerous situations such as developing narrow, hidden alleyways or areas where you walk long distances without an access to exit the trail.

### *Definition of Project Improvements and System Improvements*

The City will use the following definitions and descriptions as benchmarks in determining how the City will define its parks system. Wellsville based these definitions on the National Recreation and Parks Association standards and tailored them to the specific needs of the City.

#### **Project Improvements**

Project improvements include facilities that benefit a small area and are generally of little benefit to the community as a whole. They also include private facilities that would limit access to the general public. This analysis considers mini-parks under one acre and private club areas (i.e. swimming pools, tennis courts, open space, etc.) as project improvements along with parks dedicated to the City in return for increased density within certain zoning classes (Cluster Residential Overlay, Mixed-Use, Planned Residential Urban Development, and Group Dwellings). Project improvements cannot be funded through impact fees, receive credit for costs against impact fees, or be considered in the impact fee level of service.

#### **System Improvements**

System improvements are intended to benefit the community as a whole and can be funded through impact fees. Generally, these improvements are located outside specific developments unless the improvement is provided in addition to the parks needed for the developer to receive full density.

## Definitions and Standard Guidelines for Park, Trail, and Critical Land Types

### Active Park Land Definition, Types, and Standard Guidelines

- ❖ **Mini-park:** A specialized facility that serves a concentrated or limited population or specific group, such as tots or senior citizens. This facility should be located within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly. When used for detention of storm water, mini-parks are recommended to maintain a minimum shelf area which will remain dry (i.e. not used for detention). Mini-parks less than one acre are not customarily included in the impact fee level of service for the City's parks because they are usually considered project improvements of a new development. In order for a park less than one acre to be considered in the impact fee level, it must be developed by the City.
  - **Typical Park Size:** 5,445 sq. ft – 2.99 acres
  - **Site Characteristics:** Centrally located in neighborhoods and higher-density residential. The walking distance should not exceed one-quarter mile nor require the crossing of busy streets. Appropriate facilities include children's playground equipment, grassy play areas, picnic tables and shelters, and benches.
  
- ❖ **Neighborhood Parks:** Areas designed for intense recreational activities such as field games, court games, crafts, playground apparatus, skating, picnicking, wading pools, etc. Neighborhood park sites should be suited for intense development, easily accessible to neighborhood populations, and geographically located for safe walking and bicycle access (service radius of one-half mile). A minimum twenty percent of the site area should be dry (i.e. not used for detention). These parks are included in the City's level of service and considered system improvements.
  - **Typical Park Size:** 3.0 – 13.0 acres
  - **Site Characteristics:** Centrally located to provide direct and safe walking/biking access. Appropriate facilities include open play areas for softball, soccer, youth baseball, Frisbee, etc., as well as restrooms, parking facilities, picnic areas, shelters, and a children's playground with seating available nearby. Sites should be relatively visible from adjoining streets.
  
- ❖ **Community parks:** Areas of diverse recreational value including intense recreational facilities, such as athletic complexes and pools, as well as more passive uses such as picnicking, viewing, nature studying, and other types of recreational development. The size and amenities contained within each community park should be based on the planned population to be served. A

minimum twenty percent of the site area should be dry (for a 10-year storm event). Community parks should serve the majority of residential areas with overlapping service area coverage. These parks are included in the City's level of service and are considered system improvements.

- **Typical Park Size:** 13.0 – 50.0 acres
  - **Site Characteristics:** Comprises both active and passive recreational activities with support facilities such as off-street parking and restrooms. Appropriate facilities include fields for formal baseball-softball, soccer, etc., along with picnic facilities, trail/pathway systems, and children's playgrounds. These parks should be located on arterial or collector streets and have landscaped setbacks to buffer active use areas from residential areas as needed.
- ❖ ***Regional Park/Park Preserve:*** Areas of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and trail uses, with much of the land reserved for conservation and natural resource management. While they sometimes contain traditional park facilities, like playground structures or tennis courts, regional parks are usually dedicated to one particular use, such as golf. The location of these parks usually takes advantage of the area's unique, natural, or cultural features. These parks are included in the City's level of service and are considered system improvements.
- **Typical Park Size:** 50.0 – 100.0 acres
  - **Site Characteristics:** Comprises both active and passive recreational activities used to service the needs of the entire region.
- ❖ ***Special Use Areas:*** Miscellaneous public recreation areas or land occupied by a specialized facility. Typical uses of these areas include small or special uses, or specialty landscaped areas, cemeteries, community gardens, streetscapes, viewpoints, or historic sites. Special use areas are not considered in the impact fee level of service.

## Open Space Definition and Types

The definitions for open space facilities provide guidance in the determination of appropriate amenities for the community. Open space can be categorized into two types: passive and natural. The following definitions are provided to guide the appropriate location and components for a mix of open space that enhances the quality of life for existing and future Wellsville residents. Open space can include Sensitive Areas within the City such as wetlands or parcels having slopes of thirty percent or greater.

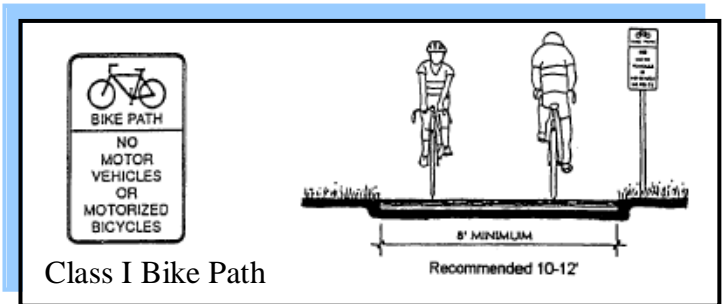
- ❖ ***Passive Open Space:*** Areas with minor, if any, improvements and are set aside, dedicated, designated, or reserved for public or private use. Passive open spaces typically accommodate

activities such as picnicking, hiking, bicycling, equestrian, walking, dog park or “off-leash” running areas, neighborhood electric vehicle areas, gardening, agriculture, and aesthetics, etc. Passive open spaces include plazas, greenbelts, buffers, landscaped parkways, peripheral landscape tracts, water or lake features, and entrances into the city or other similar areas. Subject to City Council approval, passive open space may be utilized for a secondary purpose of satisfying storm water retention requirements. Passive open space is property that is not considered Sensitive Lands.

