

An aerial illustration of a valley. In the background, there are several mountain ranges with varying shades of green, yellow, and brown. The middle ground shows a wide valley with green fields and a road winding through it. In the foreground, there is a town with several buildings, trees, and a road intersection. The overall style is that of a detailed pencil or colored pencil drawing.

Welcome!

**Wellsville City
General Plan 2026
Public Meeting
03.26.2026**

Wellsville
GATEWAY TO CACHE VALLEY

**Jake Young
John Janson**

Citi Design Team

Jake Young, AICP Planner/Landscape Architect – PM

John Janson (Planning Solutions), AICP Planner

Tyler Smithson (Parametrix), Transportation

Staff support

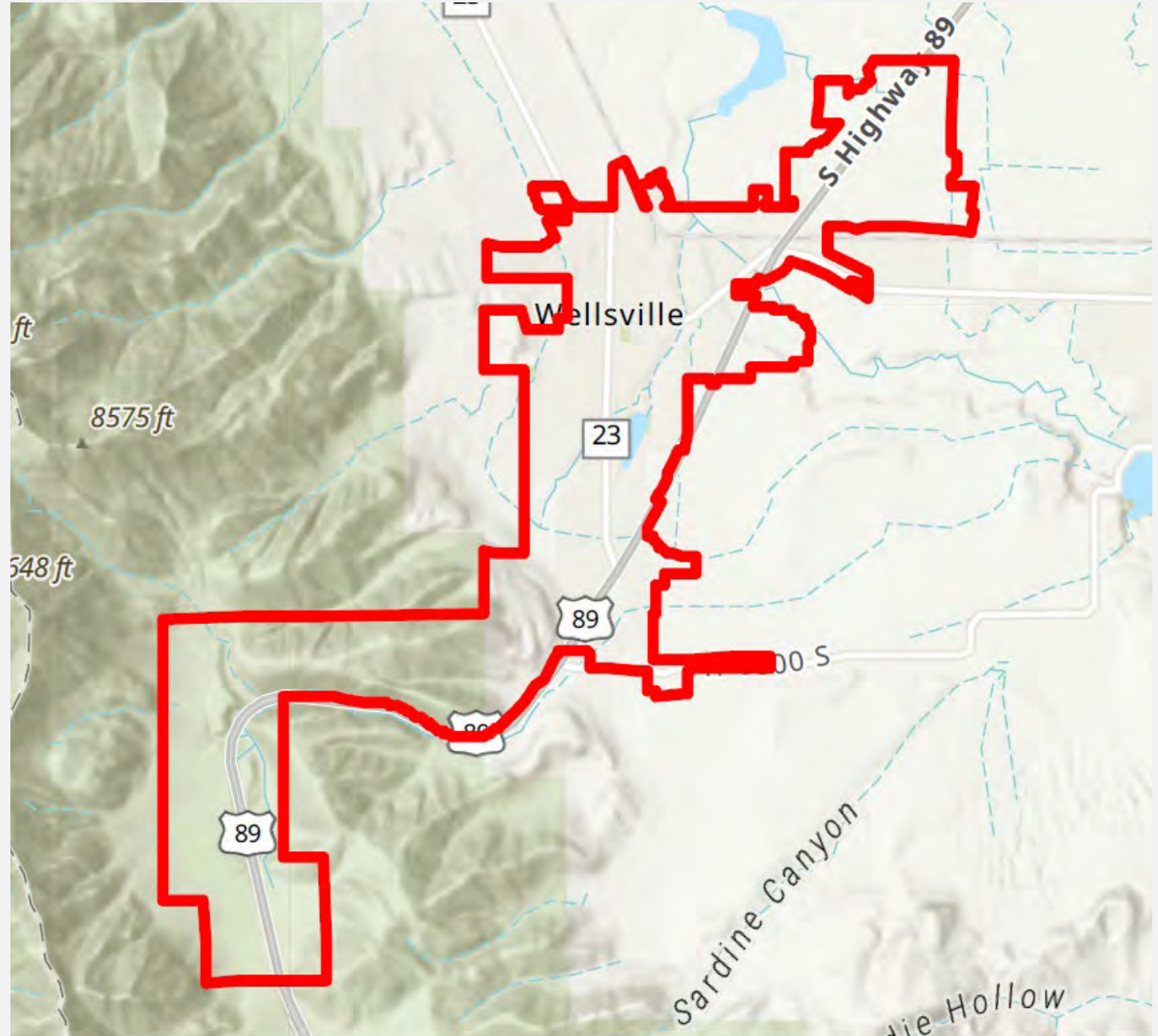


Tonight's Agenda

- **Introductions**
- **Process summary**
- **Discussion of draft**
 - **Land Uses**
 - **Transportation**
 - **Parks**
 - **Trails**
- **Poster sessions and feedback**



Wellsville City



What is a General Plan?

