



Welcome!

**Wellsville City
General Plan 2025
Public Workshop 2**

Citi Design Team

Jake Young, AICP Planner/Landscape Architect – PM

John Janson (Planning Solutions), AICP Planner

Tyler Smithson (Parametrix), Transportation

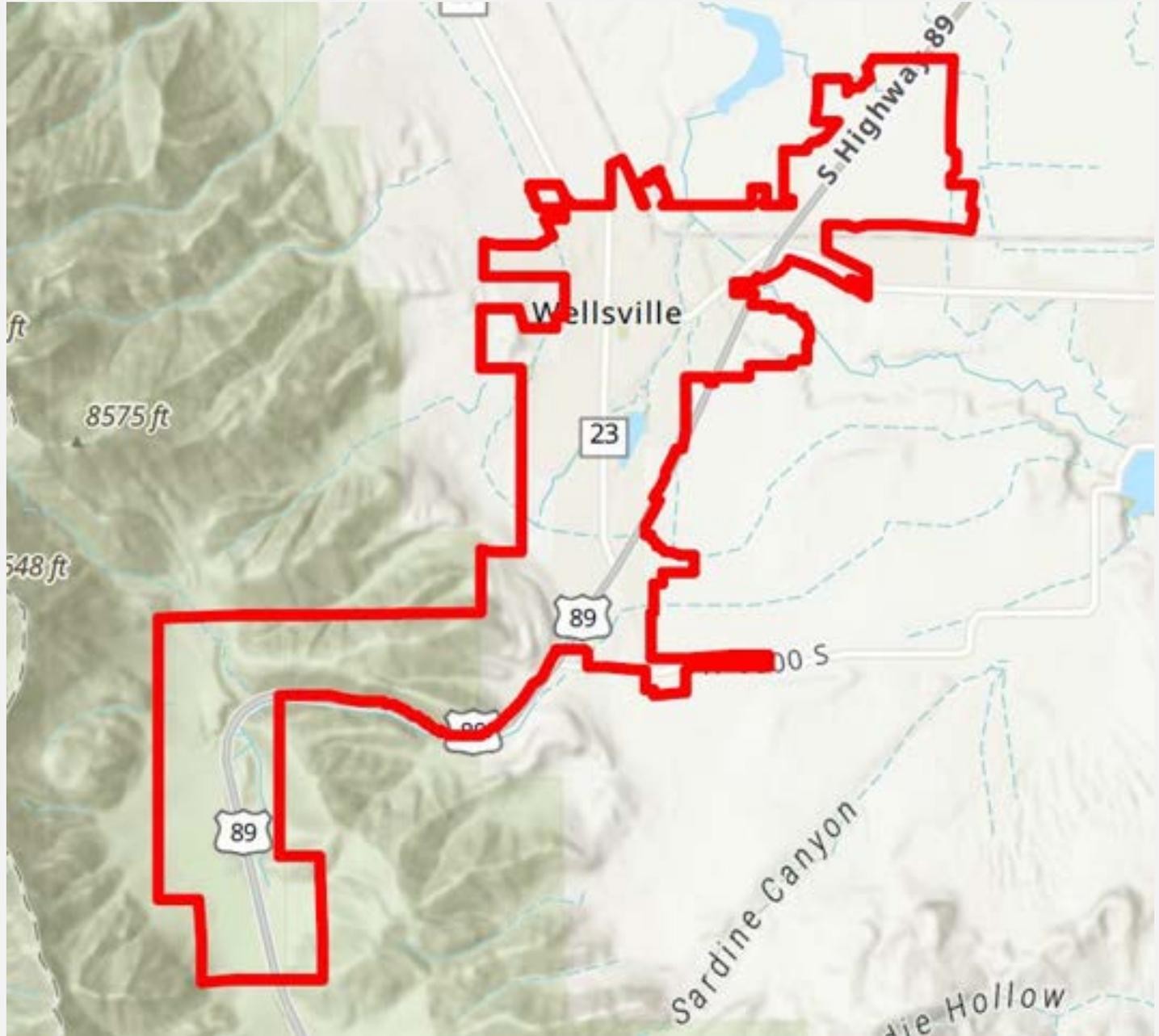
Staff support



Tonight's Agenda

- **Introductions**
- **Public workshop 1 review**
- **Review of Public Survey 1**
- **Land use and transportation scenarios review**
- **Poster sessions and feedback**

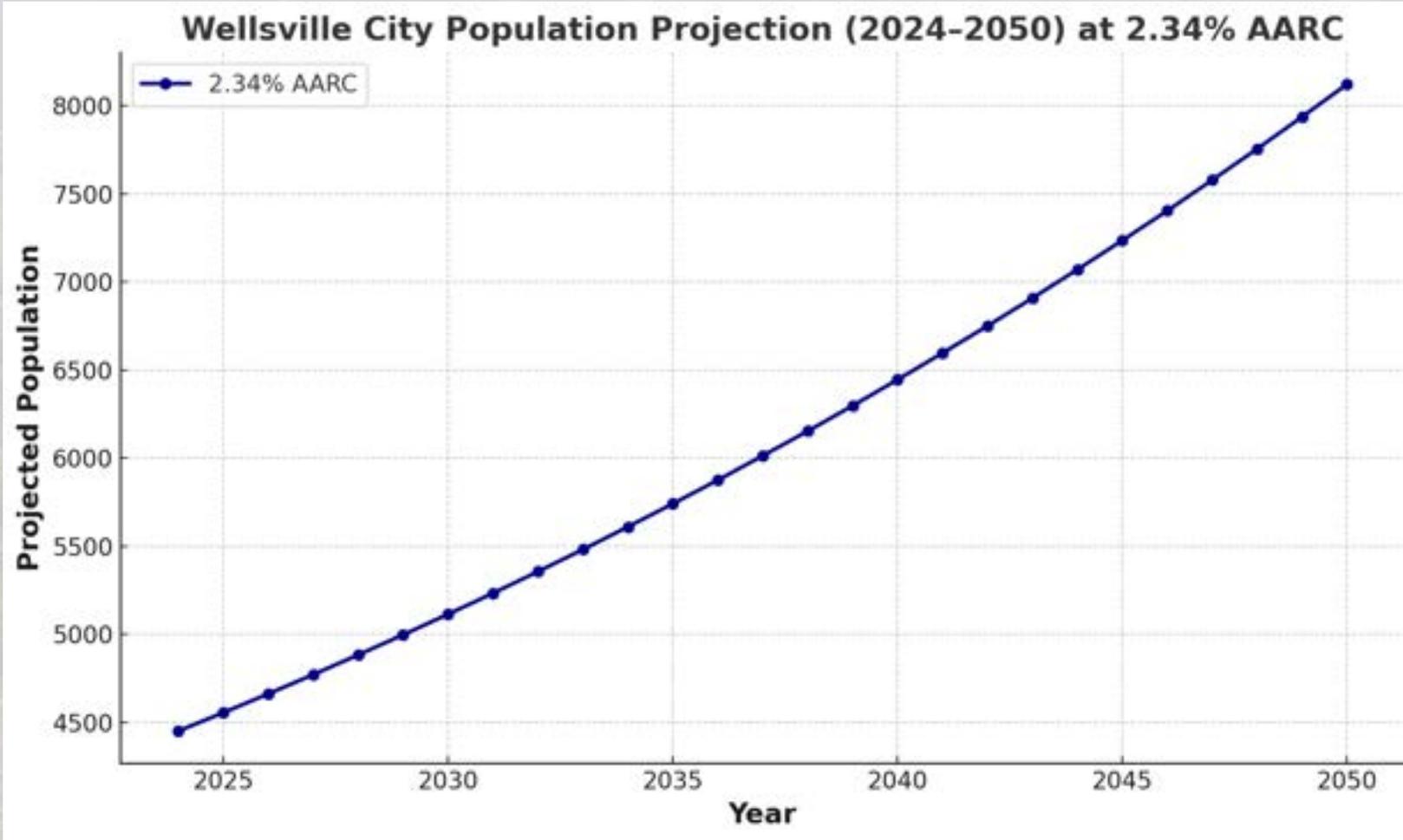
Wellsville City



Last time Wellsville updated its General Plan – 2010. What was happening?



Population Projections



**Cache Valley
doubles population
approximately
every 30 years –
2.34% Average
Annual Rate of
Change**

**Current population
= 4,452 (approx.)**

**Projected by 2050
= 8,123 or 1,147
new household.**

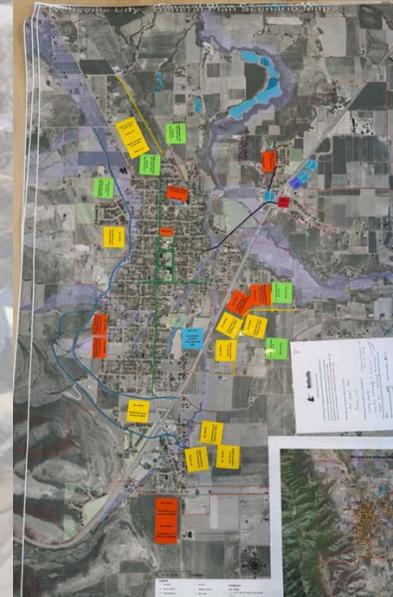
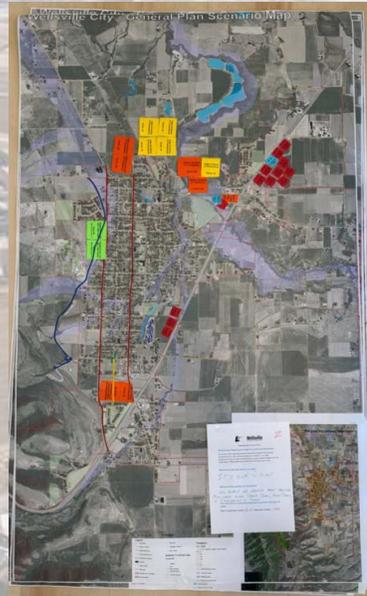
Public Workshop #1



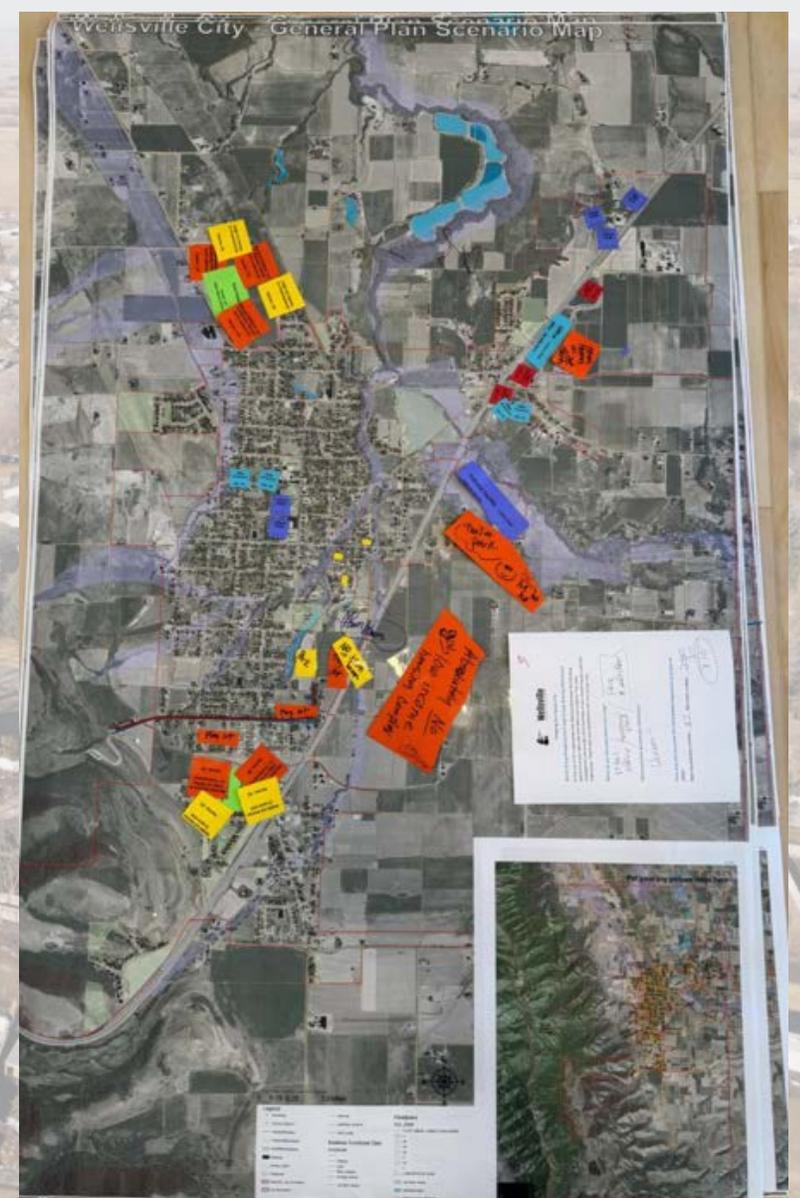
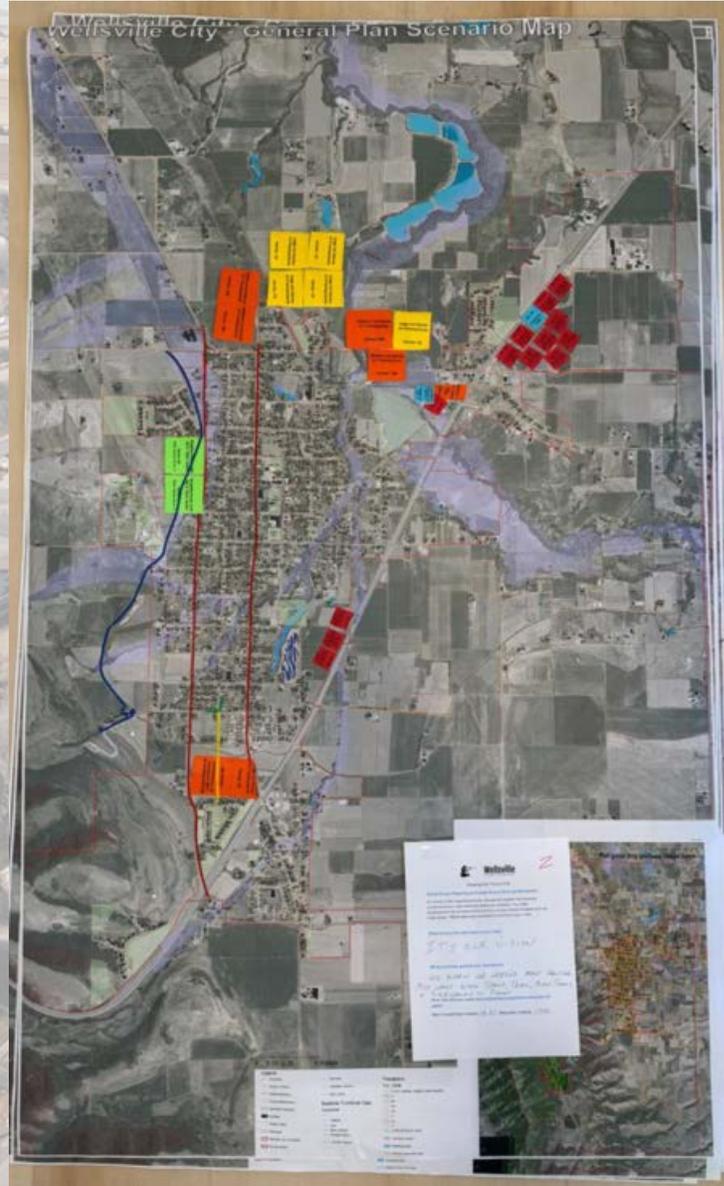
Public Workshop #1



Public Workshop #1 – 11 All Maps



Public Workshop Maps (zoom in)



Public Workshop Maps (zoom in)



Public Workshop Maps (zoom in)

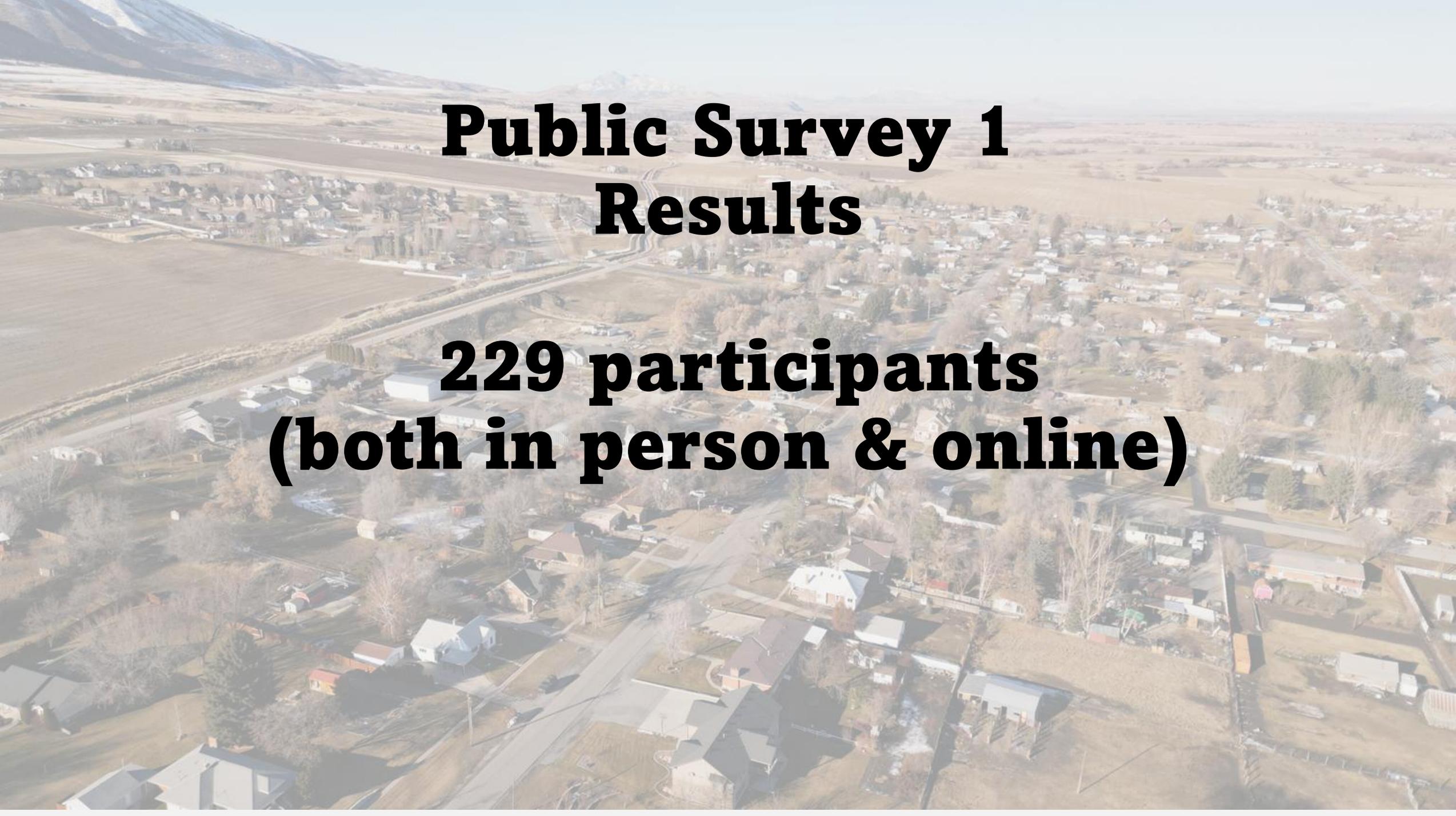


Public Workshop Maps (zoom in)