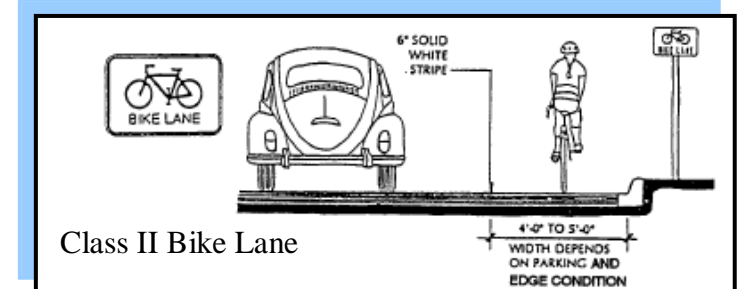
- ❖ **Natural Open Space:** Unimproved areas in their natural state and set aside, dedicated, designated, or reserved for public or private use. Minimal improvements are allowed in natural open spaces for trails, natural interpretive areas, and limited re-vegetation or landform alterations for trail maintenance, aesthetics, visual relief, and environmental, public safety, and/or emergency purposes so long as the areas disturbed are restored to their natural appearance. Natural open spaces shall not be used for improved drainage purposes. Natural open space includes water features, washes, riverbanks, desert lands, and other similar areas.

## Trails and Trailheads

- ❖ **Trails:** Linear parks are open spaces, landscaped areas, and/or trail systems that follow stream corridors, abandoned railroads, power line easements, or other elongated features. Linear parks and trails usually consist of open spaces with limited development. Typical features of linear parks and trails include trailheads, trail systems, education signage, benches, and picnic tables. A standard 0.5 miles per 1,000 residents is included as the target level of service for linear trails.



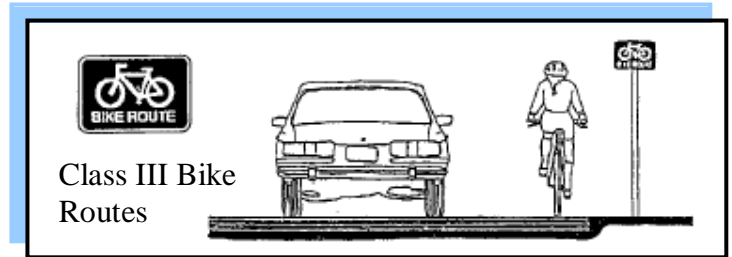
- Natural Pedestrian trails are not paved. They are primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.
- Paved bike/pedestrian paths are developed with a hard surface of pavement or concrete. The trails are intended for use by both bicyclists and



pedestrians. They should be built to the American Association of State Highway and Transportation Officials (AASHTO) standards for a Class I Bike Path.

- Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

1. Class II Bike Lanes – striped lanes adjacent to the curb on a roadway
2. Class III Bike Routes – an existing street with signage for on-street bicycle use



- ❖ **Trailheads:** Trailheads are an important link to trails as they provide areas for walkers and bikers to park, rest, picnic, and further enjoy the trail system. Currently, the City has no trailheads.



## Chapter 3

### Needs Analysis

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#### Park and Trail Needs Analysis

A Park Needs Analysis typically looks at existing acreages of park land compared to current and projected populations. In determining the need for parks and park facilities, the National Recreation and Park Association (NRPA) previously recommended the population ratio method (acres of park land and miles of trail per 1,000 residents) modified to accommodate local preferences. In the past, NRPA changed guidelines to suggest a total park system should represent more acres of developed open space per 1,000 citizens. Yet, in recent years, NRPA found that such a guideline is not always appropriate and now recommends a detailed analysis of the community to determine its specific needs.<sup>6</sup> Wellsville City has done their analysis and determined the ratio of 10 acres per 1,000 residents is a sufficient standard in terms of park system and open space investment along with .5 miles of trail per 1,000 citizens.

#### Needs Determination

With the development of this Parks and Trails Master Plan, the Wellsville City Parks and Trails Committee decided to maintain a goal of approximately 10 acres of park and open space land and .5 miles of trail per 1,000 residents. This committee determined the needs of the community through the following:

- ✓ two community workshops to determine the goals and needs of this plan
- ✓ an analysis of the recreational and leisure needs of the community now and in the future
- ✓ cost evaluation and availability of land
- ✓ the anticipation of programs and events for the present and future
- ✓ evaluating other communities and their facilities (such as recreational centers, softball and soccer complexes, swimming pools, golf courses, and other recreational programs)
- ✓ consider action of current ordinances and zoning requirements

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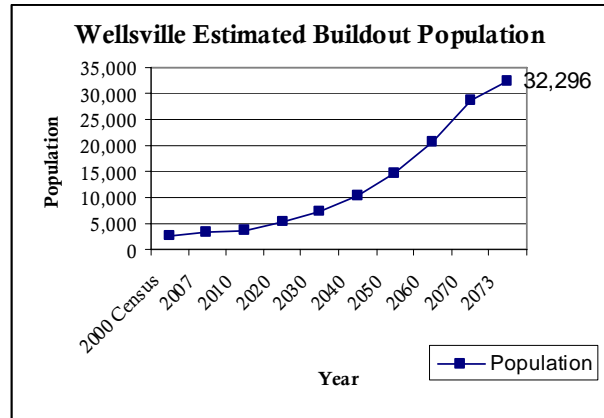
<sup>6</sup> (National Recreation and Park Association Park, Recreational, Open Space and Greenway Guidelines, 1995.)  
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## City Population Projections

The demand for park and recreation facilities is driven solely by residential land uses and population; therefore, the standards for park infrastructure are expressed in terms of facilities per 1,000 residents. Wellsville City showed a population increase of 1,329 from the Census 2000 to fall 2007 (population estimate is 3402). The following is an estimated population projection for Wellsville City through buildout in 2073.