A multi-faceted community plan for the future – 10-to-20-year timeframe



- **Required by State Law – Title 17-27a-4 (Counties) and 10-9a-403 (Cities)**
- **Advisory document**
- **General Plan intent – to think about the future and to reach toward a future that the community wants to achieve**
- **What trends do we expect might shape the future?**
- **What direction is needed on our “big issues”?**

Wellsville City Process

Downtown | Parks & Trails



Workshop
(Brainstorm)

Analysis/Scenario Development



Open House
(Alternative Scenarios)

Draft Vision/Plans Development



Open House
(Vision & Key concepts)

Vision and Plans

We are here.



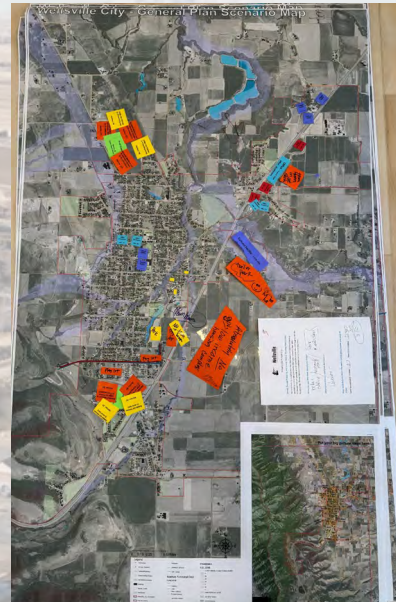
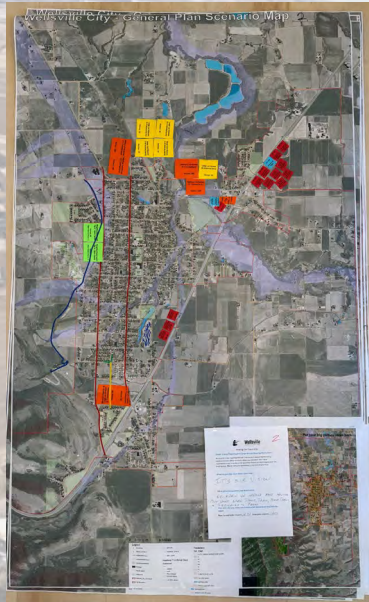
Implementation
(Ready, Set, Action!)

Addition to General Plan
Policy/Code Updates

Public Workshop #1



Public Workshop #1 – 11 All Maps

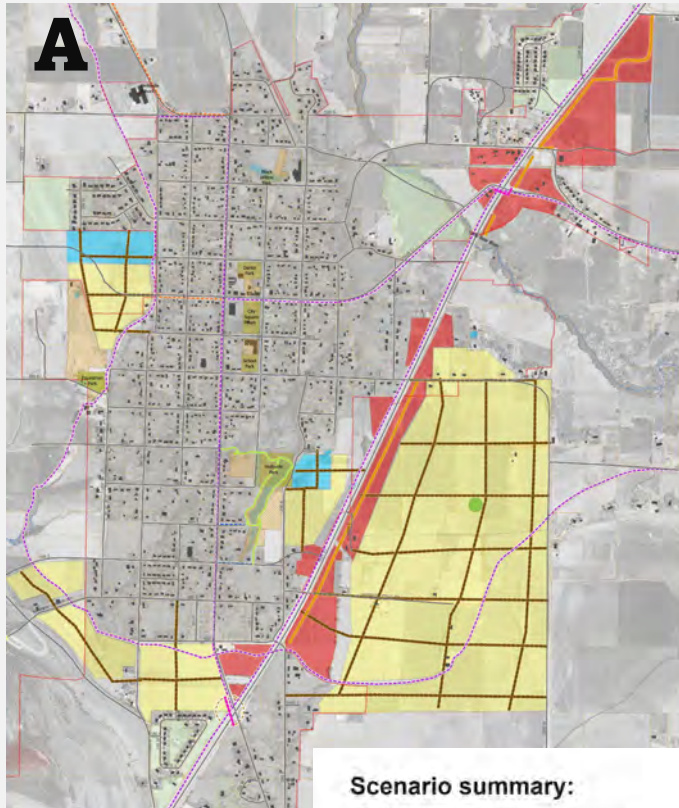


An aerial photograph of a town, likely in a mountainous region, showing residential houses, streets, and open fields. The text is overlaid on the image.