Public Workshop – common themes

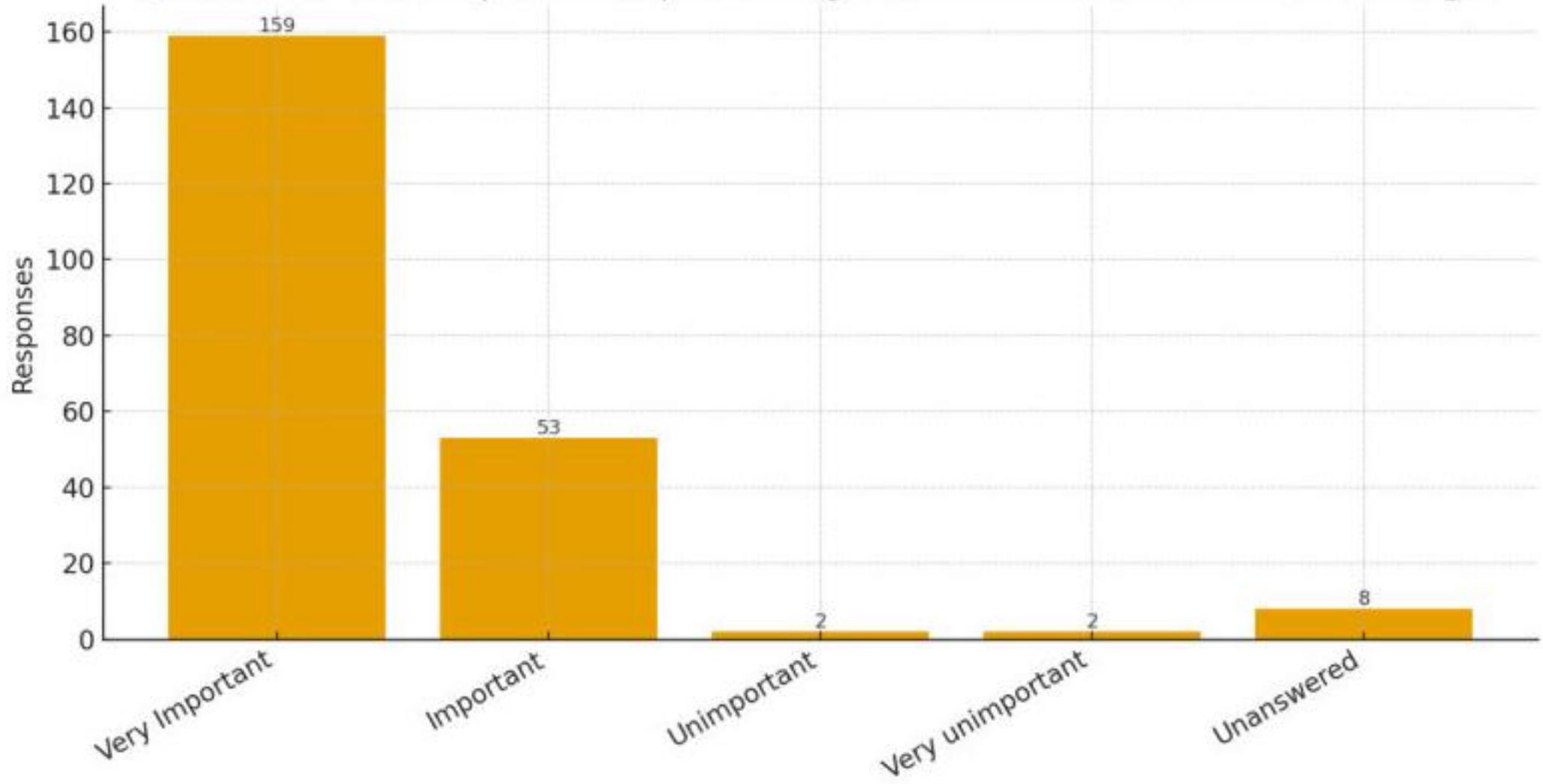
- **Infill**
- **Center focused growth**
- **Large lot growth to the south**
- **Clusters/Neighborhoods with open space**
- **Mixed-residential**
- **Spread out commercial vs nodes**
- **Trails**
- **Conservation**

An aerial photograph of a town, likely in a mountainous region, showing residential houses, streets, and open fields. The text is overlaid on the image.

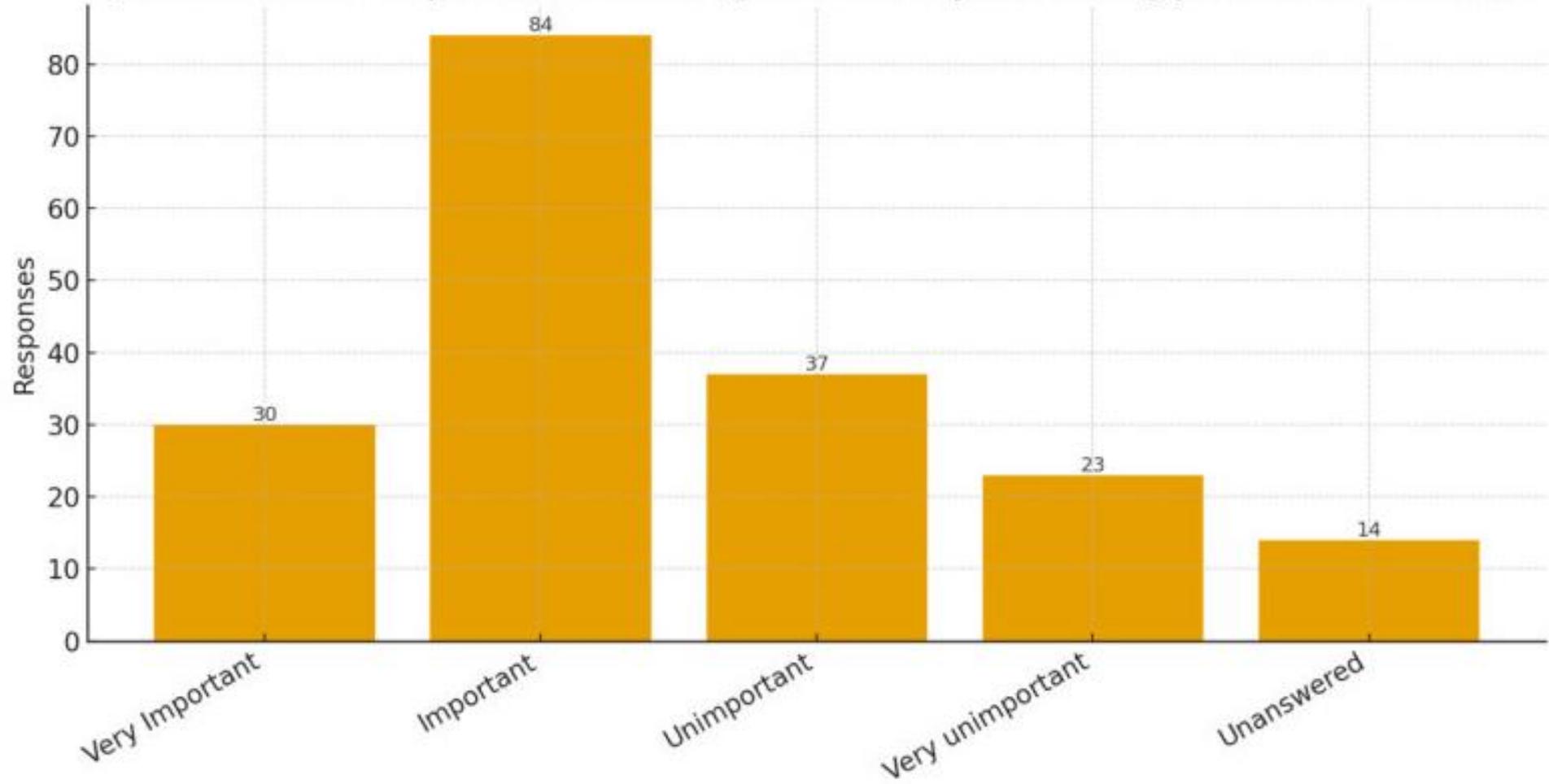
Public Survey 1 Results

**229 participants
(both in person & online)**

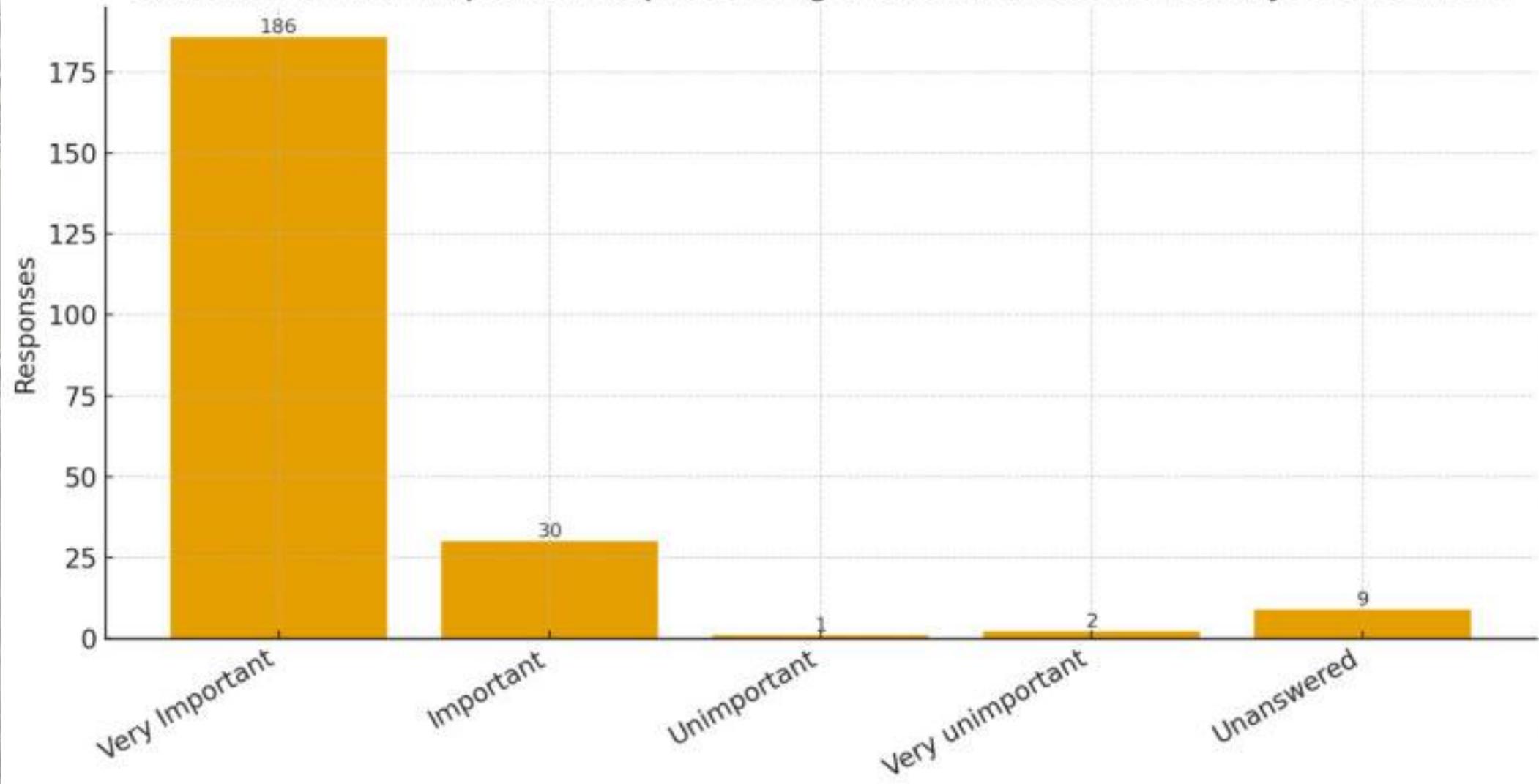
Question 6: How important is preserving a small-town feel and rural heritage?



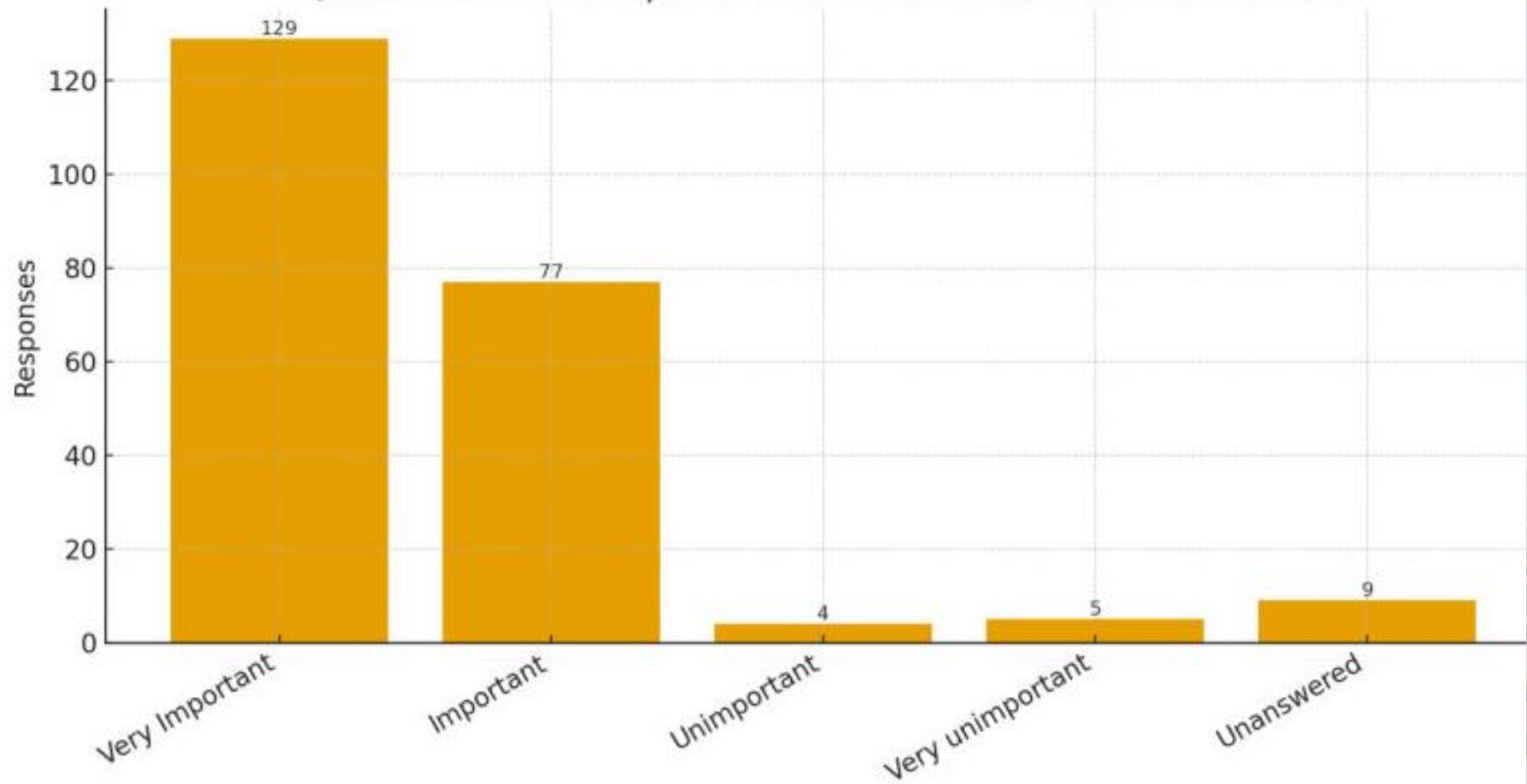
Question 7: How important is creating more family-sustaining jobs closer to home?