**Figure 1 Wellsville Baseline City Population Projections**

Year	Population
2000 Census	2,728
2007	3,402
2010	3,819
2020	5,347
2030	7,486
2040	10,480
2050	14,672
2060	20,541
2070	28,757
2073	32,296



\*Based on Population Projections developed by the City Planner Jay Nielson.

## Park and Recreation Needs by Population

In order to maintain its current ratio of park acres to population, Wellsville City needs to make a comparison of what exists within its park system and its future needs. The standard of 10 acres of park land and open space per 1,000 and .5 miles of trail per 1,000 residents is the goal to maintain as the community grows. By employing these standards, Wellsville can determine needs for additional facilities. NRPA developed a set of definitions and standards. It is important to recognize these standards are only guidelines that the community should adapt to its specific needs.

Type of Recreation Facility	NRPA Standards	Total Need at Buildout	Current or Existing	Additional Need for Population of 10,000	Additional Need for Buildout of Approx 32,300
Baseball Field, little	1/5,000	6	2	1 Maybe	3 to 4
Baseball Field, standard	1/30,000	1	-	-	1
Softball Field	1/5,000	6	1	1	4
Soccer Field	1/10,000	3	2 Small	1	2
Football Field	1/20,000	1	-	-	1
Track ¼ mile	1/20,000	1	-	-	1
Basketball Court, outside	1/5,000	6	-	4*	4*
Tennis Court	1/2,000	16	2	4*	4*
Volleyball/ Badminton	1/5,000	6	2	2	2
Recreation Center	1/25,000	1	-	-	1
Swimming Pool	1/20,000	1	-	-	1
Trails – miles	.5 /1,000	16	-	5 miles	11 miles
Playground	1/2,000	16	2/1 HOA	3	10
Picnic Pavilion (40 to 200 people)	1/2,000	16	3	2 to 3	10 or 11

\* Research has found that in rural areas the use of these facilities is less than in large urban areas so the tendency is to reduce the need.

## Existing Park and Trail Inventory

Mini Parks: Typical Size 5,445 sf – 2.99

Acres

### Black Willow Park – 100 East 300 North

- 1.49 acres
- Two picnic tables
- Future needs: none listed

### School Park – 100 East 200 South

- 2.47 acres
- Small baseball field
- On street parking
- Future needs: drinking fountain, benches, bleachers, and restroom facilities



Neighborhood Parks: Typical Size 3.0

– 13 acres

### Darley Park – 100 North 100 East

- 3.52 acres
- Restrooms ADA accessible
- Park sign
- Lit softball field
- Tennis courts (2)
- Small parking lot and some street parking
- Future needs: Upgrade tennis courts, score board, replacement bleachers, upgrade restroom facilities and announcing booth, address the safety issues with the fencing, and additional parking





**City Square Park – 100 South 100 East**

- 5.9 acres
- Playground
- Large grassy area sufficient for soccer
- Parking lot and some street parking
- Large picnic pavilion
- Future needs: drinking fountain



**Equestrian Park – 300 West 300 South**

- 10 acres
- Parking facility
- Restroom facility
- Cooking facilities
- Riding arena
- Bleachers
- Lighting
- Sound System
- Future needs: none



## Community Parks: Typical Size 13.0 to 50 acres

### **Wellsville Park – 500 South 100 East**

- 28.73 acres: 13.65 of pond area, 8.8 of developed park & 7 undeveloped
- Baseball field
- Large picnic pavilion (2)
- Playground
- Pond
- Restroom facilities
- Parking area
- Volleyball court
- Park sign
- Future needs: Phase 1 sprinkling system, landscaping, parking, and benches. Future phase soccer fields, trail, bridge, restroom facilities on the east side of pond, parking facilities and improvements to overnight camping area, benches, park sign, and picnic pavilions, basketball court, and baseball fields



## Trails

Currently, the City has no city developed trails.

## Open Space

Currently, the City has 13 acres of dedicated open space included in the Mt. Sterling Subdivision and 260 acres within the American West Heritage Center (privately owned). This Center is a 1917-era living historical farm that is a year-round, multi-venue, educational, living history forum. It is located on the northern boundary of the City and has been dedicated as critical open space to preserve history, vistas, and artifacts. The Wellsville City General Plan states, “Wellsville City encourages protection of sensitive lands and voluntary agricultural production.” It defines environmentally-sensitive slopes and other areas that characterize Wellsville’s rural atmosphere and supports preservation efforts. It also states the desirable open space areas are mountain benches





where the slopes exceed twenty percent, jurisdictional wetlands determined by the current Army Corp of Engineers Special Areas Management Plan (SAMP), and highly productive agricultural lands which are critical visual, economic, and physical resources to the City.

The City also has small pockets of open space throughout the community and within many subdivisions.

### *Non-City Parks, Recreational, and Open - Space Facilities*

- ✓ **Logan City Recreation:** Logan City offers a number of activities for youth and adults. Wellsville City participated in these activities over the years, which included football, soccer, baseball, softball, volleyball, tennis, basketball, and seasonal races.
- ✓ **Golf Courses:** Sherwood Hills Golf Course located in the City at Highway 89/91, Sardine Canyon. This course is a public course with 9 holes and is listed as a par 3. Logan River Golf Course, located at 550 West 1000 South, Logan City, is within a five to ten minute drive from Wellsville City. This course is a public course and offers reasonable opportunities to golf.
- ✓ **Logan Aquatic Center:** the Logan City Community Swimming Pool, located at 451 South 500 West, Logan City features a 150-foot water slide, two tot slides, two in-the-water splash features, two 1-meter diving boards in the diving well, and 50 meter lanes. The pool is ADA accessible. Another opportunity for swimming is at the Mountain Crest High School. This is an indoor facility and has designated times for public use.
- ✓ **Logan Skate Park:** located at 500 South 595 West, Logan City
- ✓ **Logan Community Recreation Center:** located at 195 South 100 West, Logan this center offers a number of opportunities of which Wellsville residents may participate.
- ✓ **Willow Park Zoo:** located at 419 West 700 South, Logan the Zoo provides a sanctuary for 11 mammal species, a mixture of reptiles and fish, and over 100 bird species.
- ✓ **Forest Service and Sherwood Hills Trails:** trails located within the Forest Service area are available for public uses along with trails within the Sherwood Hills area.
- ✓ **Hyrum State Park:** boating, year-round fishing, waterskiing, camping and swimming on a 450-acre lake less than 20 minutes from the Wellsville. Hardware Ranch (winter wildlife feeding ranch) is 16 miles from the park up Blacksmith Fork Canyon.