Public Survey 1 Results

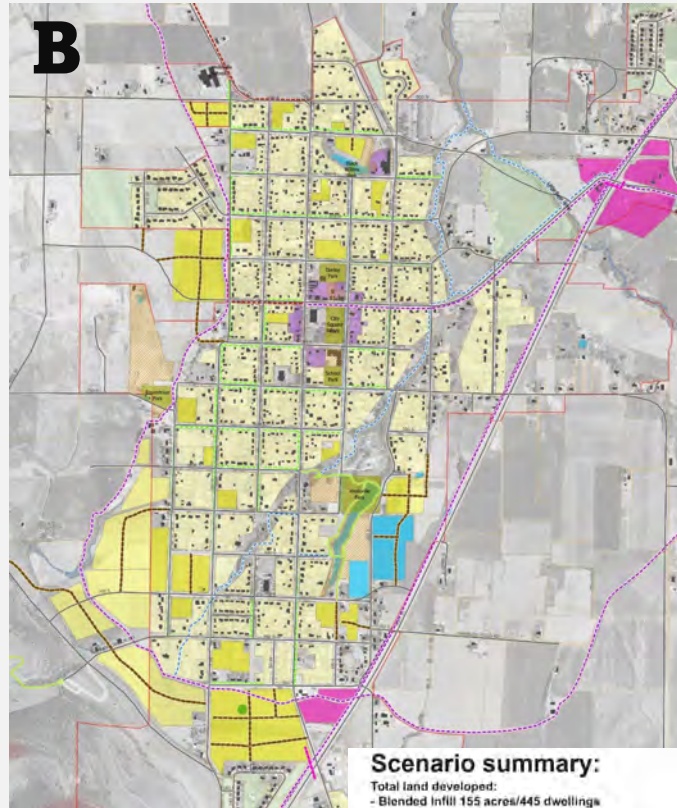
**229 participants
(both in person & online)**

Development of three scenarios



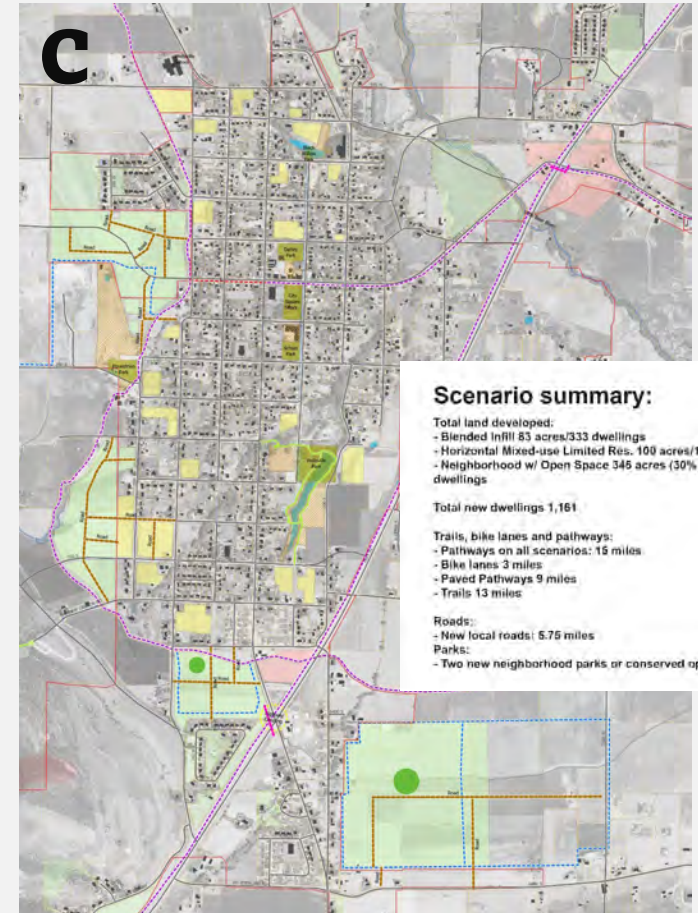
Scenario summary:

- Total land developed:**
- Large lot development 732 acres/976 dwellings
 - 55+ communities 38 acres/190 dwellings
- Total new dwellings 1,166**
- Highway commercial 284 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



Scenario summary:

- Total land developed:**
- Blended Infill 155 acres/445 dwellings
 - 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
- Roads:**
- New local roads: 5.5 miles
- Parks:**
- One new neighborhood park on the south
 - Existing city parks would receive upgrades such as pickleball fields, tennis, and trails.