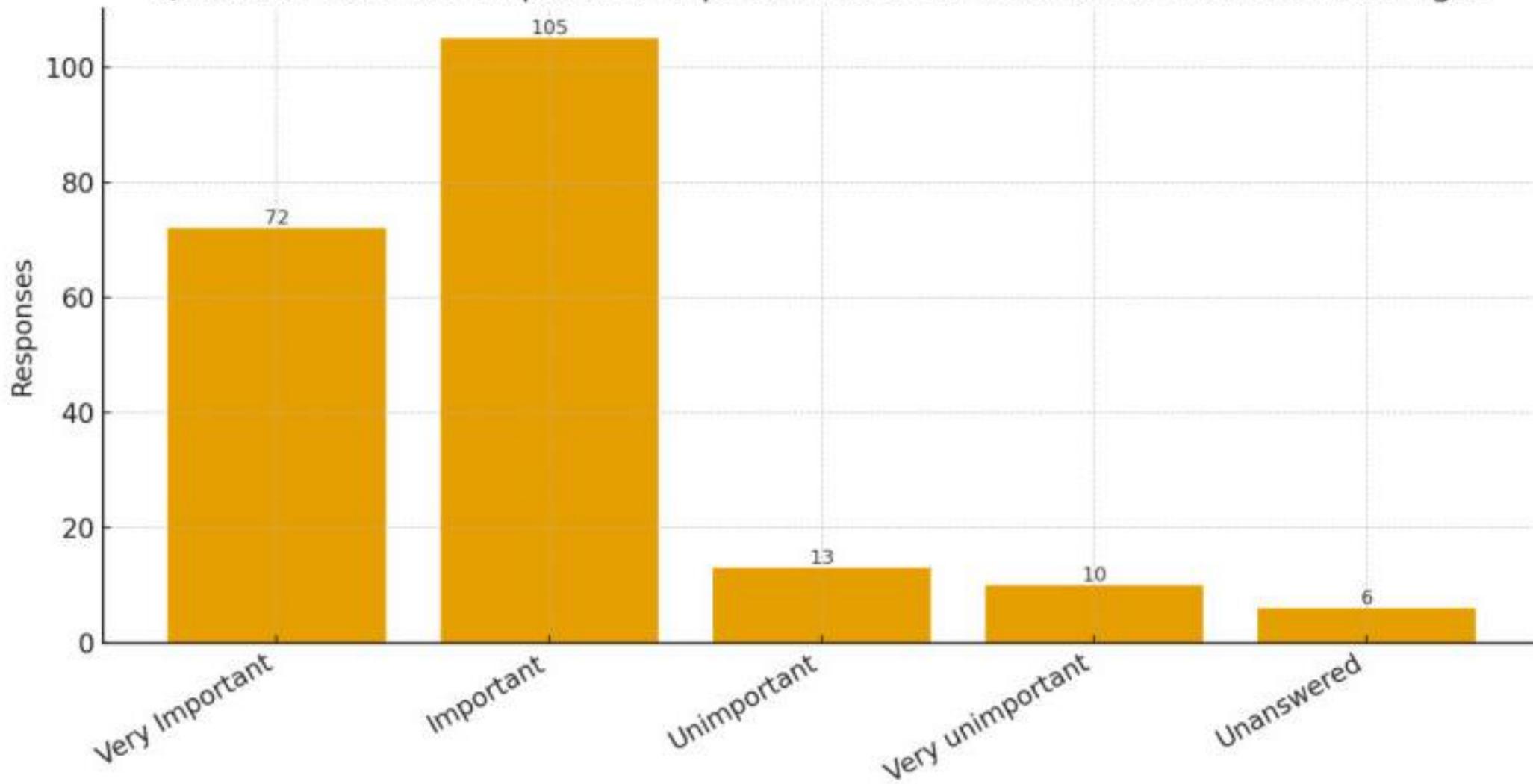
Question 8: How important is preserving the natural scenic beauty of the area?



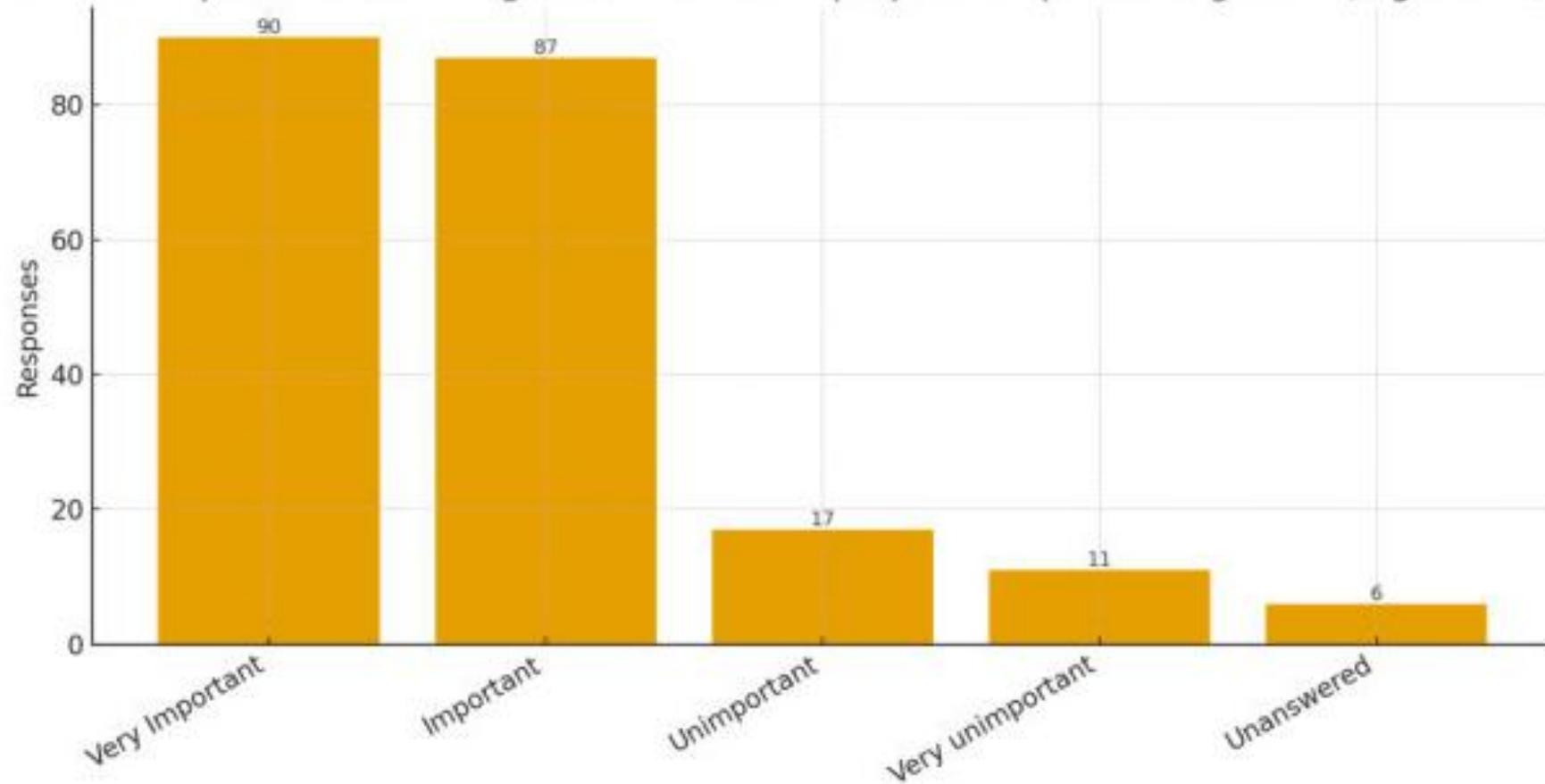
Question 9: How important is access to outdoor recreation?



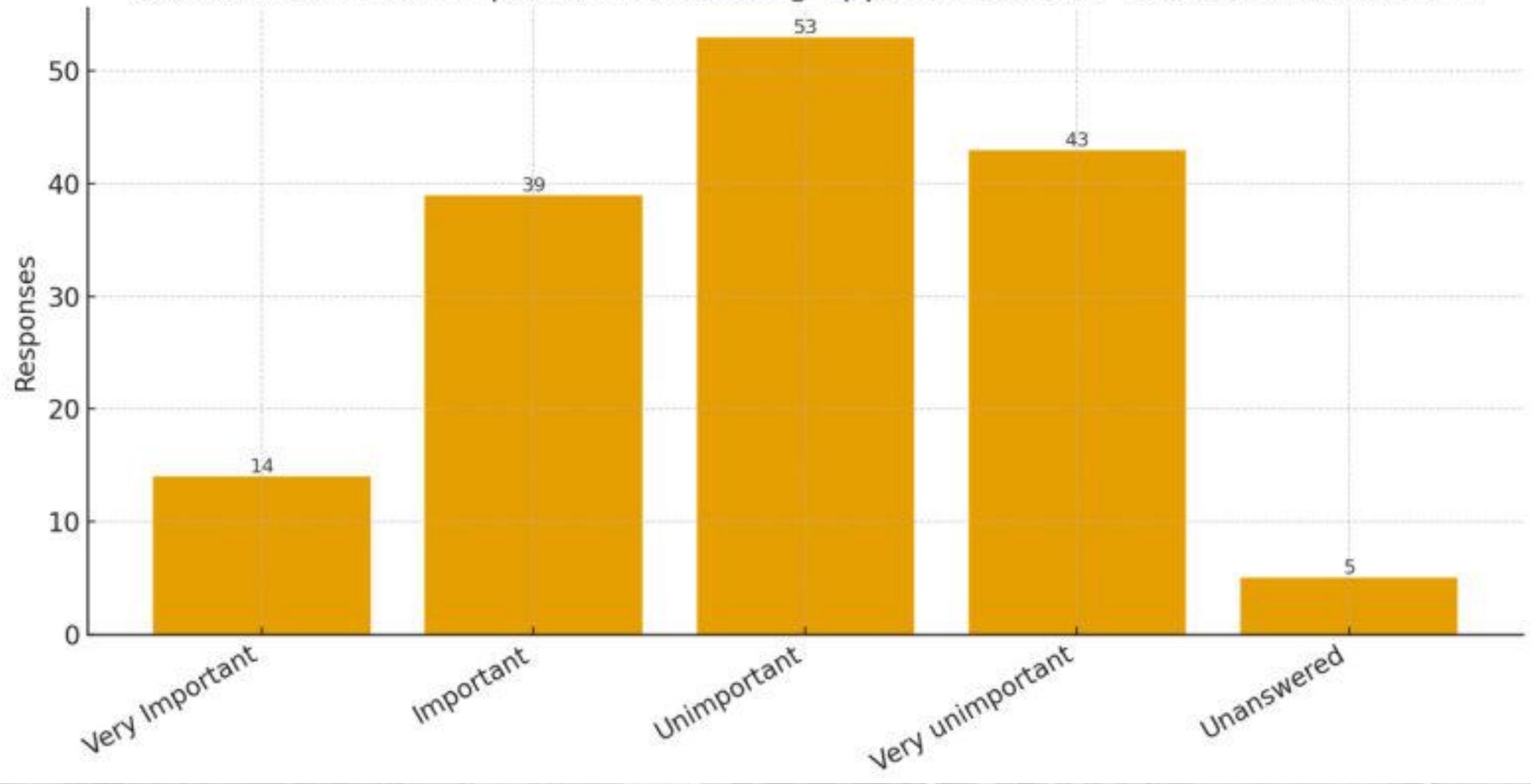
Question 10: How important is preservation of distinctive historic buildings?



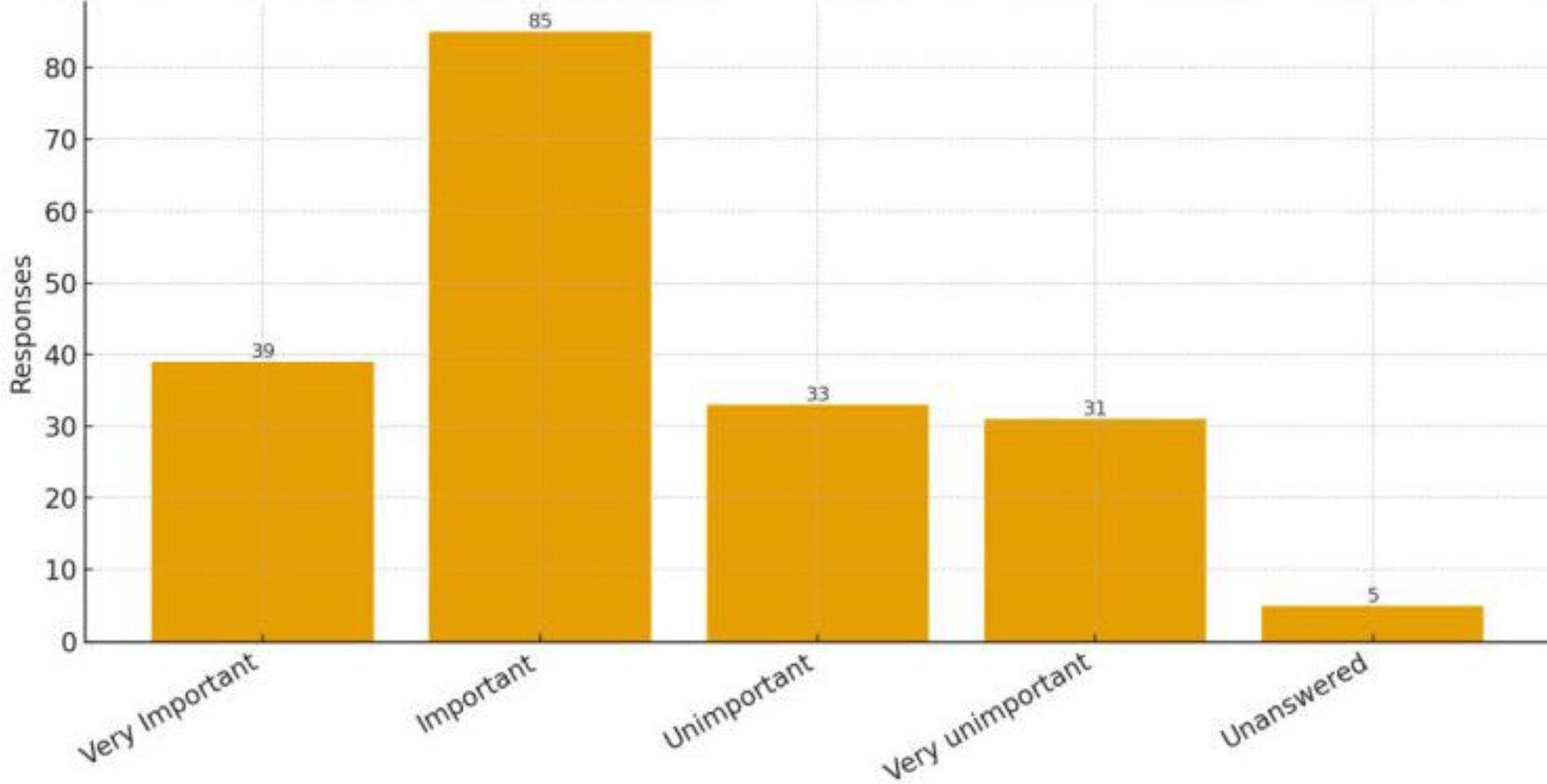
Question 11: How important is building infrastructure to prepare for potential growth (e.g. water, sewer, roads)?



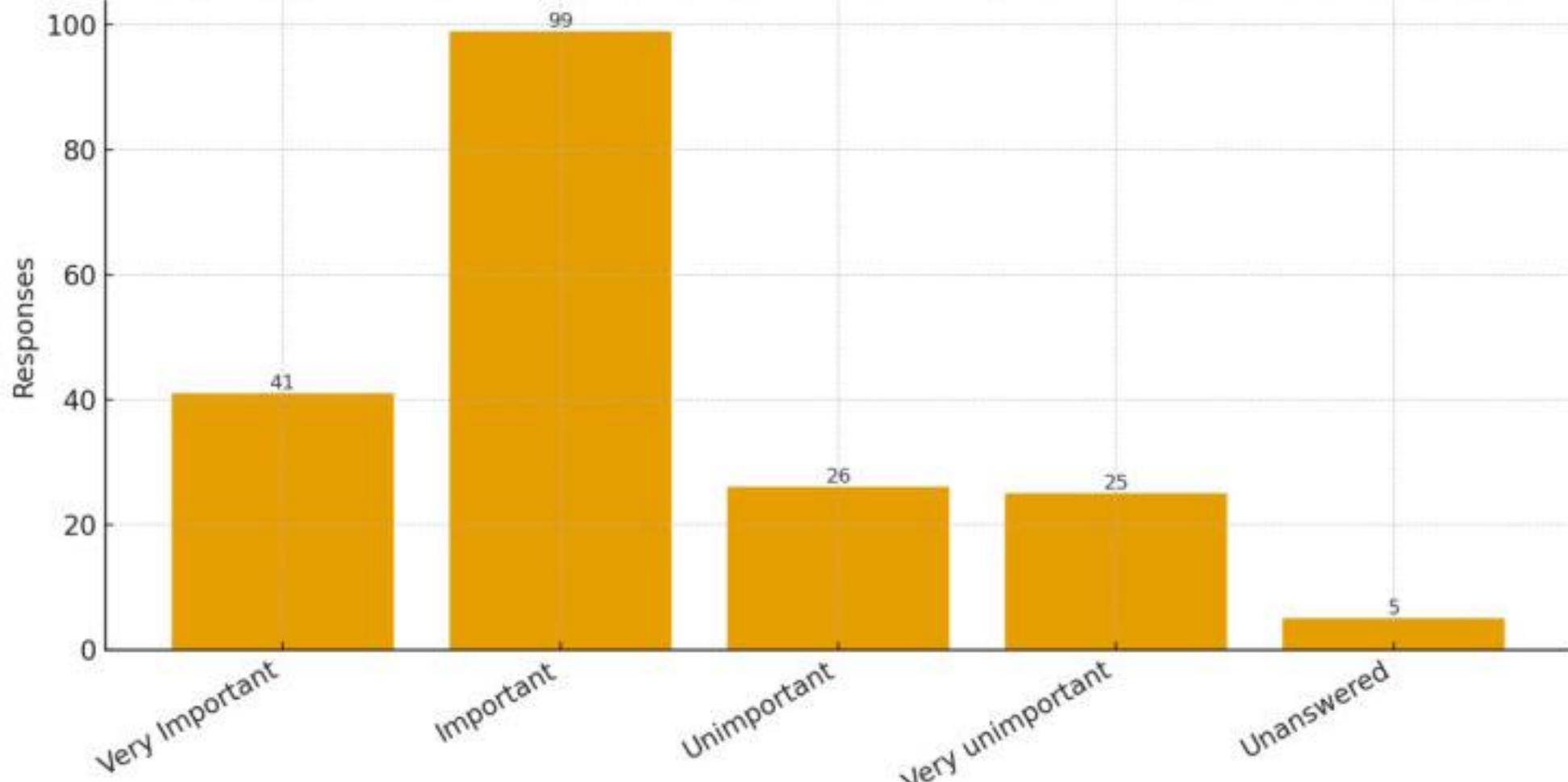
Question 12: How important is creating opportunities for visitors and tourism?