### *Types of Services*

Within the city there are currently three mini-parks, two neighborhood parks, one equestrian park, and one community park as well as some special use areas including school grounds, church grounds, golf course and landscaped portions within entrance areas that will not be included in the park distribution and service area analysis below.

## Comparison of Park Land and Trail Goals to the Existing Facilities

A park distribution and service area analysis was done to determine if existing park acreage met the goal of 10 acres per 1,000 residents and trails of .5 miles per 1,000 residents. The estimated needs by buildout will be 323 acres of park/open space land and 16 miles of developed trail.

Based on this analysis of the Wellsville City residential areas, Wellsville should currently have 34 acres of developed park land and 1.75 miles of trail (based on a population of 3,402). With the current population, Wellsville City is on track with the development of park/open space land but underserved with trails. In order to bring the City current Wellsville needs to develop, 1.75 miles of trail as soon as possible and an additional 42 acres of park/open space by 2040. For build out in 2073, Wellsville needs an additional 218 acres of park/open space land and 10.75 miles of trail. The following is a comparison of park/open space land and trail goals to current acres and an estimate of future needs.

**Figure 2 Comparison of Park/Open Space Land Goal to Current Park Acres and Estimate of Future Needs**

Year	Population	Goal of Parks/Open Space/Trails @ 10 Acres/1000; .5 miles/1000	Currently Developed Park/Open Space Acres	Current Developed Trail Miles	Additional Park/Open Space Acreage Needed to Meet Goal	Additional Trail Miles Needed to Meet Goal
2007	3,400	34 acres/1.75 miles	63 acres	0	0	1.75 miles
2040	10,500	105 acres/5.25 miles	63 acres	0	42 acres	3.5 miles
2073	32,300	323 acres/16 miles	63 acres	0	218 acres	10.75 miles
			<b>Total needed to build for buildout:</b>		<b>260 acres</b>	<b>16 miles</b>

## Chapter 4

# Proposed Improvements for Future Planned Parks, Trails, and Open Space

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### Active Parks

#### The Importance of Parks

Parks and Open Space in Wellsville City are vital to ensure quality community life. They provide recreational opportunities for local residents and beautify the area. They add warmth, peace, and a touch of nature to an oftentimes cold, hard environment. Open green space is critical to the spiritual and emotional well-being of a city. Parks and open space are often the only places where people take the time to observe the passing scene, meet friends, and celebrate with a wide range of people who are different from themselves. The following is a list of future planned parks:

	Park	Type	Status	Acres*
1	<b>Wellsville Park – 500 South 100 East Phase 1</b>	Community Park	Developed	21.73 acres: 13.65 pond area , 8.08 of developed park
2	<b>Wellsville Park – 500 South 100 East Future Phases</b>	Community Park	Undeveloped	Future phases has 17 acres undeveloped
3	<b>Equestrian Park – 300 West 300 South</b>	Community Park	Developed	10 Acres
4	<b>City Square Park – 100 South 100 East</b>	Neighborhood Park	Developed	5.09 Acres
5	<b>Darley Park – 100 North 100 East</b>	Neighborhood Park	Developed	3.52 Acres
6	<b>Black Willow Park – 50 East 300 North</b>	Mini Park	Developed	1.49 Acres
7	<b>School Park – 100 East 200 South</b>	Mini Park	Developed	2.47 Acres
8	<b>River Park</b>	Neighborhood Park	Un developed	8-13 Acres (minimum)
9	<b># 1 Park</b>	Neighborhood Park	Undeveloped	8-12 Acres (minimum)
10	<b># 2 Park</b>	Neighborhood Park	Undeveloped	8-12 Acres (minimum)
11	<b># 3 Park</b>	Neighborhood Park	Undeveloped	8-12 Acres (minimum)
12	<b># 4 Park</b>	Neighborhood Park	Undeveloped	8-10 Acres (minimum)
13	<b># 5 Park</b>	Neighborhood Park	Undeveloped	8-13 Acres (minimum)
14	<b># 6 Park</b>	Neighborhood Park	Undeveloped	8-13 Acres (minimum)
15	<b># 7 Park</b>	Neighborhood Park	Undeveloped	8-13 Acres (minimum)

16	<b># 8 Park</b>	Neighborhood Park	Undeveloped	8-13 Acres (minimum)
17	<b>Community Park</b>	Community Park	Undeveloped	20 Acres (minimum)
18	<b>Nature Park</b>	Community Park	Undeveloped	20 Acres (minimum)
19	<b>River/Sewer Area Open Space</b>	Passive/Natural Open Space	Undeveloped	80 Acres
20	<b>Mt. Sterling</b>	Open Space	Natural	13 Acres
21	<b>18 Mini Parks</b>	Mini Park	Undeveloped	1 acre (minimum)
	<b>* Approximate or Recommended Acres</b>		<b>Total Acres</b>	<b>*323.3</b>

The proposed projects in this plan will assist the City in achieving the goals established through the “Needs Assessment” in Chapter 3. The proposed projects are to increase the amount of park and trail space-to-ratio and revitalize the City’s existing parks and trails system by adding amenities.