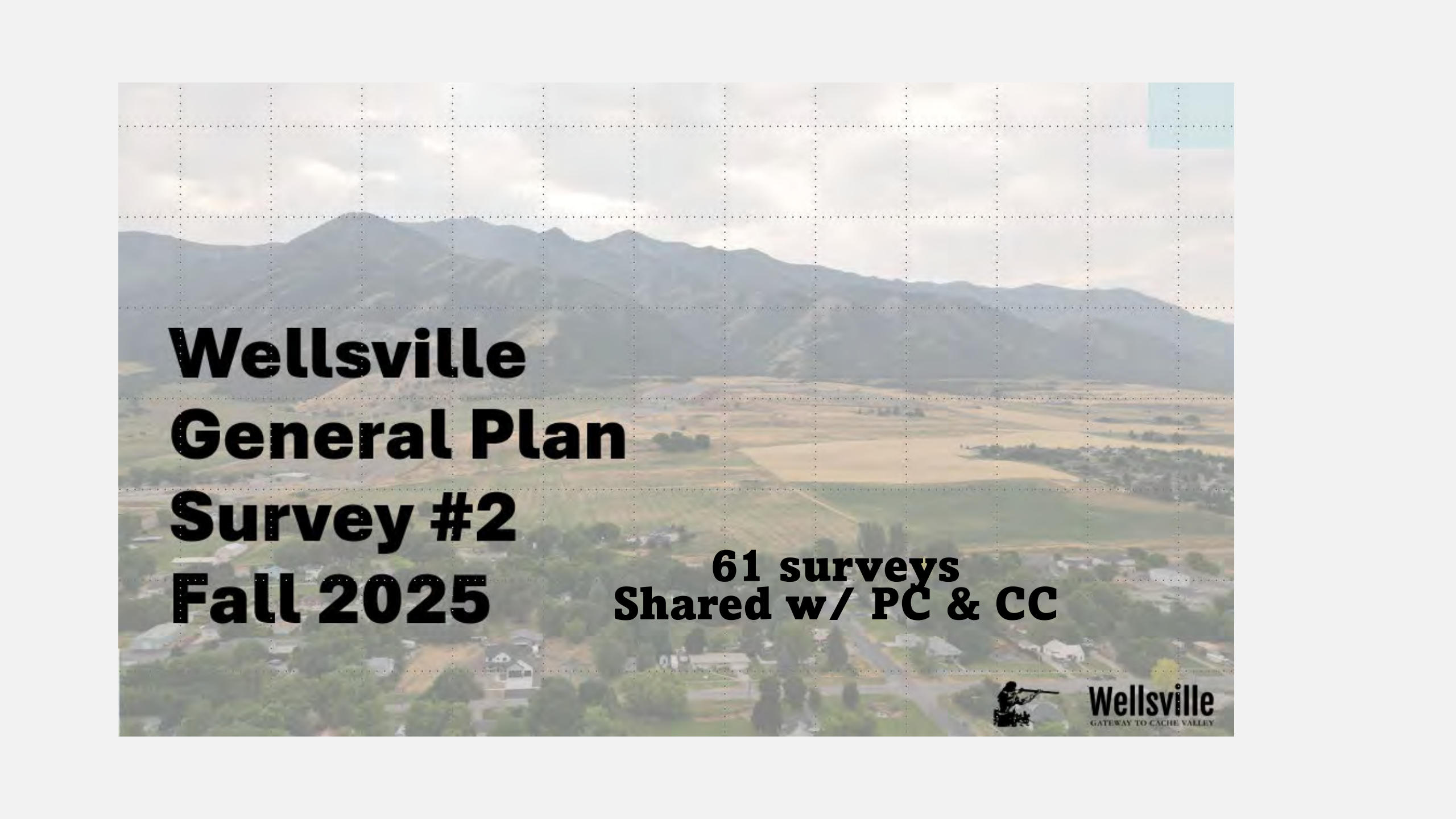


Scenario summary:

- Total land developed:**
- Blended Infill 83 acres/333 dwellings
 - Horizontal Mixed-use Limited Res. 100 acres/100 dwellings
 - Neighborhood w/ Open Space 345 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 9 miles
 - Trails 13 miles
- Roads:**
- New local roads: 5.75 miles
- Parks:**
- Two new neighborhood parks or conserved open spaces

Public Workshop #2





**Wellsville
General Plan
Survey #2
Fall 2025**

**61 surveys
Shared w/ PC & CC**



Wellsville
GATEWAY TO CACHE VALLEY

Draft Wellsville Vision

As the gateway to Cache Valley, Wellsville will preserve its small-town heritage through thoughtful community design that enables a greater mix of uses and housing types. We value the beauty of our mountain valley setting. We will maintain the small-town feel, even as we grow. The City will capitalize on mixed-use and increased land-use intensities at the two major intersections on US 89. Promote greater vibrancy around the Town Square. Together we will:

- Preserve key open spaces and compatible agriculture***
- Assure that new development pays for itself***
- Create compatible housing options so that more families can afford to live in Wellsville***
- Continue to utilize clustered housing concepts that encourage additional recreational facilities, open space, and friendly neighborhoods***
- Preserve views of the surrounding mountains and access to the Little Bear River environs and tributaries.***
- Promote open space preservation and recreation access on the bench***
- Increase pedestrian walking, biking, and hiking opportunities in Town and to the mountains on trails and sidewalks***

General Plan Key Concepts

- **Town Core – Limited Residential Infill**
- **Town Square - Mixed-Use**
- **Cheese Factory (redevelopment) Mixed Residential/Use**
- **Commercial mixed-use node Highway 89/Main (grocery store area)**
- **Bench – conservation and limited cluster development**
- **SE/East side of 89 – Agriculture, Limited Rural Residential, & Conservation**
- **Neighborhoods with Open Space**
- **Town perimeter land use**
 - **Medium/Large Lots**
 - **Cluster Development/Neighborhood w/Open Space**
- **Extensive trail planning**
- **Some new parks & enhance existing parks and trails**
- **Prioritize owner-occupied housing**