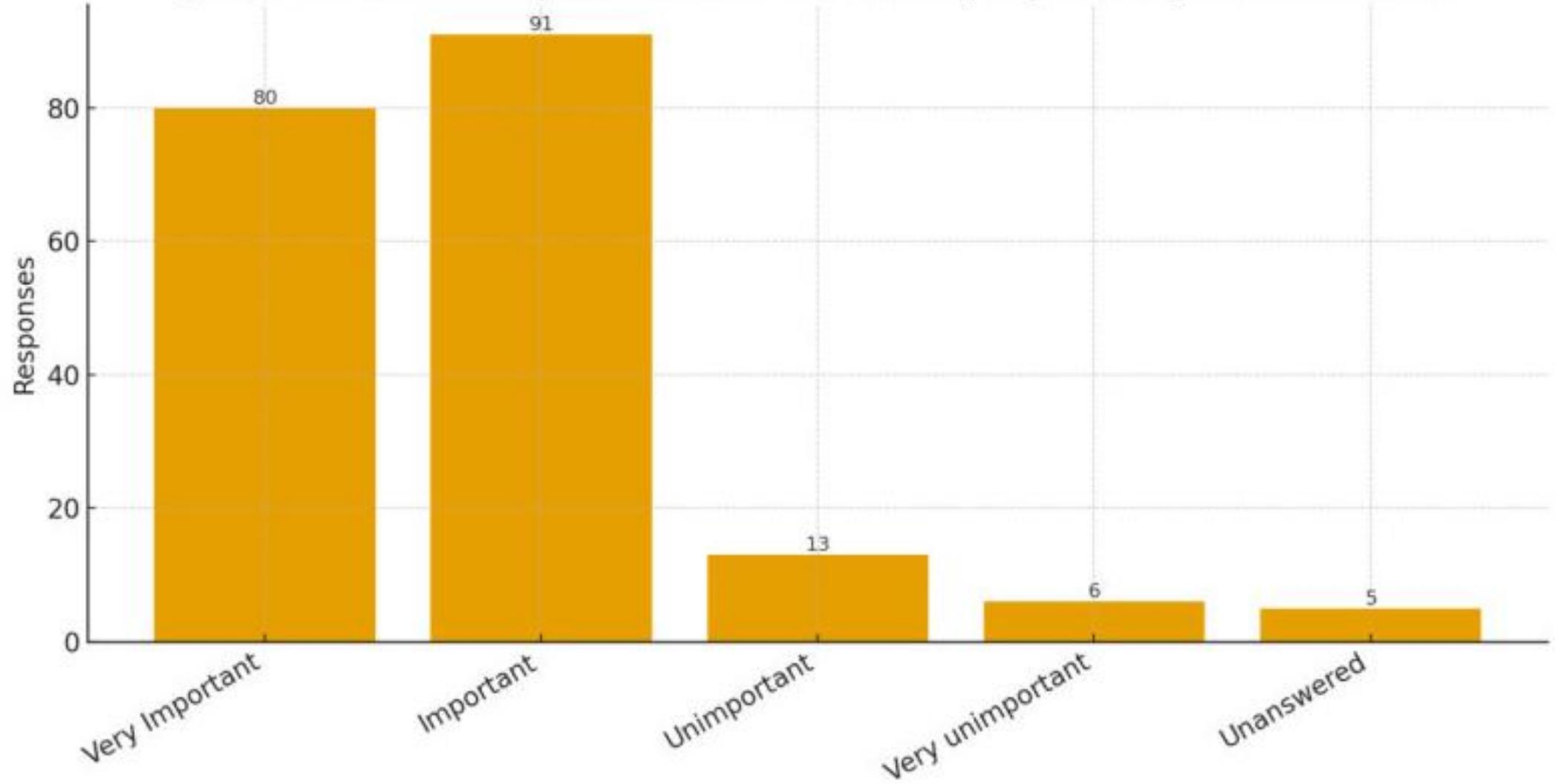
Question 13: How important is providing housing choices for a variety of household sizes?



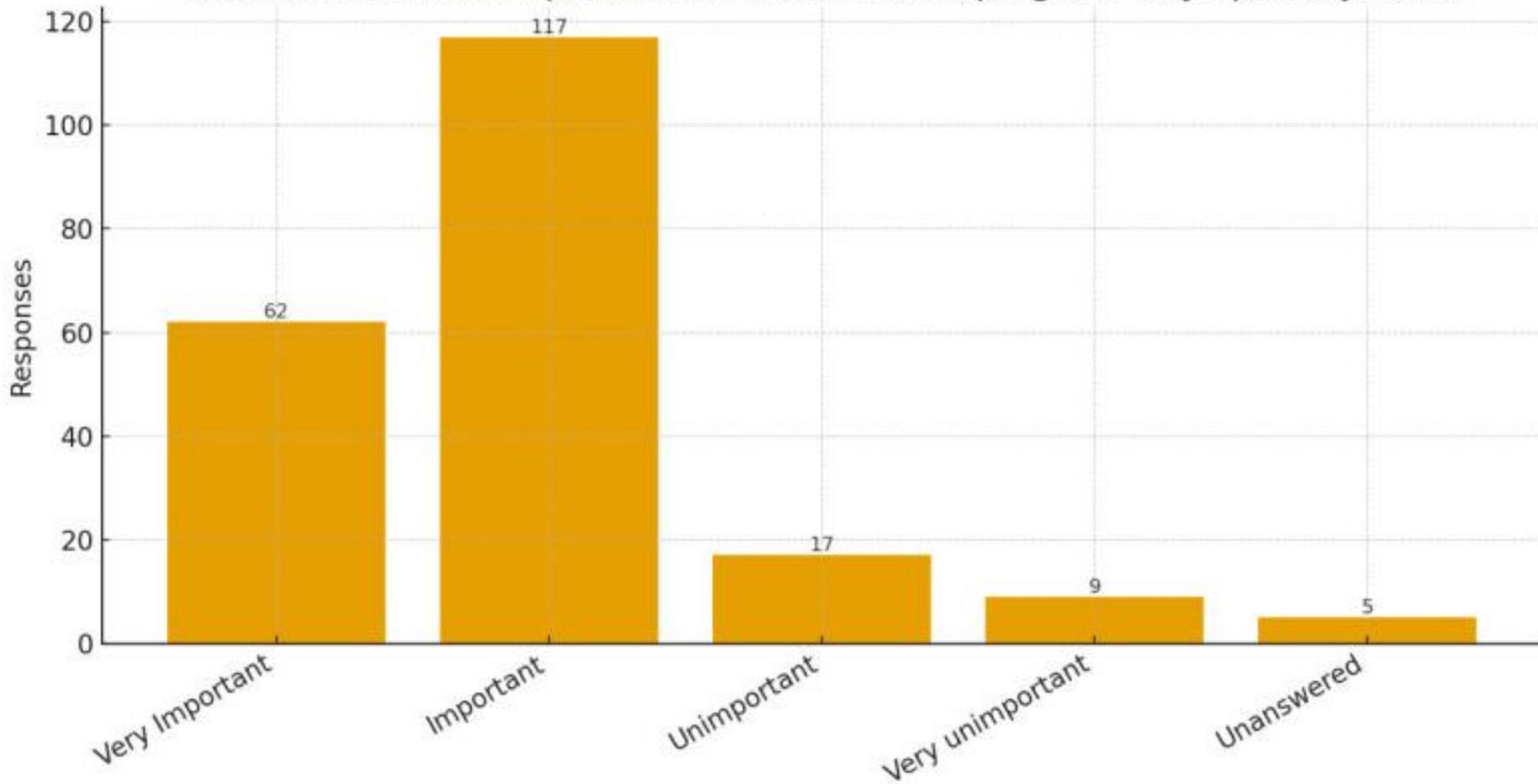
Question 14: How important is providing housing choices for a range of household incomes?



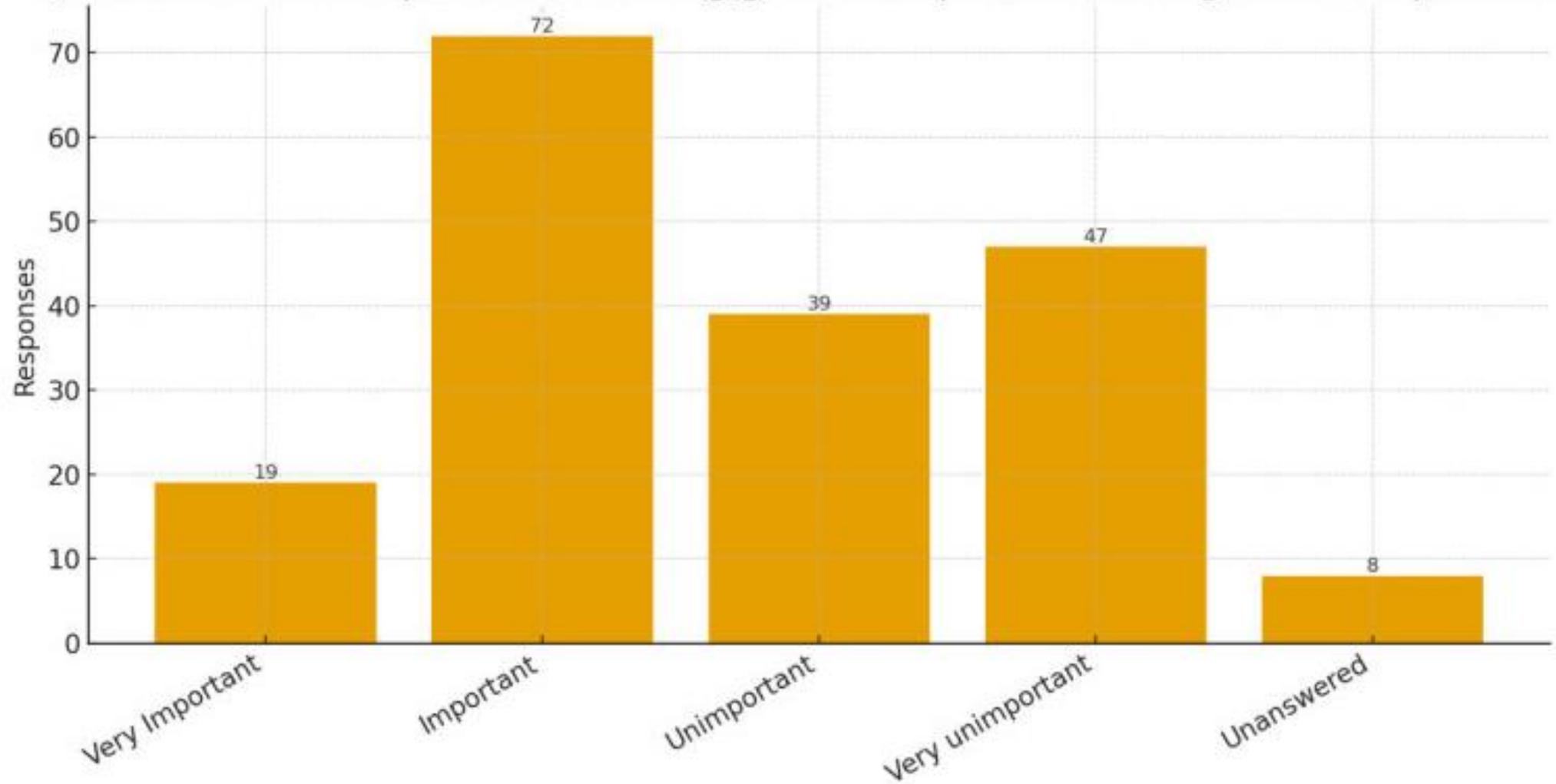
Question 15: How important is further developing the City's trail network?



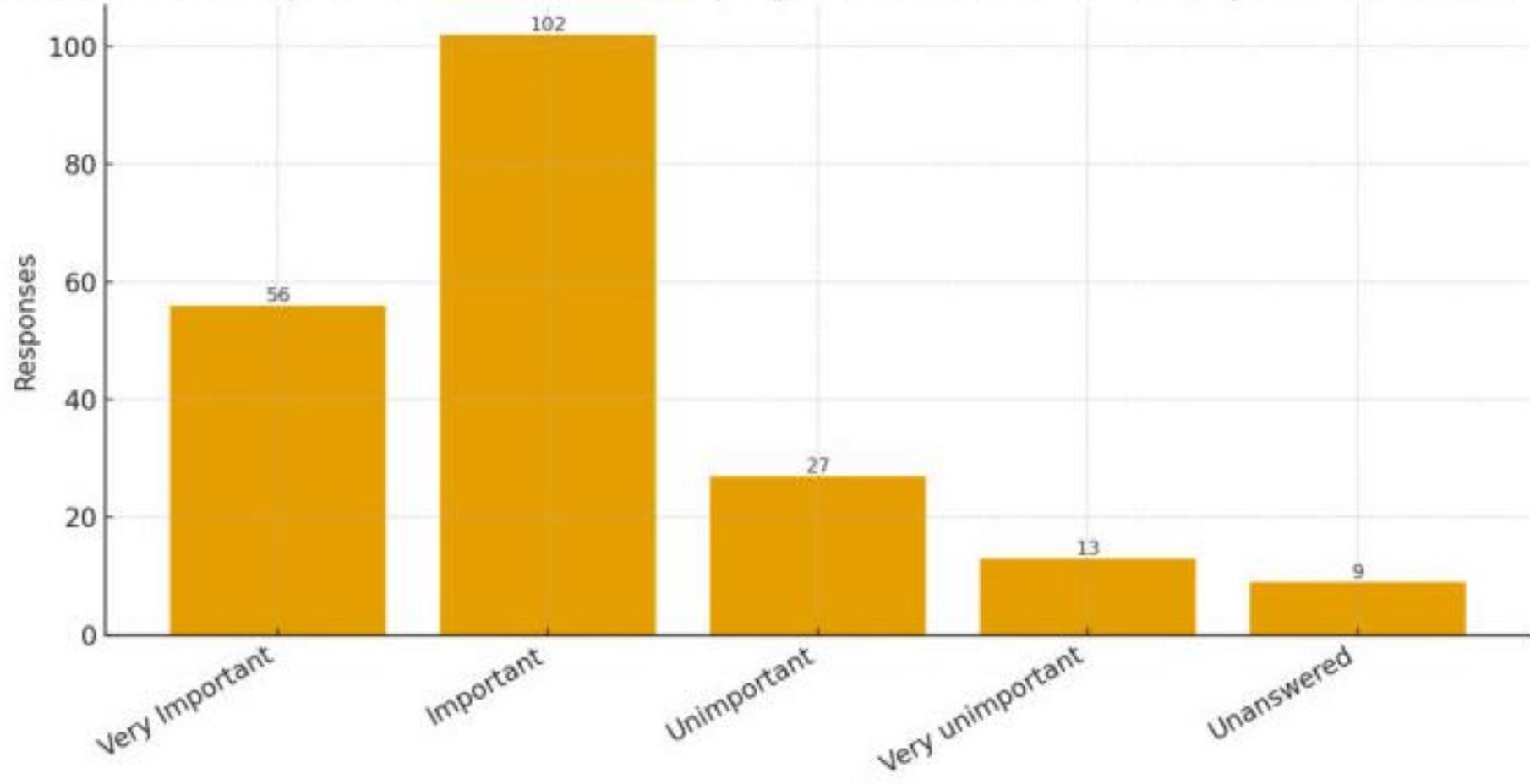
Question 16: How important is further developing the City's park system?



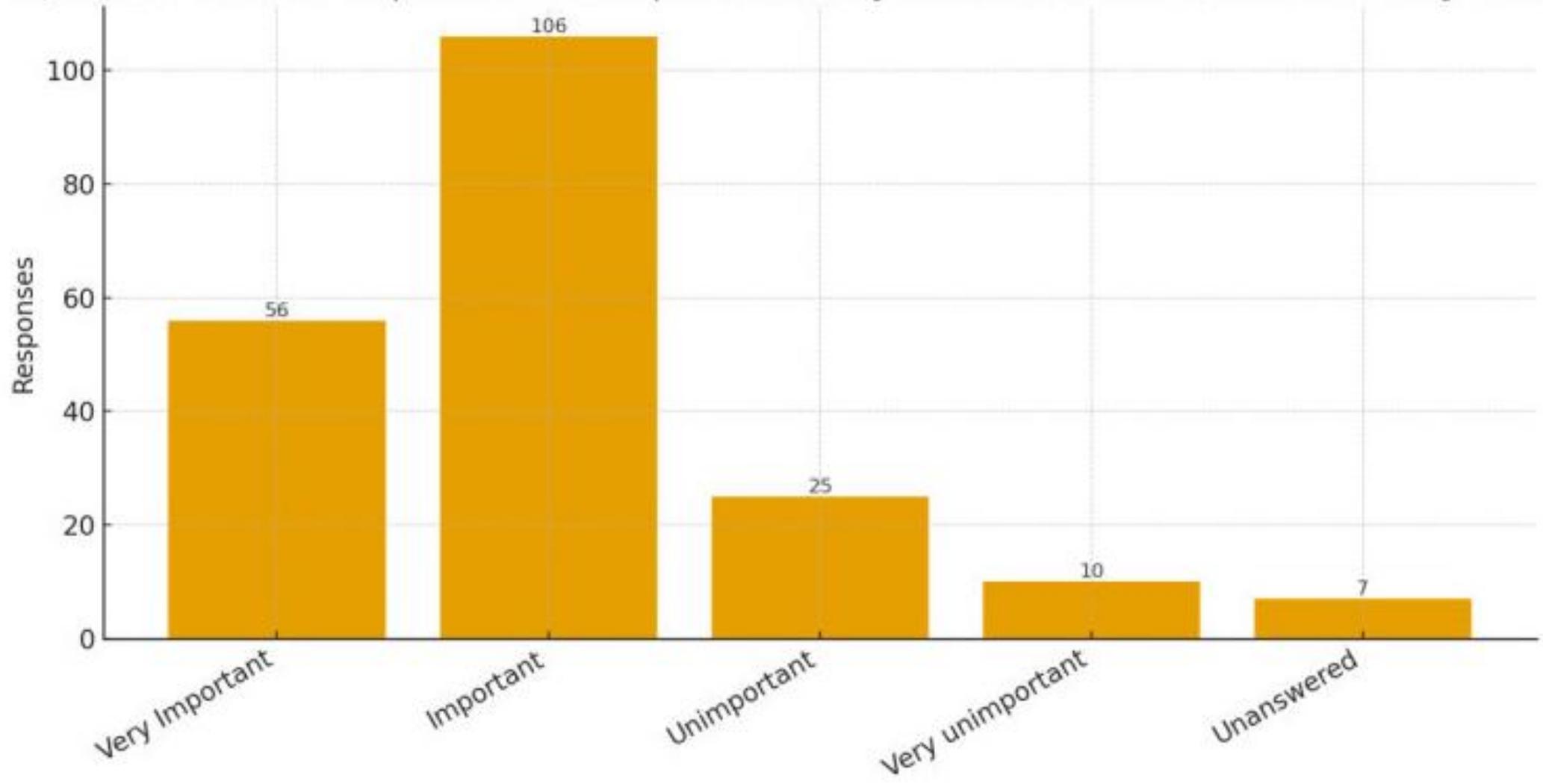
Question 18: How important is allowing growth to spread out and grow at the perimeter?