### Existing Active Park Improvements

Figure 3 Park Improvements and Estimated Cost

Park Name	Recommended Upgrades	Cost
<b>Wellsville Park Phase 1 and future phases</b>	<b>Phase 1:</b> sprinkling system (\$25,000), parking facilities (\$45,000), and 10 park benches (\$1,300).	\$83,000
	<b>Future Phases:</b> Park sign (\$2,500), 2 soccer fields (\$75,000), trail (\$270,500), bridge over pond (\$195,000), restrooms (\$85,000), drinking fountain(\$3,500), large picnic pavilion (\$65,000), 8 benches (\$1,300 ea), basketball court (\$53,000),	\$759,900
<b>Equestrian Park</b>	No Upgrades Listed	
<b>City Square Park</b>	Drinking fountain (\$3,500)	\$ 3,500
<b>Darley Park</b>	Extension of parking facility (\$75,000), upgrade tennis courts (\$40,000), upgrade restrooms and announcing booth (\$35,000), address safety issues with fencing	\$150,000
<b>Black Willow Park</b>	No Upgrades Listed	
<b>School Park</b>	Restrooms (\$80,000), drinking fountain (\$3,500) bleachers (\$25,000), and 4 benches (\$1,300)	\$113,700

### Proposed Active Park Land

To meet the goal of 10 acres of park/open space land per 1000 residents, Wellsville City needs to develop 218 acres of park/open space by buildout. As a result, they planned the following parks to meet this goal:

- ✓ 2 community parks at 13 to 50 acres
- ✓ 10 neighborhood parks at 3 to 13 acres
- ✓ 18 mini-parks at 1 to 2.99 acres
- ✓ 93 acres of passive/natural open space

### **Mini Parks**

There should be a minimum of 18 mini parks developed as part of the new development. The City should locate these facilities within neighborhoods and in close proximity to apartment complexes, townhouse developments, or housing for the elderly. When used for detention of storm water, mini-parks are recommended to maintain a minimum shelf area which will remain dry (i.e. not used for detention). The city does not usually include **mini-parks less than 1 acre in the impact fee level of service because they are usually considered them as project improvements of a new development.** In order for the City to consider parks less than 1 acre in the impact fee level, Wellsville City must develop them.

### Trail/Improvements

#### Importance of Trails

Trails are playing an evermore important role in communities all across America. Among the many reasons are the growing emphasis on health and fitness and the fact that Americans have less and less leisure time to devote to recreational pursuits; hence, there is an increasing demand for recreational opportunities located closer to home. At the same time, there is a parallel demand for open space and passive recreational areas. Greenways and trail systems are ideally suited to meet these needs.

Trails provide a means for improving the overall health and fitness of individuals. It has been well documented in the medical literature that introducing even low intensity activities, such as walking, into peoples daily routine can significantly reduce the risk of developing coronary heart disease.<sup>7</sup> Other beneficial aspects of walking include stress reduction, weight loss and the potential for reducing blood pressure. Walking for fitness and recreation has become one of the fastest growing and popular activities in America.

The National Park Service stated that:

*"Trails have multiple values whose benefits reach far beyond recreation. Trails can enrich the quality of life for individuals, make communities more livable, and protect, nurture, and showcase*

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<sup>7</sup> (National Recreation and Park Association, Park, Recreational, Open Space and Greenway Guidelines, 1995.)  
 Wellsville City Parks and Trails Master Plan  
 Adopted December 5, 2007



*America's grandeur by traversing areas of natural beauty, distinctive geography, historic significance, and ecological diversity. Trails are important for the nation's health, economy, resource protection, and education, and help meet the needs of a changing society."*

## **Types of Trails**

- ✓ Natural Trails – Trails are not paved. They are primitive paths intended for pedestrian and mountain bike use, created in the existing dirt and rock environment, and is usually in open natural areas, not following roadways.
- ✓ Pedestrian Trails – Trails are usually made of asphalt, concrete, or crushed fines (small rocks or other materials crushed very fine) and are intended for use by pedestrians and those in wheelchairs. They should have a minimum of 5- to 7-foot wide tread.
- ✓ Class I Bike and Pedestrian Trails (path) – Paved hard surface paths, with a minimum 10-foot wide tread, and require a minimum separation of 5-feet from the roadway. AASHTO standards should be used as design guidelines
- ✓ Class II Bike Lane – Striped lanes adjacent to the curb on a roadway.
- ✓ Class III Bike Routes – Existing streets with signage for on-street bicycle use.
- ✓ Equestrian Trails – Dirt or stabilized dirt is a preferred surface. The equestrian trail should be at least three to six feet away from a hard surface trail for bikes and pedestrians and at least 5-foot wide tread for horses. Vertical clearance for equestrians should be at least ten feet, with a horizontal clearance of at least five feet.
- ✓ Cross-country Ski Trails – Many multi-use trails used for bicycling, walking, and horseback riding during warm months are ideal for cross-country skiing during winter months. The only requirement is at least six inches of snow.
- ✓ Snowmobile Trails – Multi use trails can be designated snowmobile trails with as little as six inches of snow, without causing damage to the trails. Snowmobiles can damage the trails if they do not have enough snow, so signage should advise snowmobilers of the required snow-depth.

## **Trail Systems**

- ✓ Community – Trails within the community that link areas, such as schools, parks, churches, commercial, and historical, and access points to regional and state trails. This can include sidewalks, roadways, and designated multi-use trails.
- ✓ Regional – Trails that connect from community to community.
- ✓ Historic – Trails designated as historical areas, i.e. Old Western Trail or the California-Oregon Trail.

- ✓ State – Trails that continue throughout the state and then connect into another state, i.e. Old Western Trail or the California-Oregon Trail.