FUTURE LAND USE

FUTURE LAND USE

Big Picture • Long Range • High Level

FUTURE LAND USE MAP

General Land Use Areas



Future Land Use Area
Includes Multiple Zoning Types

Guides
Development

ZONING

Detailed & Existing Regulations

ZONING MAP & ORDINANCES

Specific Zoning Districts



Zoning Rules
Must Be Followed

FUTURE LAND USE



GENERAL PLAN

BROAD & VISIONARY
LONG-TERM

FUTURE LAND USE

INCLUDES A RANGE
OF LAND USES AND
INTENTS FOR AN AREA

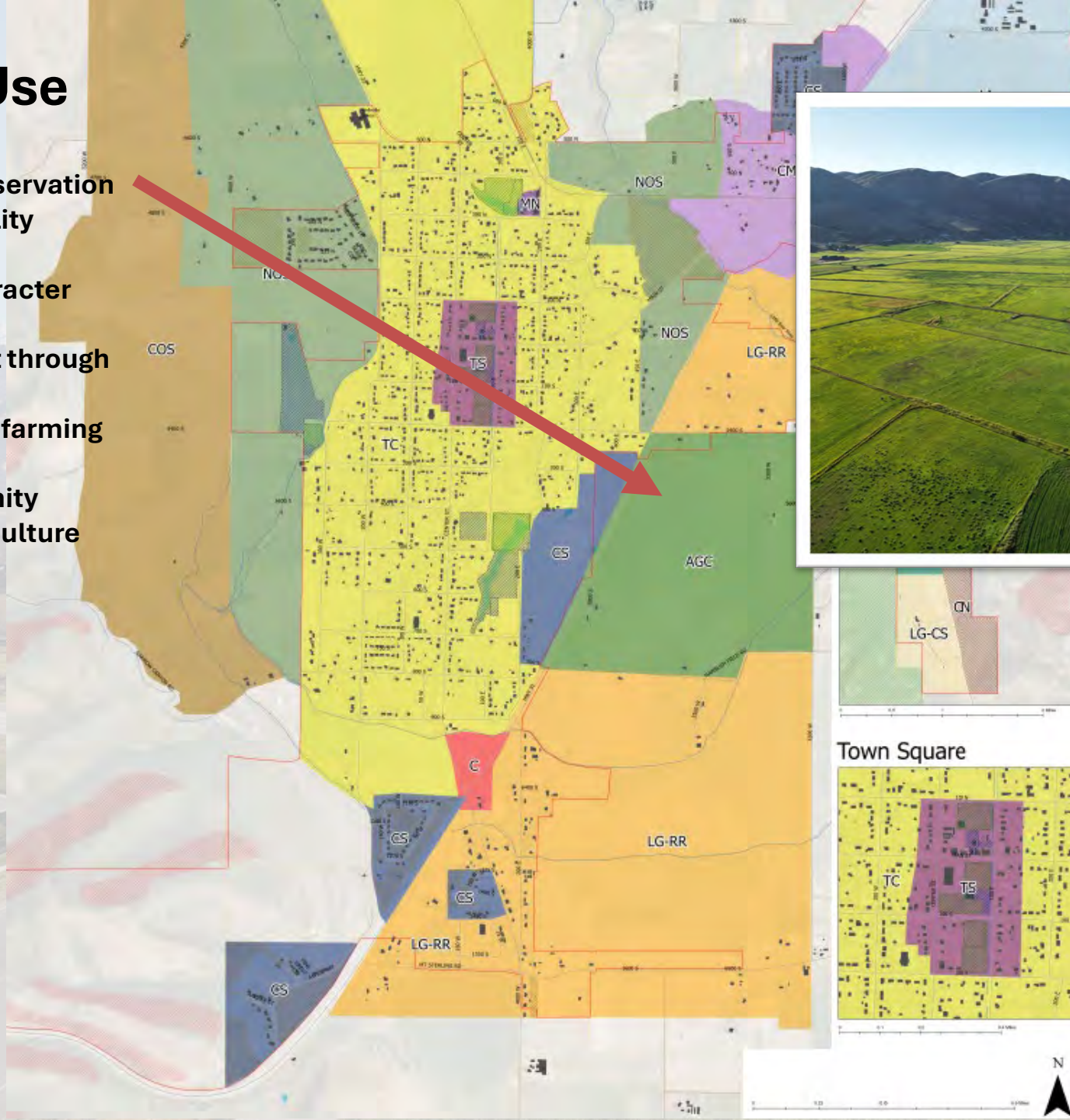
ZONING
ORDINANCES

SPECIFIC CODE
FOR AN AREA

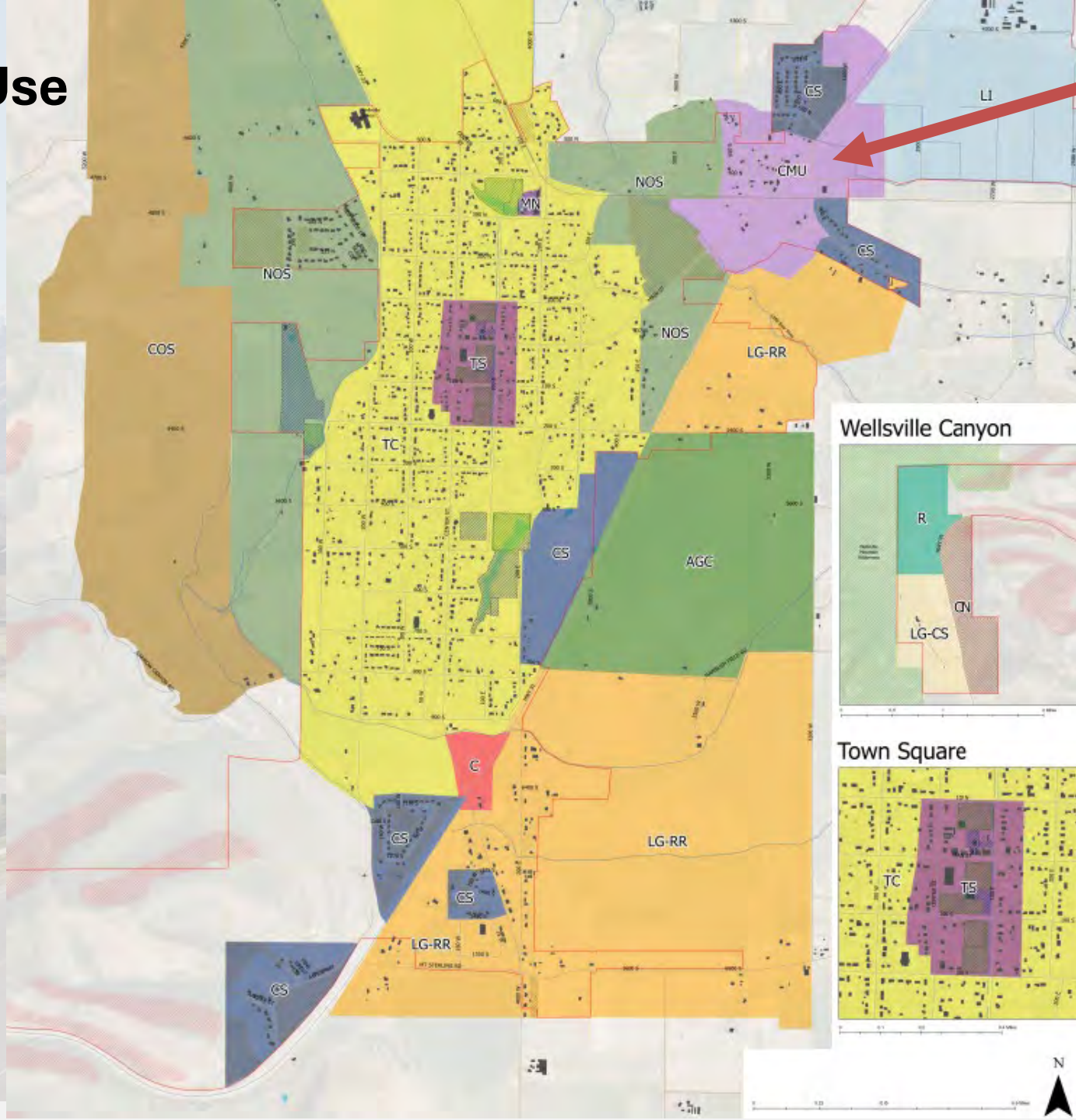
Future Land Use

AGC – Agricultural Conservation