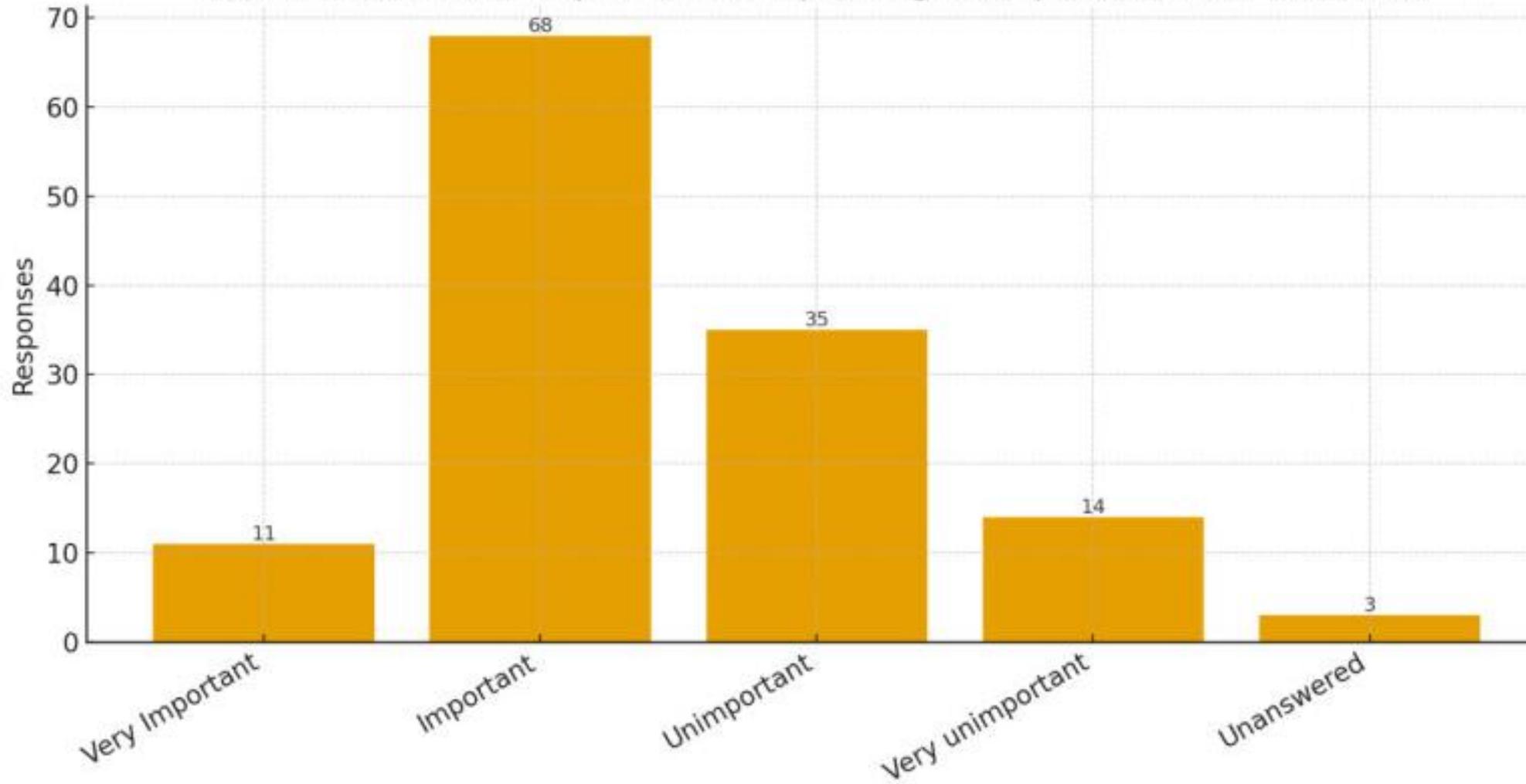
Question 19: How important is further developing the historic downtown/square as a small downtown?



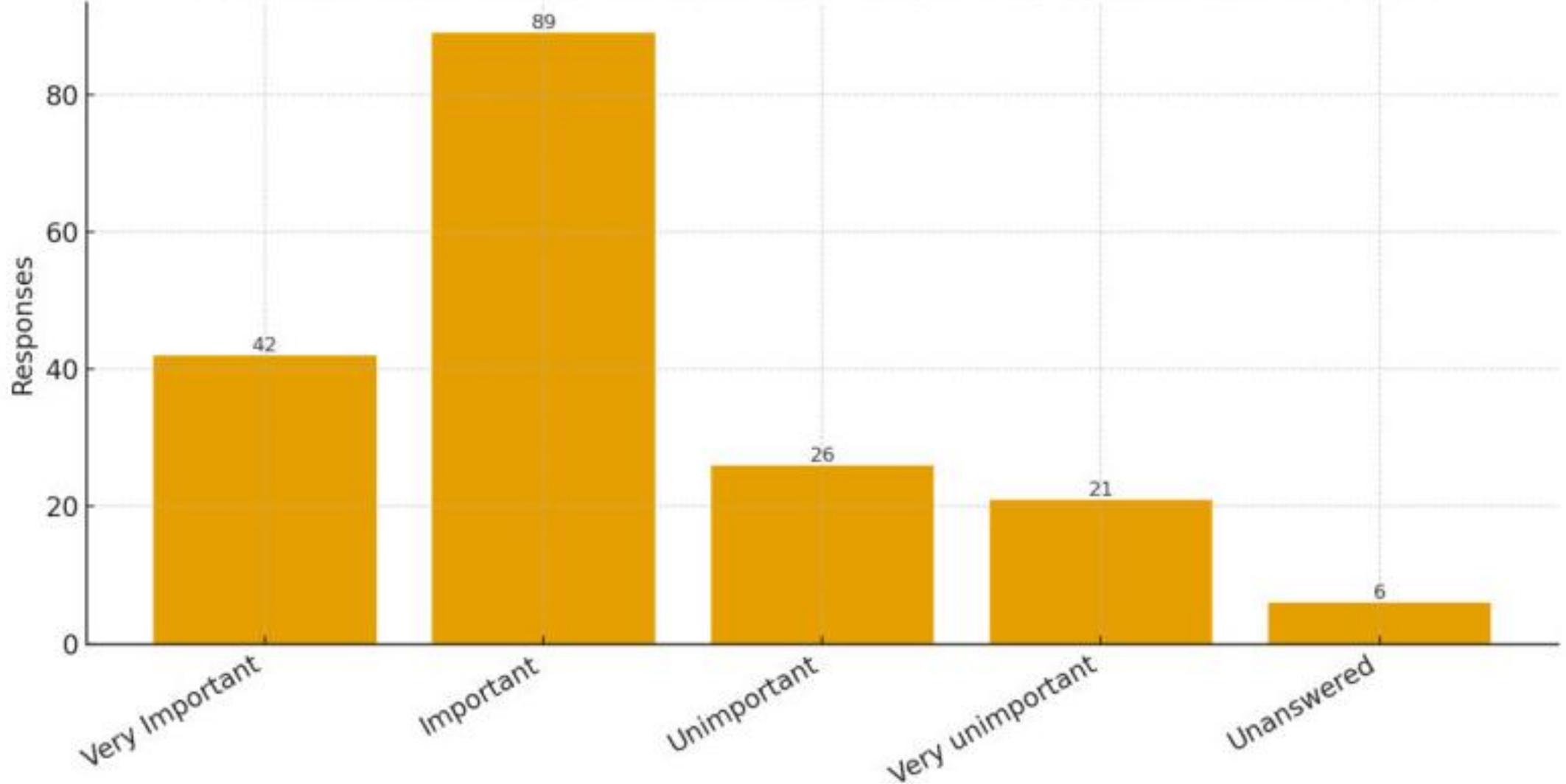
Question 20: How important is it to plan so that your children can live here if they choose?



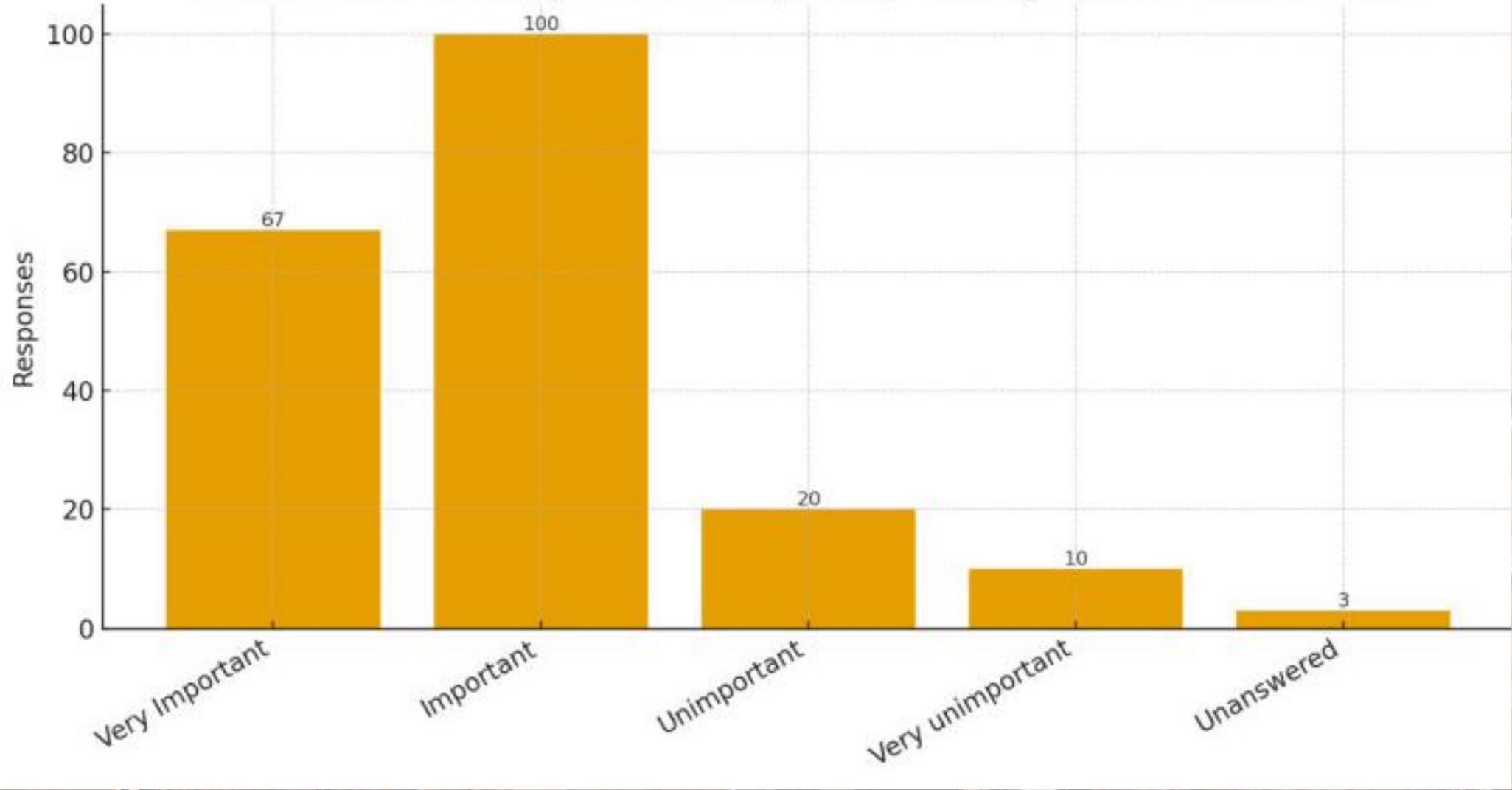
Question 21: How important is improving transportation for vehicles?



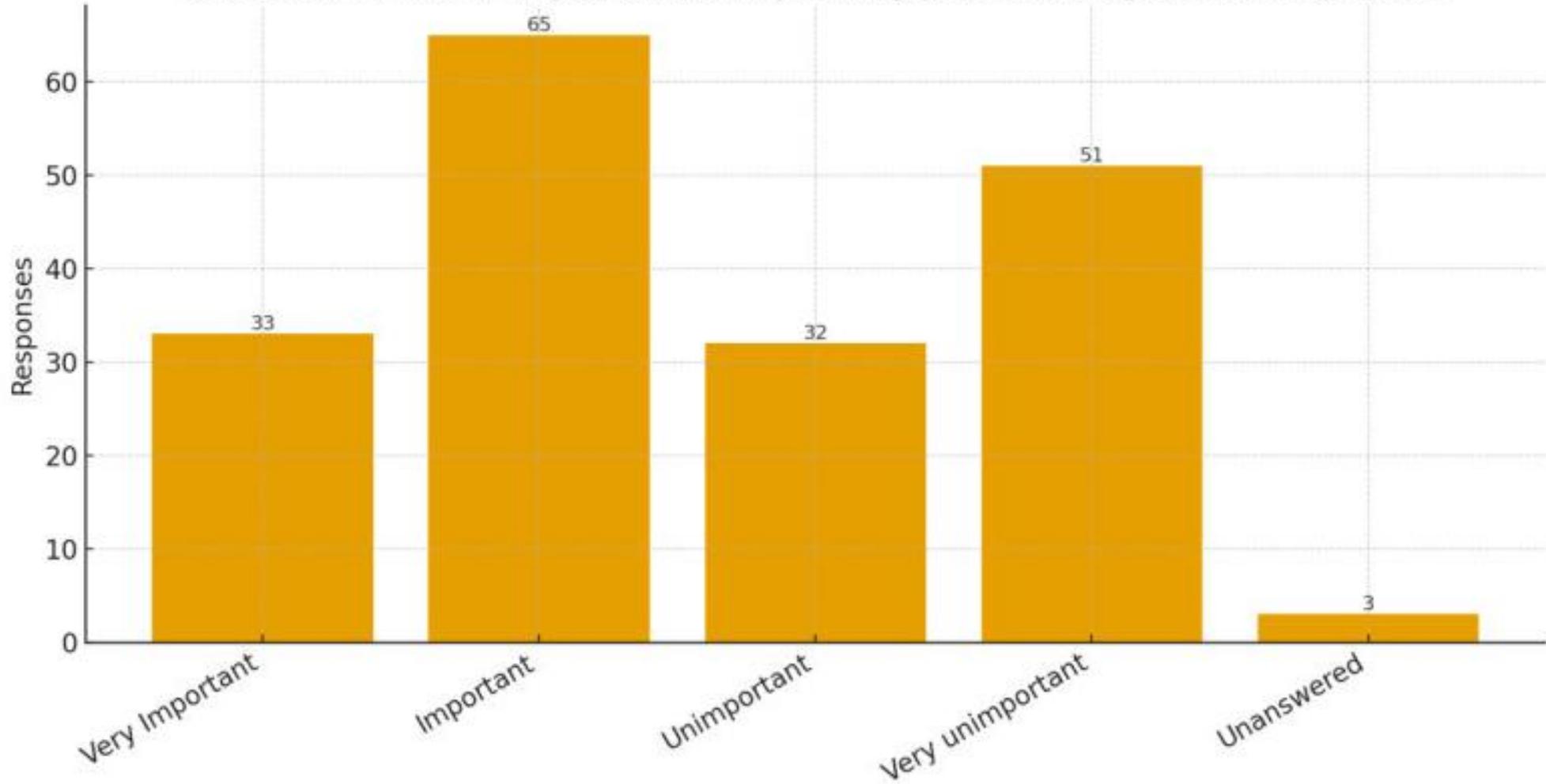
Question 22: How important is improving biking options around town?



Question 23: How important is improving walking options around town?



Question 24: How important is improving public transportation options?