The abundance of wetlands, canyons, mountain slopes, streams, and ponds provide Wellsville City residents many opportunities for natural trails and paved bike and pedestrian trails which can connect to community trails as well as regional trails such as the Bonneville Shoreline Trail. The following is a list of future planned trails:

**Figure 4 Existing and Future Trails \*\* Cost based on 10' wide asphalt trail and is estimated at \$225,000 per mile**

	Trail	Type/System	Status	Length	Cost to Develop (2007 Prices)
1	100 East Trail	Bike/Pedestrian	Undeveloped	1.1 Miles	\$247,500.00
2	200 West Trail	Bike/Pedestrian	Undeveloped	1.7 Miles	\$382,500.00
3	Center Street Trail	Bike Lane/Pedestrian	Undeveloped	2.9 Miles	\$652,500.00
4	Highway Bike Route	Bike Route	Undeveloped	5.9 Miles	Signage Only
5	Little Bear River Trail	Bike/Pedestrian/ Equestrian	Undeveloped	4.3 Miles	\$967,500.00
6	Meridian Trail	Bike/Pedestrian	Undeveloped	5.1 Miles	\$1,047,500.0
7	Murray Farm Trail	Bike/Pedestrian/ Equestrian	Undeveloped	1.5 Miles	\$337,500.00
8	Nature Park Trail	Bike/Pedestrian	Undeveloped	1.5 Miles	\$337,500.00
9	Old Sardine Highway Trail	Bike Lane	Undeveloped	4.7 Miles	
10	Park Trail	Bike/Pedestrian	Undeveloped	1.0 Miles	\$225,000.00
11	Pisgah Road Trail	Bike/Pedestrian	Undeveloped	4.0 Miles	\$900,000.00
12	Pond Park Trail	Pedestrian	Undeveloped	1.2 Miles	\$270,500.00
13	State Highway Trail	Bike Route	Undeveloped	5.9 Miles	Signage Only
14	Trail 1	Bike/Pedestrian	Undeveloped	4.1 Miles	\$922,500.00
15	Trail 2	Bike/Pedestrian	Undeveloped	2.5 Miles	\$562,500.00
16	Trail 3	Bike/Pedestrian/Equestrian	Undeveloped	3.4 Miles	\$765,000.00
17	Trail 4	Bike/Pedestrian	Undeveloped	1.0 Miles	\$225,000.00
18	Trail 5	Bike/Pedestrian	Undeveloped	2.3 Miles	\$517,500.00
19	Trail 6	Bike/Pedestrian	Undeveloped	1.9 Miles	\$427,500.00

20	Trail 7	Bike/Pedestrian/Equestrian	Undeveloped	1.3 Miles	\$292,500.00
21	Trail 8	Bike/Pedestrian/Equestrian	Undeveloped	2.6 Miles	\$585,000.00
22	Trail 9	Bike/Pedestrian	Undeveloped	2.1 Miles	\$472,500.00
23	Trail 10	Bike/Pedestrian/Equestrian	Undeveloped	1.1 Miles	\$247,500.00

### **Future Trail Heads**

All current and existing parks can be considered as trail heads if trails are developed as planned. If other trail heads are needed they could be located along the Regional trails or as they connect from community to community so that the cost can be shared by both communities. These trail heads could consist of the following:

- ✓ Restroom facility
- ✓ Benches
- ✓ Parking facility
- ✓ Bicycle racks
- ✓ Drinking fountains
- ✓ Shelters
- ✓ Information stations
- ✓ Trail signs

### *Open Space*

#### Importance of Open Space

Open space attributes greatly to the character of a community. Without planning, ill-conceived changes in land-use patterns can dramatically alter a community in a short period of time. Valued natural resources would not be preserved, maintained, and restored; it is only through thoughtful planning and active stewardship these important resources can be protected.

Planning now to protect important open space can greatly enhance the attractiveness of a city and encourage compatible growth in the future. Planning allows cities to confront and manage aspects of growth and development in ways that preserve, protect, and enhance the environment.

By planning for open space, residents benefit and the "green infrastructure" of a community is protected. Planning this "green infrastructure" of water supply, land, working farms and forests, viable wildlife habitats, and greenways is as important to the economic future of a community as planning for schools, roads, water, and wastewater infrastructure.

## Proposed Open Space

### Passive Open Space

Areas within the community should be preserved for passive recreation. The areas identified include:

**Nature Park** – Undeveloped portions of this park could be considered as this type of open space.

**River Park** – Large portions of this proposed park could be considered passive open space.

**Little Bear River Trail** – Parts of this trail area could be considered passive open space.

### Natural Open Space

A large area in the eastern part of the community is considered flood plain, sewer pond, and wetland areas and should be preserved as natural and passive open space to allow the land to perform its natural function.

### *Timing for Future Planned Parks, Trails, and Open Space*

Within this analysis of park land and trails, data shows that, for Wellsville City's current population, 1.75 miles of trail are needed to meet this goal for the current population and, as the population continues to increase, will need to continue to develop additional planned parks and trail. There is no set time recommendation made on the development of park/open space land and trails. Many parks are constructed as opportunities for affordable land, donated land, or grants become available. With development, opportunities for future planned parks and trails will occur allowing for the needs and goals to be satisfied.

## Chapter 5

# Goals, Strategies, and Actions

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### Goal Philosophy

The goals, strategies, and actions reflect the priorities set forth by the advisory staff, Planning Commission, and City Council. One of the key goals listed in this plan is that priorities for parks, trails, and open space should be reviewed bi-annually to insure the goals are in line with the current objectives of the community. Additionally, since the priorities of planned goals will shift over time and new goals may need to be set, the plan itself should experience a comprehensive review and update at least every five years.

### Funding Opportunities

Funding Source	Types of Projects	Application Time	Match Required
UDOT Transportation Enhancement (UDOT)	Trail Development	February	20% Match
Utah Parks Non-Motorized Trail Grants (Utah State Parks and Recreation)	Trail Development	May	50% Match
Land and Water Conservation Grant (Utah State Parks and Recreation)	Park Development	October	50% Match
LeRay McAllister Grant (Governors Office of Planning and Budget)	Purchase land for Open space	May	Match required
RAPZ (County)	Parks		Match required
Safe Routes to School (UDOT)	Trail/sidewalks	November	20% Match
Bikes Belong	Trails for Bikes	Quarterly	50% Match

### Goal Categories

The goals, strategies, and actions established within this plan are listed in the following categories:

1. General Planning
2. Parks and Trails Facilities
3. Funding and Budgeting



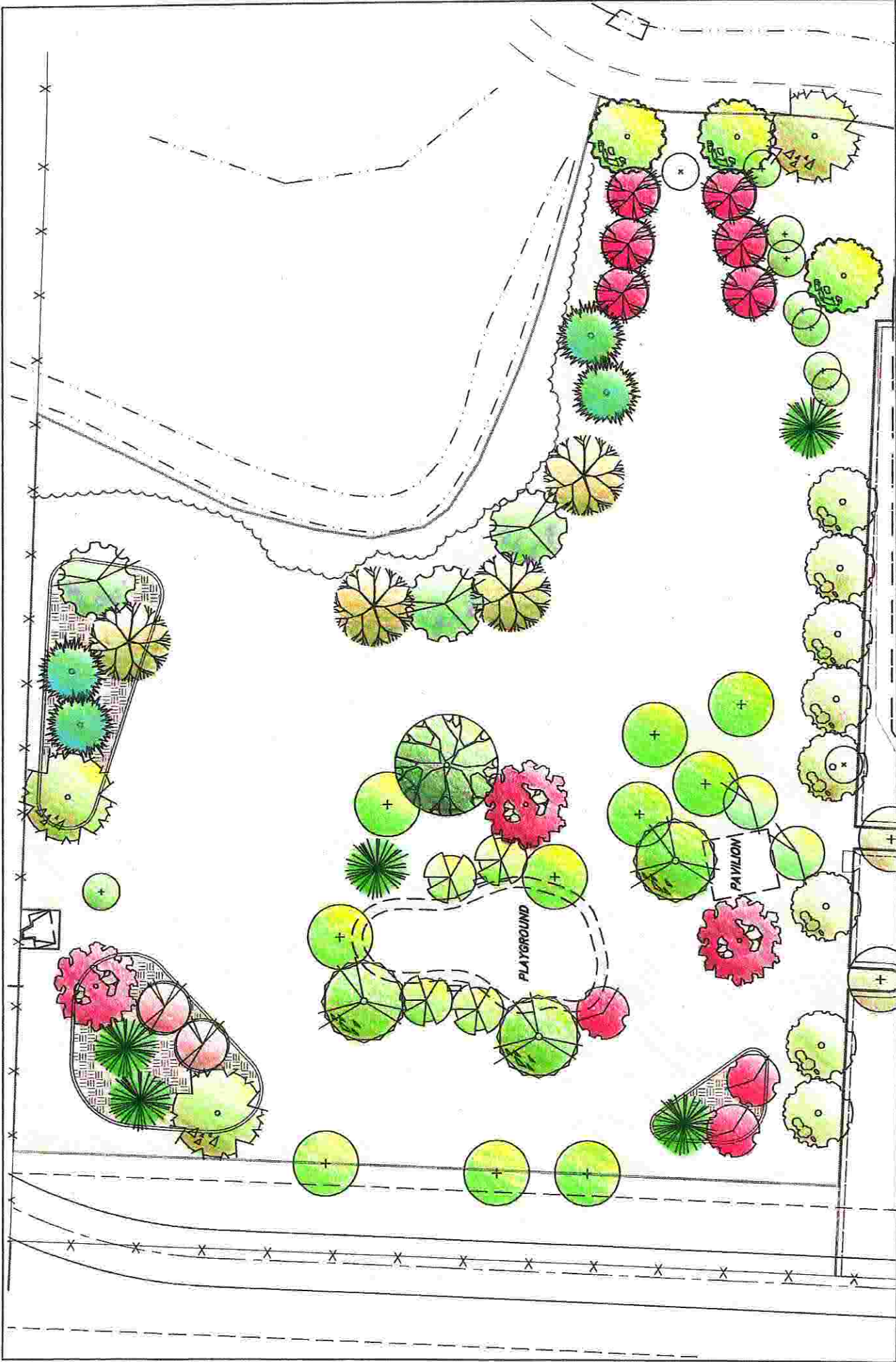
# Planning Goals

## General Planning Goals

Goals	Strategies	Actions	Timing	Agency
<b>1. Review the community needs and priorities for parks, trails, and open space projects bi-annually</b>	Schedule bi-annual reviews in public meetings	Take public comments and make recommendations	Bi-annually	Planning Commission
		Adopt new priorities as needed		
<b>2. Adopt a citywide goal of 10-acres (minimum) of park land/open space per 1000 residents as the park/open space land service goal, and review the impact fees charged for parks, trails, and open space</b>	Analyze the Park, Trails, and Open Space needs as population increases	Analyze the Park, Trail, and Open Space Impact Fees, as needed, as a means of funding future parks, trails, and open space	Bi-annually	Advisory staff and Planning Commission
		Adopt by resolution		
<b>3. Adopt standards of development for all parks, trails, and open space by ordinance</b>	Specify development standards and requirements for all future parks, trails, and open space developed within the community	Document standards and requirements by ordinance	0-1 year	Public Works, advisory staff, city engineer, and Planning Commission, City Council
<b>4. Perform a comprehensive update of the Wellsville City Parks, Trails, and Open Space Master Plan at least every 5 years</b>	Review results of annual reviews and/or amendments to the plan and determine which goals and plan aspects are in need of update	Submit a report on the status and needed updates of the plan	Every 5 Years	City Staff over Parks and Trails
		Hold a public hearing for comments about the plan	“ “	Planning Commission
		Assign or commission the work of updating the plan	“ “	City Council

<b>Parks and Trails Facility Goals</b>				
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>	<b>Timing</b>	<b>Agency</b>
<b>5. Require park land and trail development within areas of planned future development by ordinance</b>	Explore the possibilities for dedication and purchasing of future parks/open space and trails by developing an ordinance that requires an assessed value on the total acreage to be provided to the city in cash or by a land donation.	Contact land owners, developers, and private sources for gifts, dedications, or trades	0 – 5 Years	City Council and City staff
		Seek funding opportunities and /or establish budget goals for purchasing and developing parks and trails	0 – 5 Years	City Council
<b>6. Create a conceptual development plan for future planned parks, trails, and trail heads documented within the plan and evaluate names of the parks and trails to determine if changes need to be made</b>	Determine the facility needs and desires for the community leisure park, trails, and trail head	Submit conceptual plan recommendations to the City Council	0 – 4 Years	City staff and Planning Commission
		Assign or commission the preparation of a conceptual development plan	0 – 4 Years	City Council
<b>7. Complete needed improvements to existing parks</b>	Review and amend the recommended improvements for the parks and trails as listed in this plan	Submit recommendation to the City Council	0 – 2 Years	City staff and Planning Commission
		Approve plan and budget for park and trail improvements	0 – 2 Years	City Council
<b>8. Identify any additional areas where future parks/open space or trails may be needed</b>	Review needs in bi-annual public hearing	Submit recommendation for any future facilities	Bi-annually	City staff and Planning Commission
		Adopt plan amendments as needed	Bi-annually	City Council
<b>9. Plan and document a map of motorized trails for use within the community and document the areas with which parking could be available for parking trailers transporting ATV's</b>	Determine the facilities needed, rules and regulations for the trail area including times available for use	Develop map and guidelines for use	0-4 Years	Parks Committee, City Staff, Planning Commission, and City Council