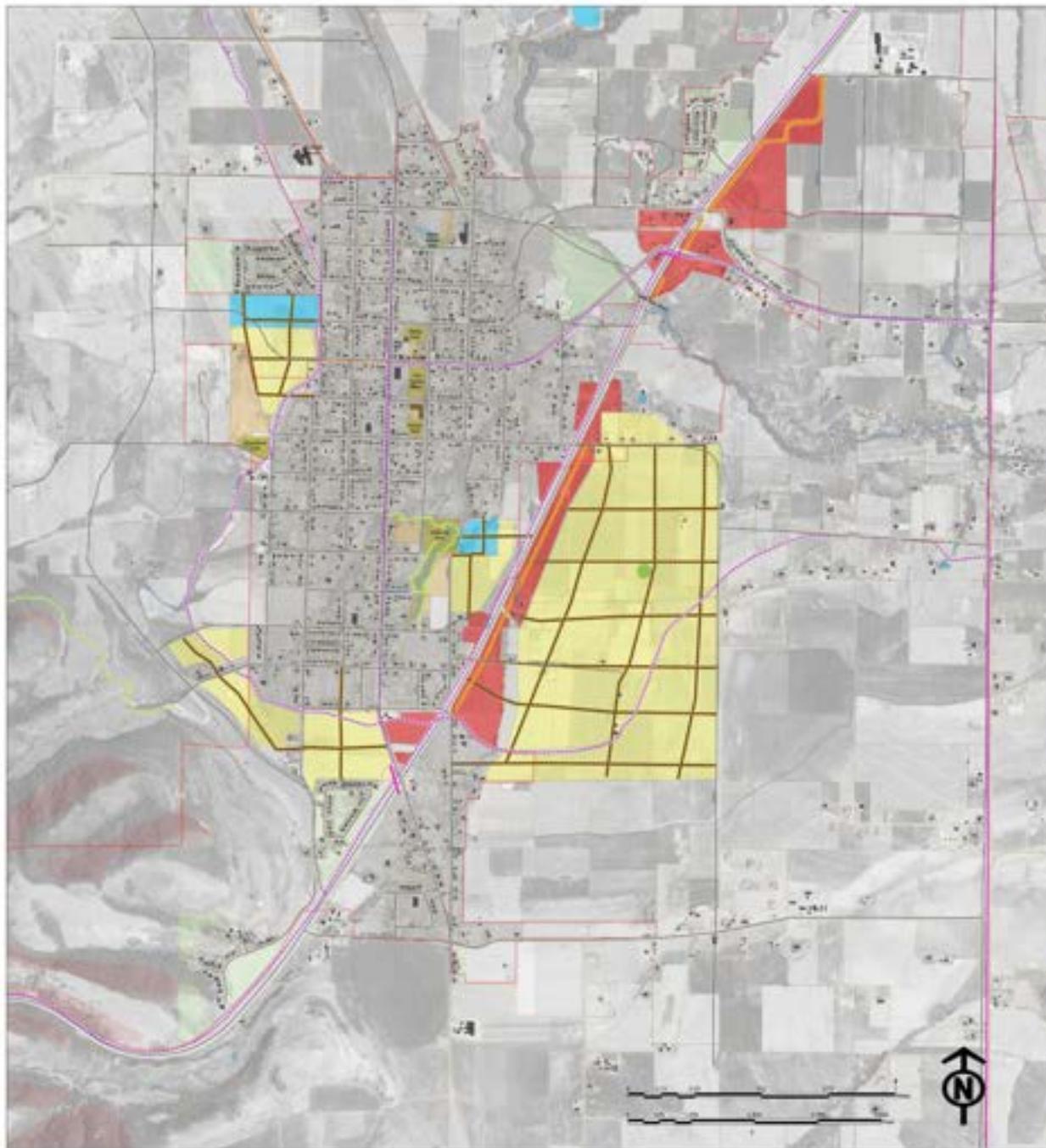


Scenario A (Dispersed Growth/ Highway Commercial)

This scenario places the most growth in the east of US 89/91 and in the southeast area of Wellsville. It includes substantial commercial uses along the east side of the Highway accessed by a frontage road, and a larger node of commercial use where Main Street intersects the Highway. The street grid system is maintained, but with larger blocks on the east side of the Highway. Provisions are made for senior housing developments. Regional trail systems are suggested for the canal, Center Street, and Main Street, with a commuter-type trail along the Highway (consistent in all scenarios). Enhanced Highway pedestrian/bike crossings are suggested along with an equestrian trail emphasis.

Scenario summary:

- Total land developed:
 - Large lot development 732 acres/976 dwellings
 - 55+ communities 38 acres/190 dwellings
- Total new dwellings 1,166
- Highway commercial 254 acres
- Trails, bike lanes and pathways:
 - Pathways on all scenarios: 15 miles
 - Bike lanes 3.6 miles
 - Paved Pathways 9.6 miles
 - Sidewalk 400 feet
 - Trail 5.8 miles
- Roads:
 - New local roads: 17.5 miles
 - Frontage roads: 2.8 miles
- Parks:
 - One new community park on east side



Map Legend

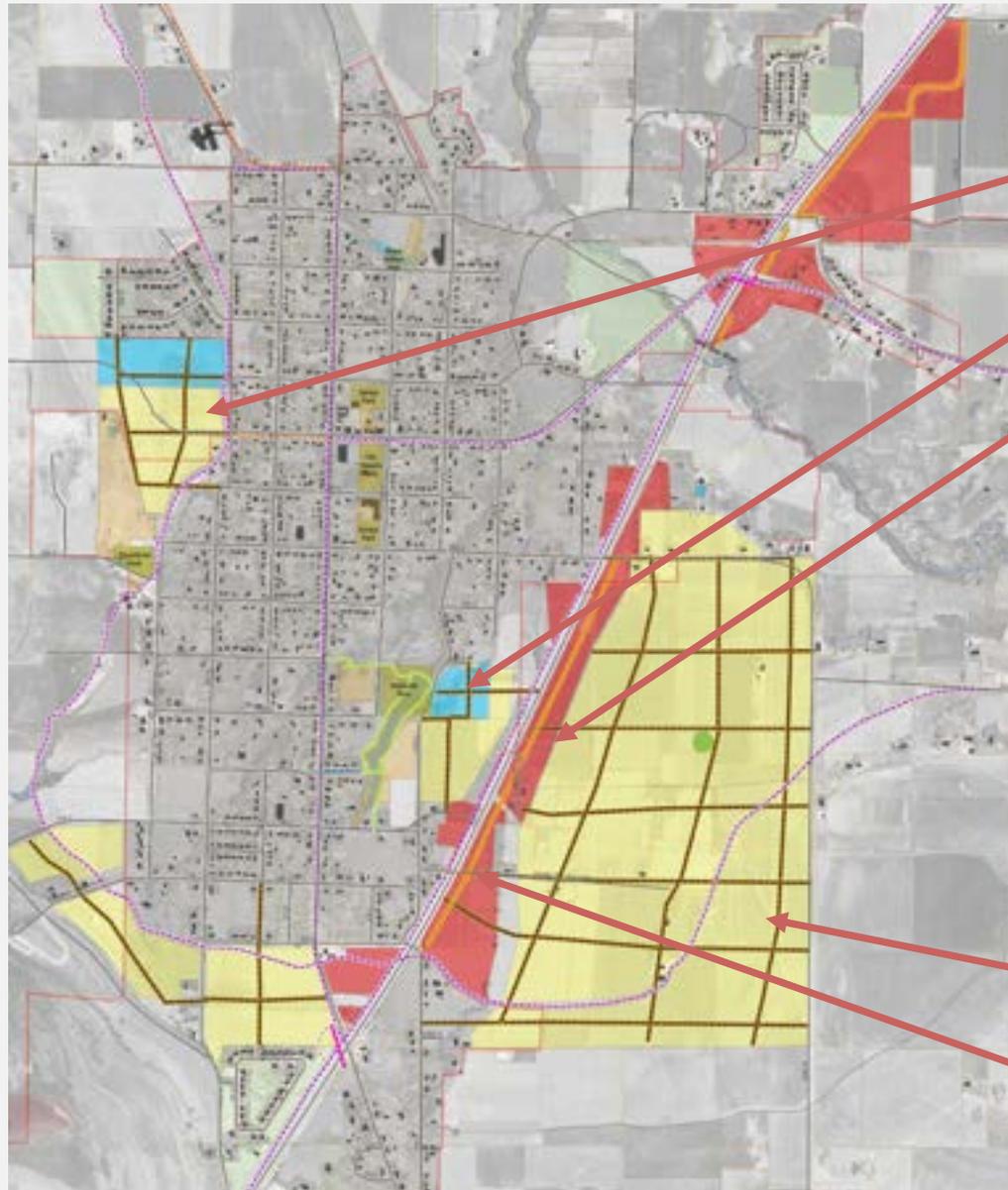
Large Lot	
55+ Community	
Highway Commercial	
Existing Neighborhood Minimal Change	
Community Park	
Paved Trail	
Bike Lane/Bike Path	
Pedestrian & Bike Road Crossing	
New Road/ Street Local	
Frontage Road	



Please scan the QR Code & take the survey.

Scenario A, 2035	Scenario A, 2035, Transportation	Scenario A, 2035, Land Use

Scenario A Dispersed Growth/Highway Commercial



Map Legend

Large Lot 	
55+ Community 	
Highway Commercial 	
Existing Neighborhood Minimal Change 	
Community Park 	
Paved Trail 	
Bike Lane/Bike Path 	
Pedestrian & Bike Road Crossing 	
New Road/ Street Local 	
Frontage Road 	



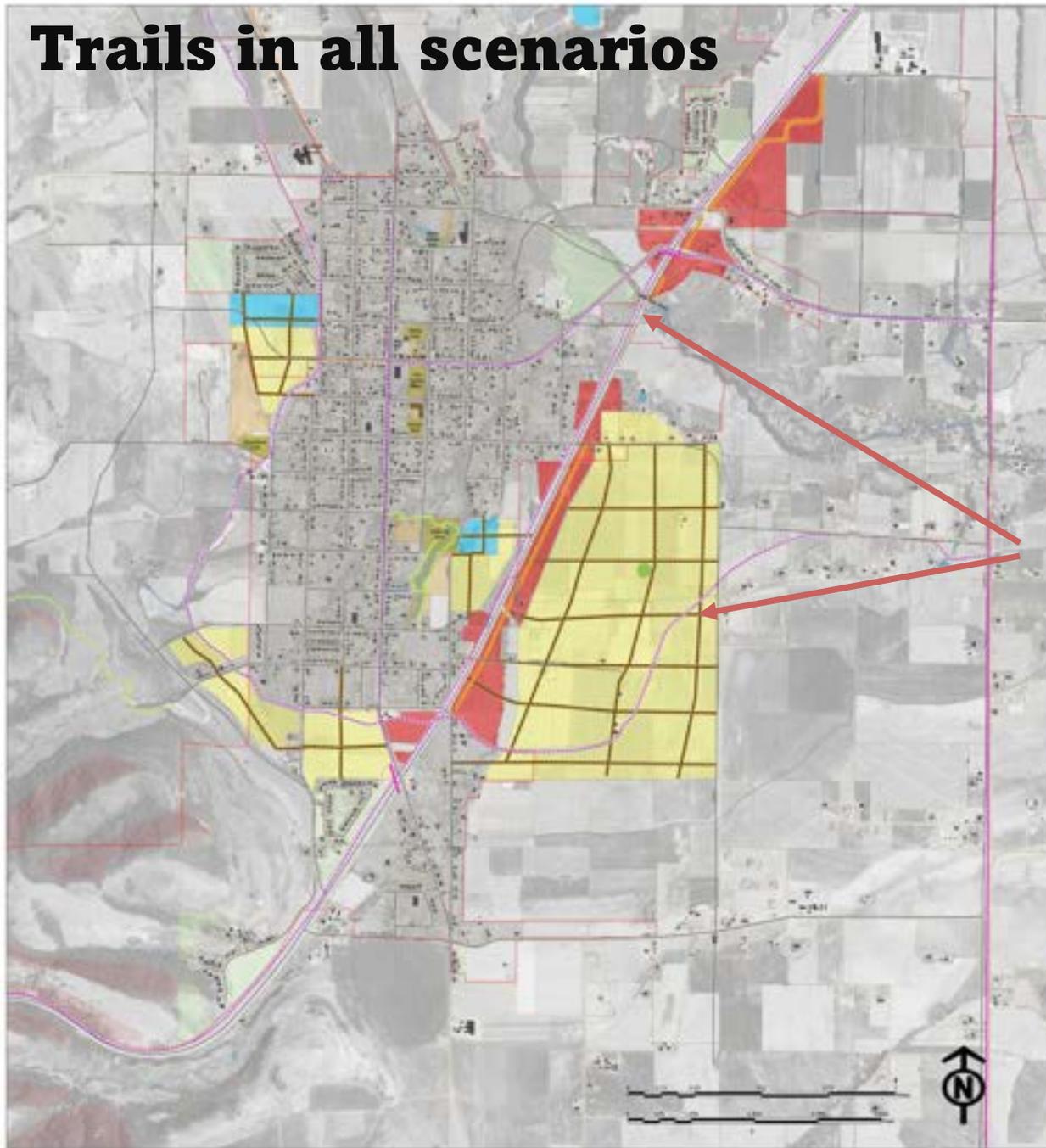
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 - Paved Pathways 9.6 miles
 - Sidewalk 400 feet
 - Trail 5.9 miles
- Roads:
- New local roads: 17.5 miles
 - Frontage roads: 2.8 miles
- Parks:
- One new community park on east side

Trails in all scenarios



Map Legend

Large Lot	
55+ Community	
Highway Commercial	
Existing Neighborhood Minimal Change	
Community Park	
Paved Trail	
Bike Lane/Bike Path	
Pedestrian & Bike Road Crossing	
New Road/ Street Local	
Frontage Road	



Please scan the QR Code & take the survey.

Scenario A, Dispersed Growth	Scenario A, Highway Commercial	Scenario A, 55+ Community
Scenario A, Frontage Road	Scenario A, Trail	Scenario A, Park

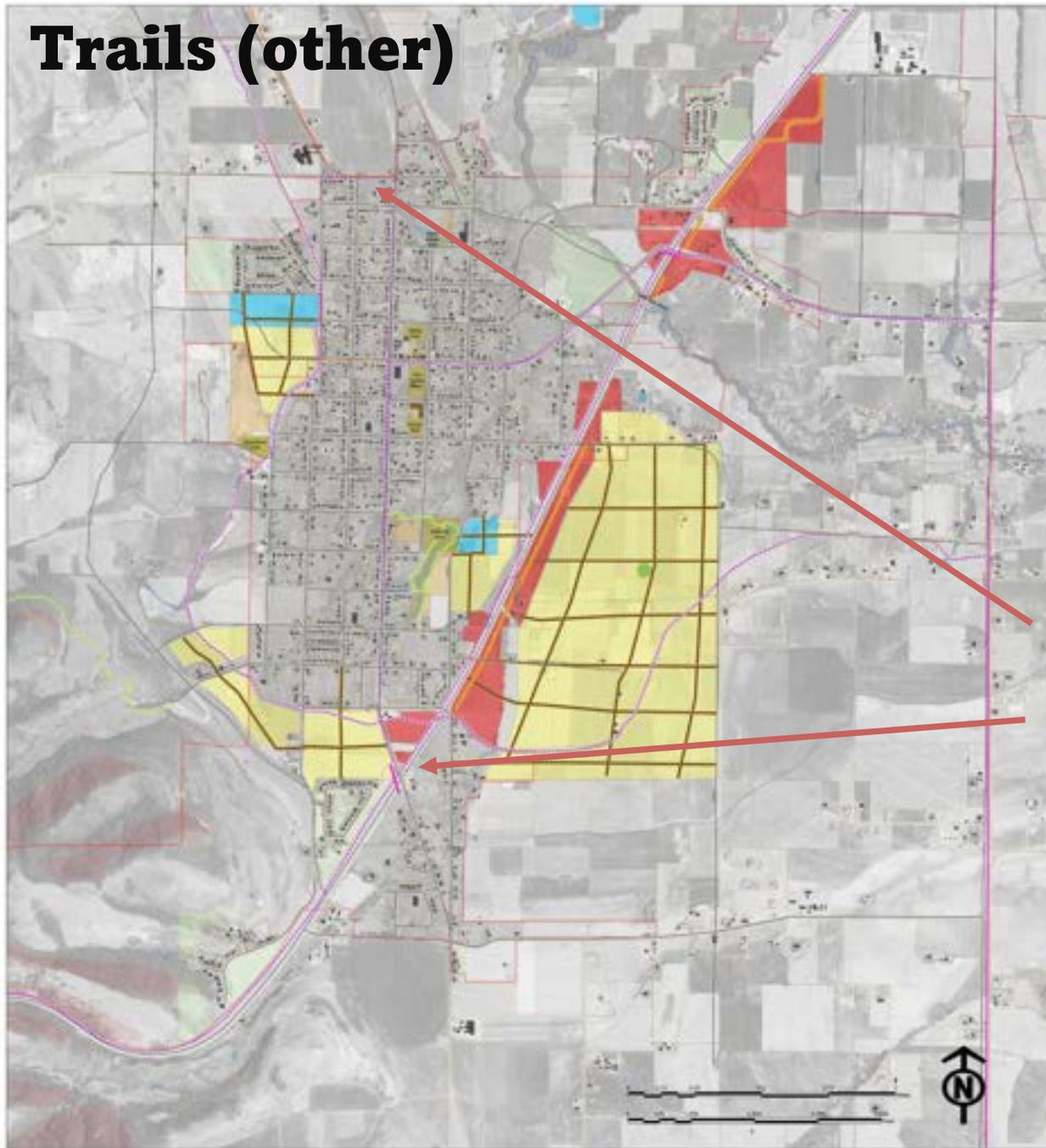
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- Total new dwellings 1,166
- Highway commercial 264 acres
- Trails, bike lanes and pathways:
 - Pathways on all scenarios: 15 miles
 - Bike lanes 3.6 miles
 - Paved Pathways 9.6 miles
 - Sidewalk 400 feet
 - Trail 5.9 miles
- Roads:
 - New local roads: 17.5 miles
 - Frontage roads: 2.8 miles
- Parks:
 - One new community park on east side

Trails (other)



Map Legend

Large Lot	
55+ Community	
Highway Commercial	
Existing Neighborhood Minimal Change	
Community Park	
Paved Trail	
Bike Lane/Bike Path	
Pedestrian & Bike Road Crossing	
New Road/ Street Local	
Frontage Road	



Please scan the QR Code & take the survey.

Scenario A, Dispersed Growth	Scenario A, Highway Commercial	Scenario A, 55+ Community
Scenario A, Frontage Road	Scenario A, Pedestrian & Bike Road Crossing	Scenario A, New Road/ Street Local

Scenario B (Focused Growth With Amenities)

This scenario places growth around the center of the City and at two nodes of mixed commercial use and housing where Main Street meets the Highway. Around the Square, additional mixed housing types coupled with some commercial uses could capitalize on events and the general use of the Square. Infill development, which could include affordable housing options, would also be allowed where larger lots could consist of accessory dwelling units, flag lots, and subordinate dwelling units. Underutilized interior block areas could be accessed and developed with smaller lots. More farmland open spaces could be explored for preservation. Trails would focus more on internal connections, but include a west bench trail. River and canal trails are prioritized.

Scenario summary:

- Total land developed:
- Blended Infill 155 acres/445 dwellings
- 1/4-1/2 Acre View Lots/253 dwellings
- 55+ communities 22 acres/99 dwellings
- Horizontal Mixed-use 48 acres/193 dwellings
- Minimal infill/158 dwellings
- Town square Mixed-use 18 acres/30 dwellings

Total new dwellings 1,186

Trails, bike lanes and pathways:

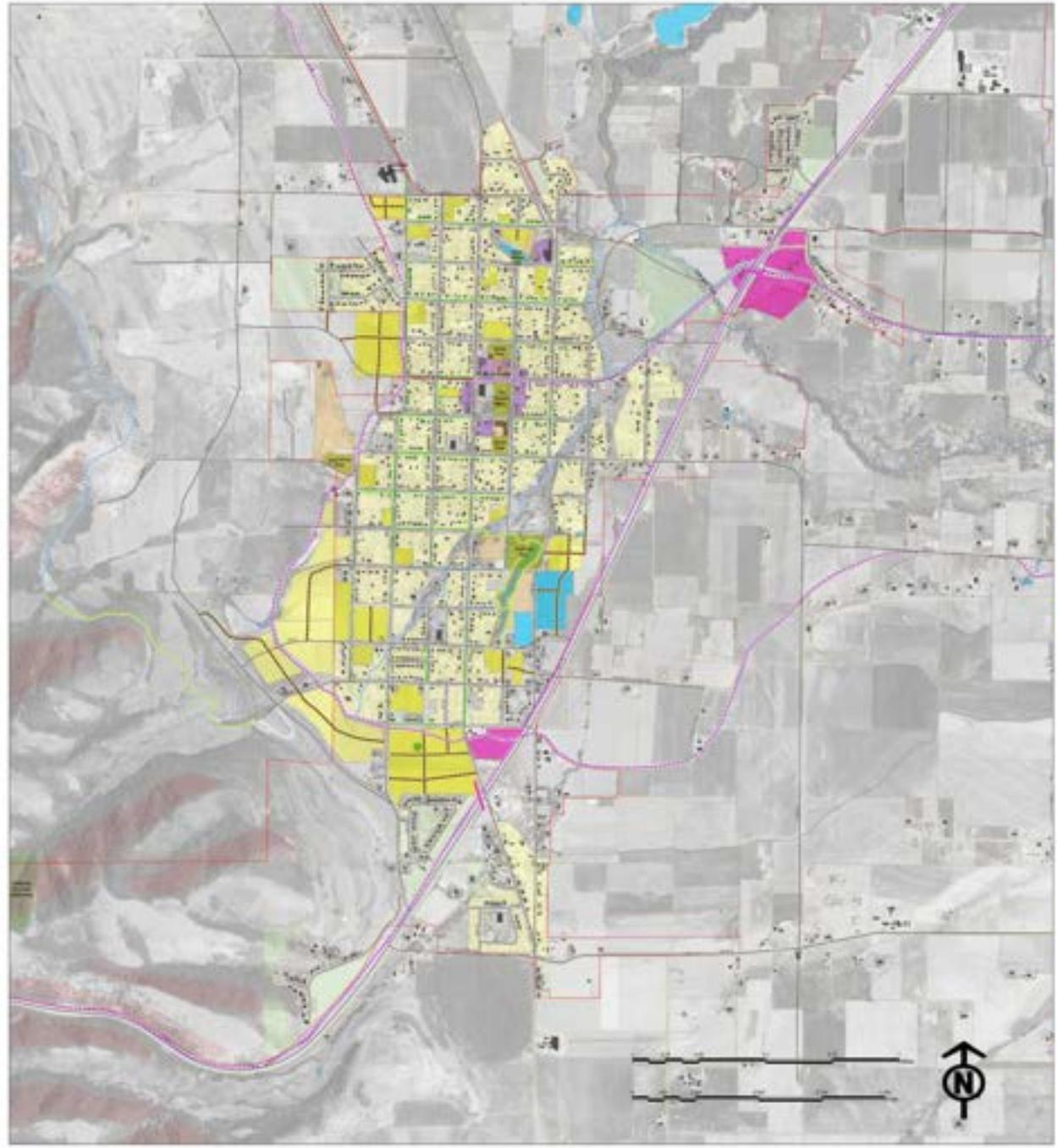
- Pathways on all scenarios: 15 miles
- Bike lanes 6 miles
- Paved Pathways 12 miles
- Sidewalks 10 miles
- Trails 13 miles

Roads:

- New local roads: 5.5 miles

Parks:

- One new neighborhood park on the south
- Existing city parks would receive upgrades such as pickleball, ball fields, tennis, and trails.



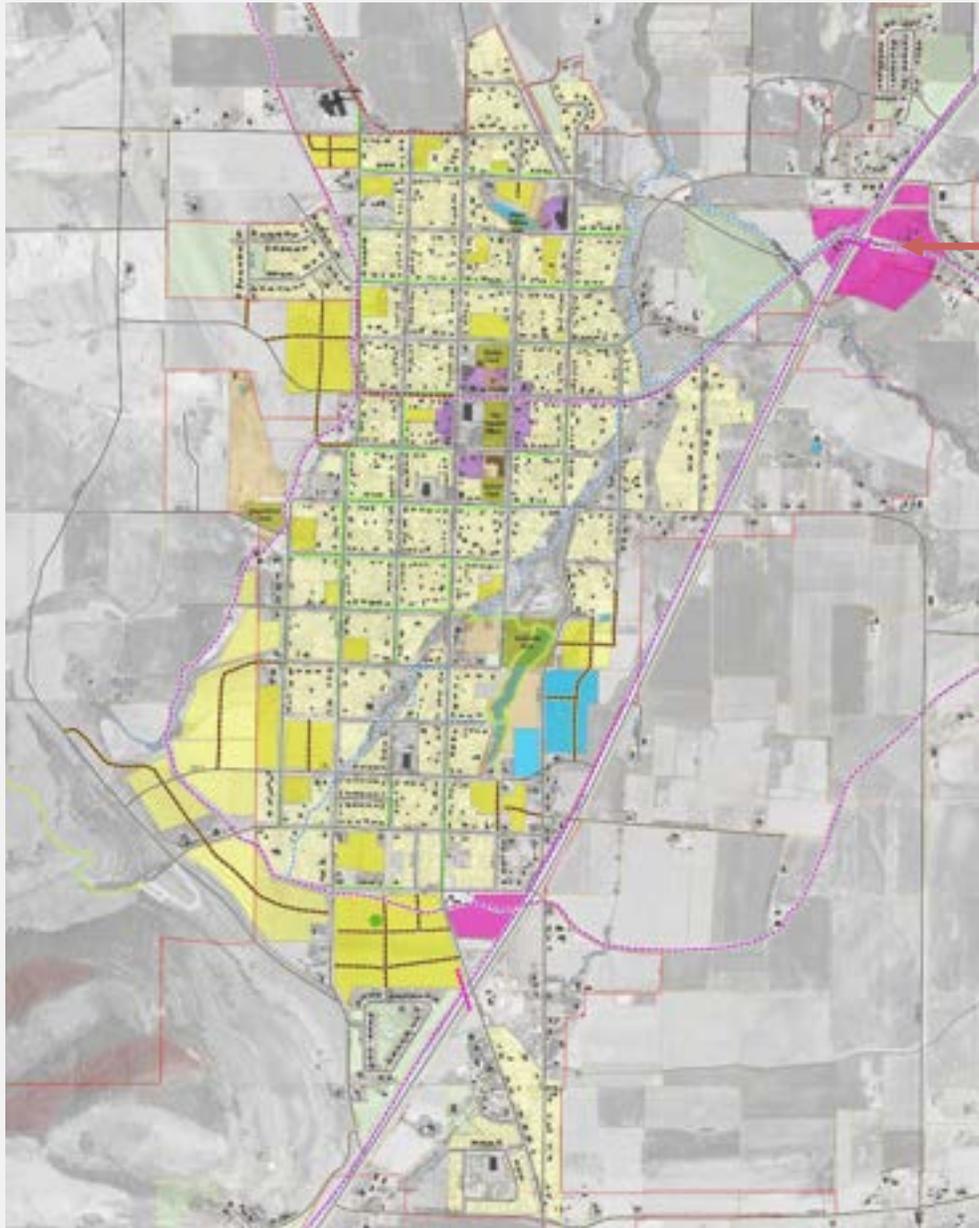
Map Legend

	1/3-1/4 Acre View Lot	
	55+ Community	
	Horizontal Mixed-Use	
	Minimal Infill (ADUs/Cottages/Single-Family)	
	Town Square (Mixed-use)	
	Blended Neighborhood (1/4-1/6 Acre)	
	Neighborhood Park	
	Upgrades to existing parks	
	Paved Trail	
	Bike Lane/Bike Path	
	Pedestrian & Bike Road Crossing	
	New Road/ Street Local	
	Trails	



Please scan the QR Code & take the survey.

Scenario B Focused Growth With Amenities



Map Legend

	1/3-1/4 Acre View Lot	
	55+ Community	
	Horizontal Mixed-Use	
	Minimal Infill (ADUs/Cottages/Single-Family)	
	Town Square (Mixed-use)	
	Blended Neighborhood (1/4-1/8 Acre)	
	Neighborhood Park	
	Upgrades to existing parks	
	Paved Trail	
	Bike Lane/Bike Path	
	Pedestrian & Bike Road Crossing	
	New Road/ Street Local	
	Trails	



Scenario B Focused Growth With Amenities

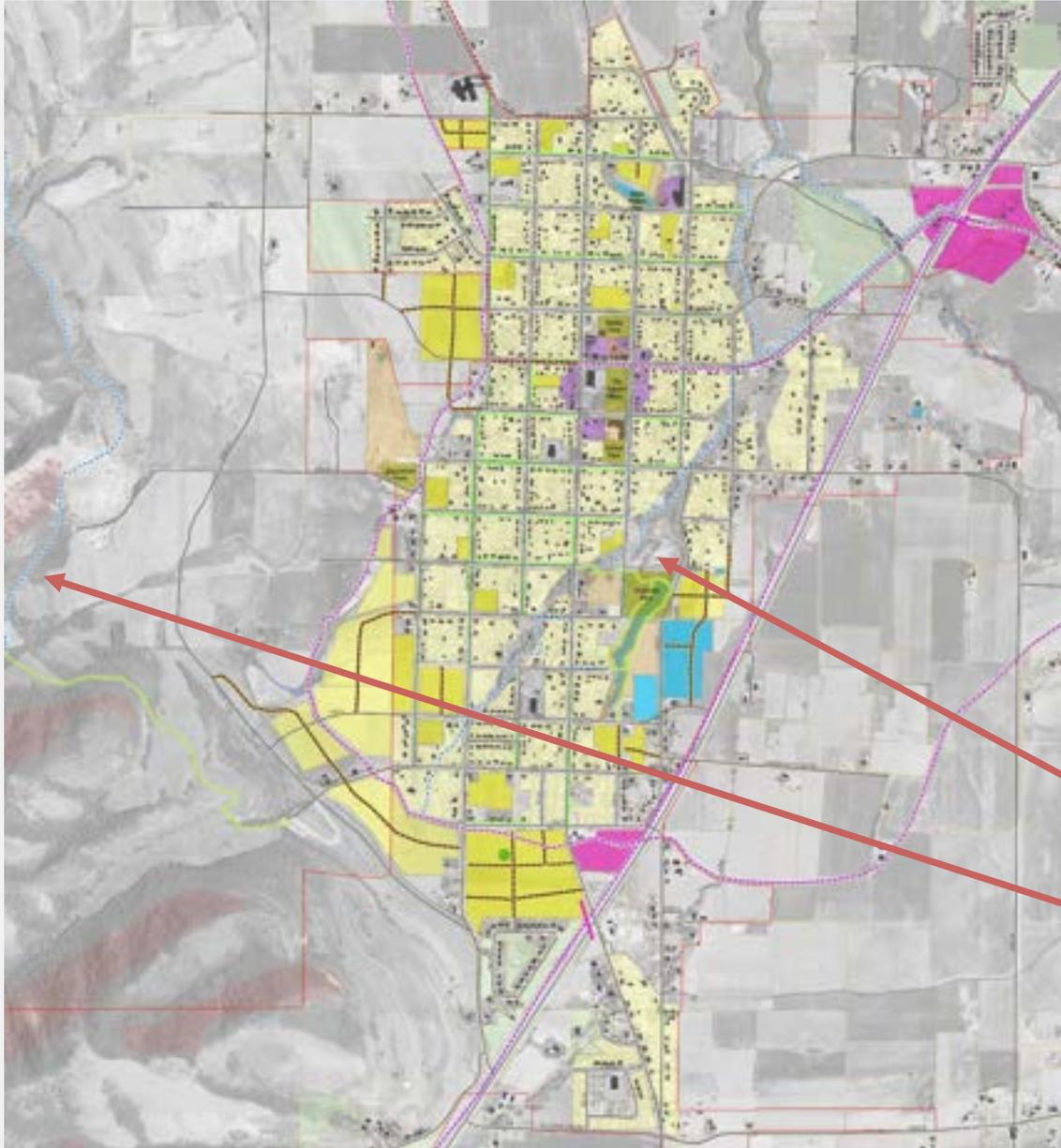


Map Legend

- 1/3-1/4 Acre View Lot
- 55+ Community
- Horizontal Mixed-Use
- Minimal Infill (ADUs/Cottages/Single-Family)
- Town Square (Mixed-use)
- Blended Neighborhood (1/4-1/6 Acre)
- Neighborhood Park
- Upgrades to existing parks
- Paved Trail
- Bike Lane/Bike Path
- Pedestrian & Bike Road Crossing
- New Road/ Street Local
- Trails



Scenario B Focused Growth With Amenities



Map Legend

1/3-1/4 Acre View Lot		
55+ Community		
Horizontal Mixed-Use		
Minimal Infill (ADUs/Cottages/Single-Family)		
Town Square (Mixed-use)		
Blended Neighborhood (1/4-1/6 Acre)		
Neighborhood Park		
Upgrades to existing parks		
Paved Trail		
Bike Lane/Bike Path		
Pedestrian & Bike Road Crossing		
New Road/ Street Local		
Trails		



Scenario C (New Residential Clusters With Open Space & Commercial Nodes)

This scenario promotes more of the residential open space subdivisions in the southeast and western portions of the community. More variety in lot sizes are suggested, and the open spaces could include agricultural uses and/or recreational amenities. Mixed housing types intended to provide affordability would be offered for the commercial nodes at the intersection of Center Street and Main Street, where they meet the Highway. Attainable (with some affordable) housing options within the infill options could be promoted. Bike trails formalized along the canal, and along major roads. Trail access to the mountains is emphasized, and River and canal trails are prioritized.

Scenario summary:

Total land developed:
 - Blended Infill 83 acres/333 dwellings
 - Horizontal Mixed-use Limited Res. 100 acres/100 dwellings
 - Neighborhood w/ Open Space 348 acres (30% conserved)/ 728 dwellings

Total new dwellings 1,161

Trails, bike lanes and pathways:

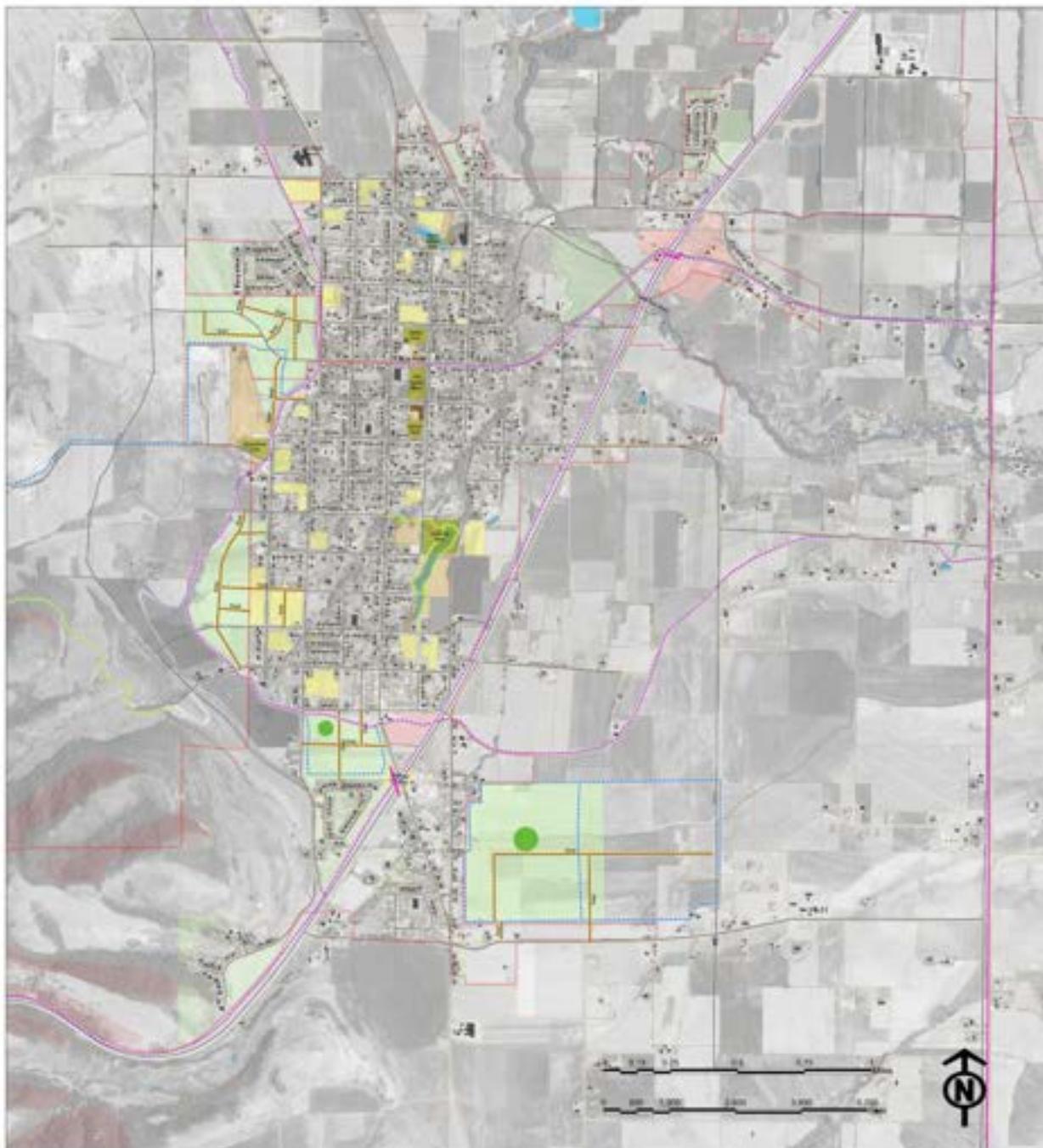
- Pathways on all scenarios: 15 miles
 - Bike lanes 3 miles
 - Paved Pathways 8 miles
 - Trails 13 miles

Roads:

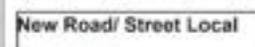
- New local roads: 5.75 miles

Parks:

- Two new neighborhood parks or conserved open spaces



Map Legend

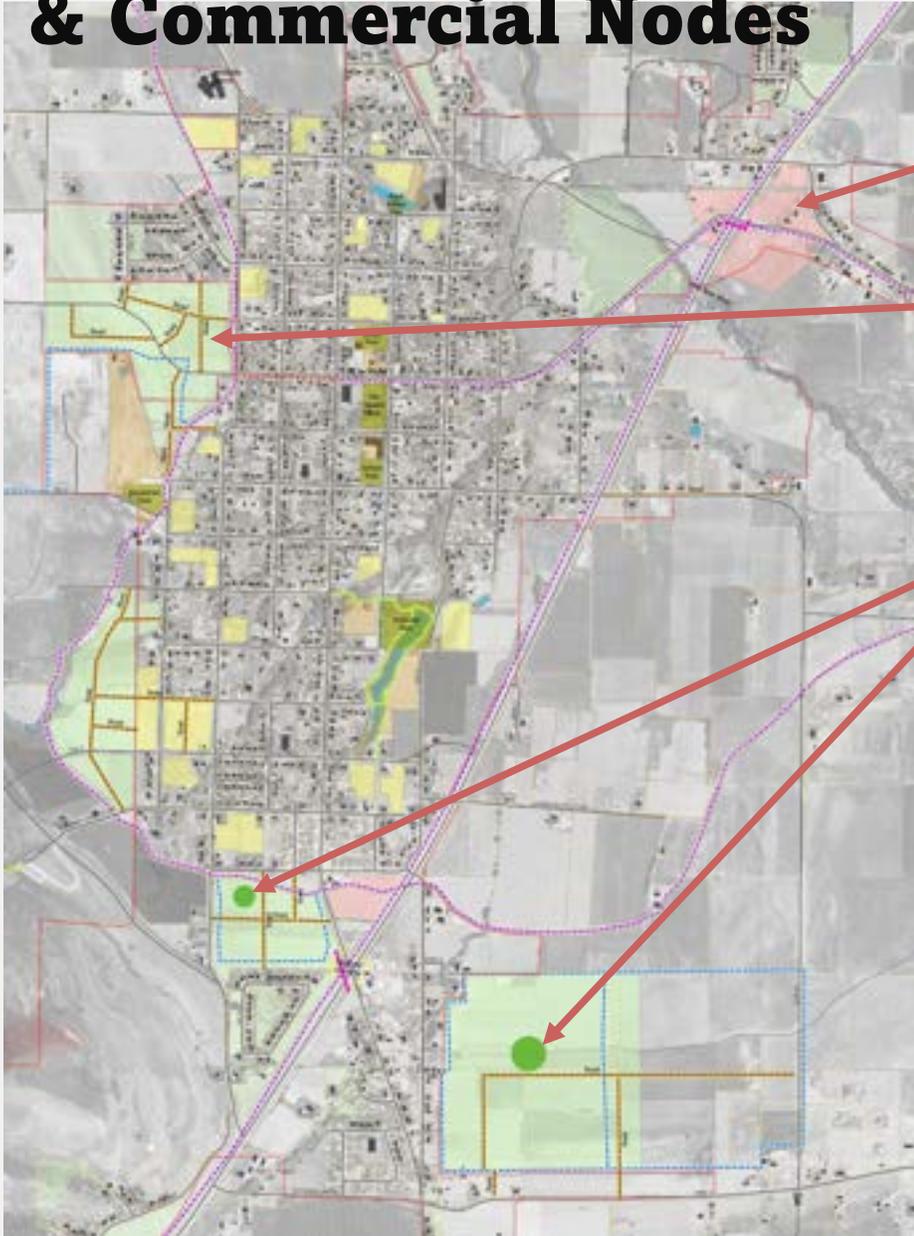


<ul style="list-style-type: none"> Scenario A: Residential Scenario B: Commercial Scenario C: Mixed-Use Scenario D: Open Space Scenario E: Trails Scenario F: Roads Scenario G: Parks 	<ul style="list-style-type: none"> Scenario 1: Residential Scenario 2: Commercial Scenario 3: Mixed-Use Scenario 4: Open Space Scenario 5: Trails Scenario 6: Roads Scenario 7: Parks 	<ul style="list-style-type: none"> Scenario 8: Residential Scenario 9: Commercial Scenario 10: Mixed-Use Scenario 11: Open Space Scenario 12: Trails Scenario 13: Roads Scenario 14: Parks
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Please scan the QR Code & take the survey.

Scenario C – New Residential Clusters w/ Open Space & Commercial Nodes

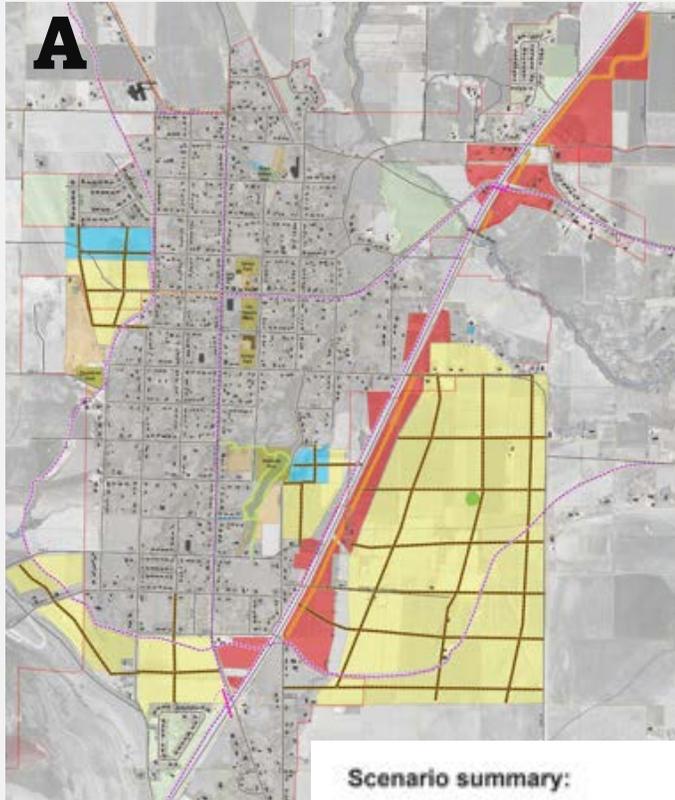


Map Legend

Horizontal Mixed-Use Limited Residential	
Neighborhood with Open Spaces	
Blended Neighborhood (1/4-1/6 Acre)	
Neighborhood Park	
Paved Trail	
Bike Lane/Bike Path	
Pedestrian & Bike Road Crossing	
New Road/ Street Local	
Trails	



All Three Scenarios



Scenario summary:

Total land developed:

- Large lot development 732 acres/978 dwellings
- 50+ communities 38 acres/190 dwellings

Total new dwellings 1,168

- Highway commercial 204 acres

Trails, bike lanes and pathways:

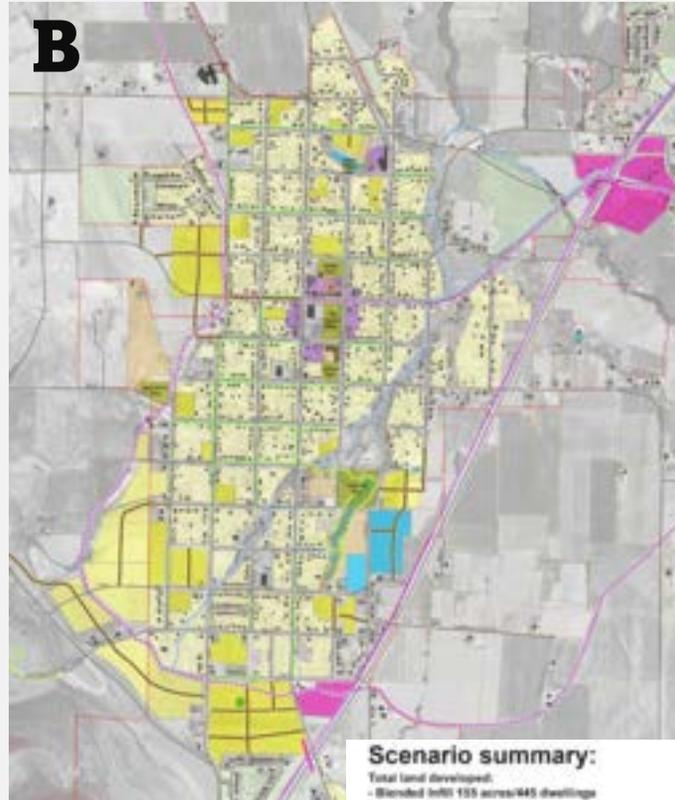
- Pathways on all scenarios: 18 miles
- Bike lanes 3.8 miles
- Paved Pathways 9.8 miles
- Sidewalk 400 feet
- Trail 5.8 miles

Roads:

- New local roads: 17.8 miles
- Frontage roads: 2.8 miles

Parks:

- One new community park on east side



Scenario summary:

Total land developed:

- Blended infill 155 acres/445 dwellings
- 14-13 Acre View Lots/253 dwellings
- 55+ communities 22 acres/99 dwellings
- Horizontal Mixed-use 46 acres/193 dwellings
- Winnet infill 168 dwellings
- Town square Mixed-use 19 acres/38 dwellings

Total new dwellings 1,188

Trails, bike lanes and pathways:

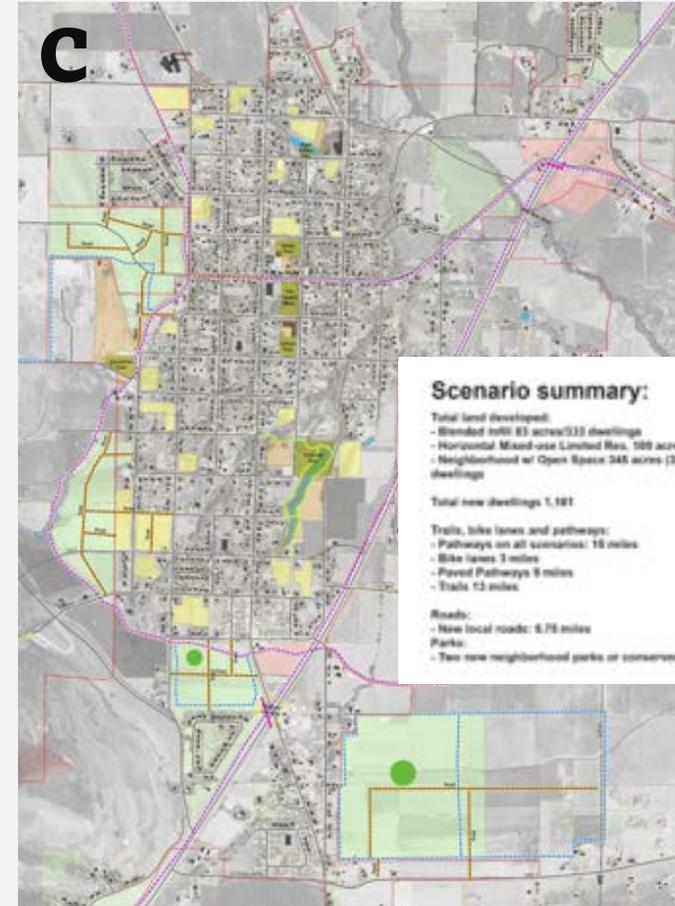
- Pathways on all scenarios: 18 miles
- Bike lanes 6 miles
- Paved Pathways 12 miles
- Sidewalks 10 miles
- Trails 10 miles

Roads:

- New local roads: 8.8 miles

Parks:

- One new neighborhood park on the south
- Existing city parks would receive upgrades such as pickleball ball fields, tennis, and trails.



Scenario summary:

Total land developed:

- Blended infill 83 acres/333 dwellings
- Horizontal Mixed-use Limited Max. 100 acres/100 dwellings
- Neighborhood of Open Space 345 acres (30% conserved) 728 dwellings

Total new dwellings 1,181

Trails, bike lanes and pathways:

- Pathways on all scenarios: 18 miles
- Bike lanes 3 miles
- Paved Pathways 9 miles
- Trails 13 miles

Roads:

- New local roads: 6.75 miles

Parks:

- Two new neighborhood parks or conserved open spaces

Public Visioning & General Plan Process



Public Workshop
(Brainstorm)



Open House
Land Use Alternatives



Vision Celebration
Begin General Plan
Process



General Plan Adoption
2025/26 Implementation

We are here!

Public Visioning & General Plan Process



Public Workshop
(Brainstorm)



Open House
Land Use Alternatives



Vision Celebration
Begin General Plan
Process



General Plan Adoption
2025/26 Implementation

Next step

Poster Session



Scenario Shopping

Like Selecting Ingredients
to Make a Meal



(Not a Prepackaged Dinner)



Scenario B

(Focused Growth Within Units)

This scenario places growth around the center of the City and at two nodes of mixed commercial use and housing where Main Street meets the Highway. Around the Square, additional mixed housing types coupled with some commercial uses could capitalize on events and the general use of the Square. Infill development, which could include affordable housing options, would also be allowed where larger lots could consist of accessory dwelling units, flag lots, and subordinate dwelling units. Underutilized interior block areas could be accessed and developed with smaller lots. More farmland open spaces could be explored for preservation. Trails would focus more on internal connections, but include a west bench trail. River and canal trails are prioritized.

Scenario summary:

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- 1/4-1/3 Acre View Lots/253 dwellings
- 55+ communities 22 acres/89 dwellings
- Horizontal Mixed-use 48 acres/193 dwellings
- Minimal infill/168 dwellings
- Town square Mixed-use 19 acres/38 dwellings

Total new dwellings 1,186

Trails, bike lanes and pathways:

- Pathways on all scenarios: 15 miles
- Bike lanes 6 miles
- Paved Pathways 12 miles
- Sidewalks 10 miles
- Trails 18 miles

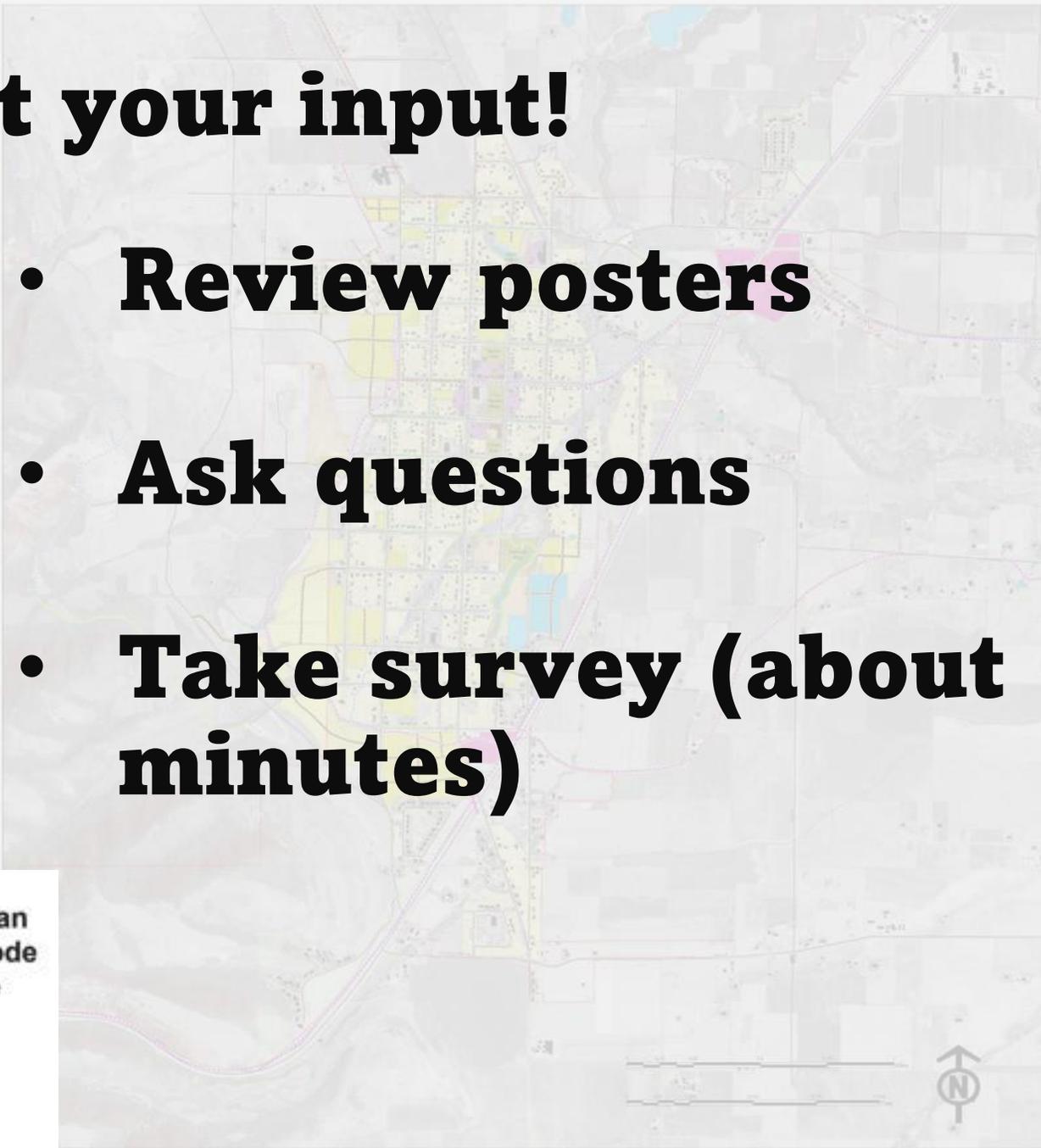
Source:



Please scan the QR Code & take the survey.

We want your input!

- **Review posters**
- **Ask questions**
- **Take survey (about 10-15 minutes)**



Map Legend

1/3-1/4 Acre View Lot	
55+ Community	
Horizontal Mixed-Use	
Minimal Infill (ADUs/Cottages/Single-Family)	
Town Square (Mixed-use)	
Blended Neighborhood (1/4-1/6 Acre)	
Neighborhood Park	
Paved Trail	
Bike Lane/Bike Path	
Pedestrian & Bike Road Crossing	
New Road/ Street Local	
Trails	

Next Steps:

- 1. Survey regarding the scenarios.**
- 2. Prepare final vision based scenarios, discussion with Planning Commission & City Council.**
- 3. Future Open House to share the vision.**
- 4. Prepare General Plan Document.**