<b>Funding and Budgeting Goals</b>				
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>	<b>Timing</b>	<b>Agency</b>
<b>10. Obtain funding from as many possible outside sources</b>	Identify funding possibilities from federal, state, regional, and local sources	Apply for grants for specific parks, trails, and open space projects	0 -5 Years	City staff and Public Works
		Create and cultivate good relationships with important funding sources	0 -5 Years	City staff and Public Works
	Investigate opportunities for private funding	Contact land owners and private sources for gifts, donations, and dedications	0 -5 Years	City staff and Public Works
<b>11. Prepare annual budget to address priority projects</b>	Hold a work meeting to determine the needs, priorities, goals, and budget for parks, trails, and open-space projects	Prepare/ revise a strategic plan for budgeting and accomplishing the goals of this plan during the next 5 years	Annually	City Council
		Adopt a budget which includes accomplishing the identified goals for that year	Annually	City Council

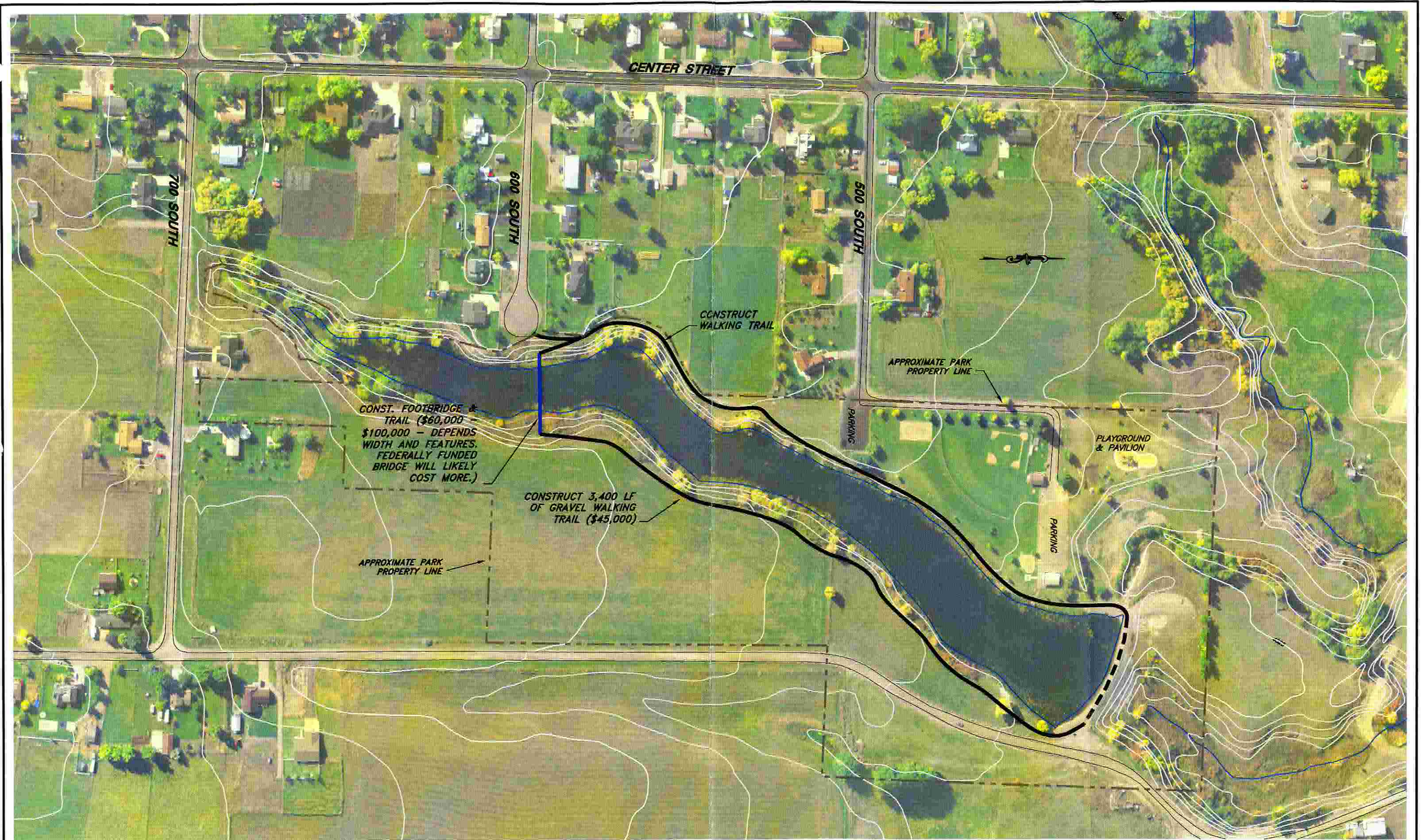


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Designed for: **Wellsville City**  
 Cache County, Utah

*Wellsville City*  
**Wellsville Dam Planting Plan**





PROJECT ENGINEER			
DATE	REV.	DATE	APPR.

SCALE:  
1"=100'

DESIGNED: CLB  
DRAWN: CLB  
CHECKED: CLB

**J&A**  
**JONES & ASSOCIATES**

**CONSULTING ENGINEERS**

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**WELLSVILLE CITY**  
**WELLSVILLE DAM**

**WALKING TRAIL LOCATION**

SHEET:  
**1**  
OF 2 SHEETS  
0