- Preserves high-quality agricultural land
- Maintains rural character and scenic views
- Limits development through incentives
- Supports long-term farming viability
- Reinforces community identity tied to agriculture

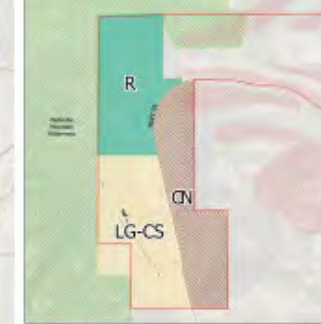


Future Land Use

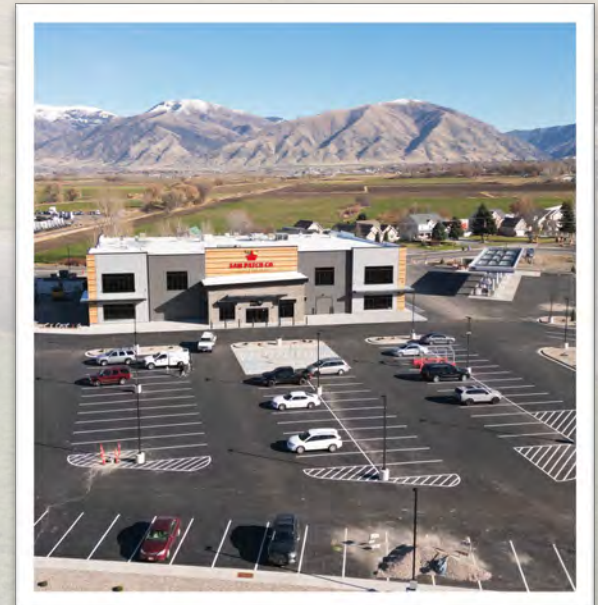


- CMU – Commercial Mixed-Use**
- Combines commercial and residential uses (horizontal mix)
 - Encourages walkability and shared parking
 - Includes retail, office, and service uses
 - Supports townhomes, apartments, and condos
 - Promotes coordinated site design
 - Creates active, multi-use environments

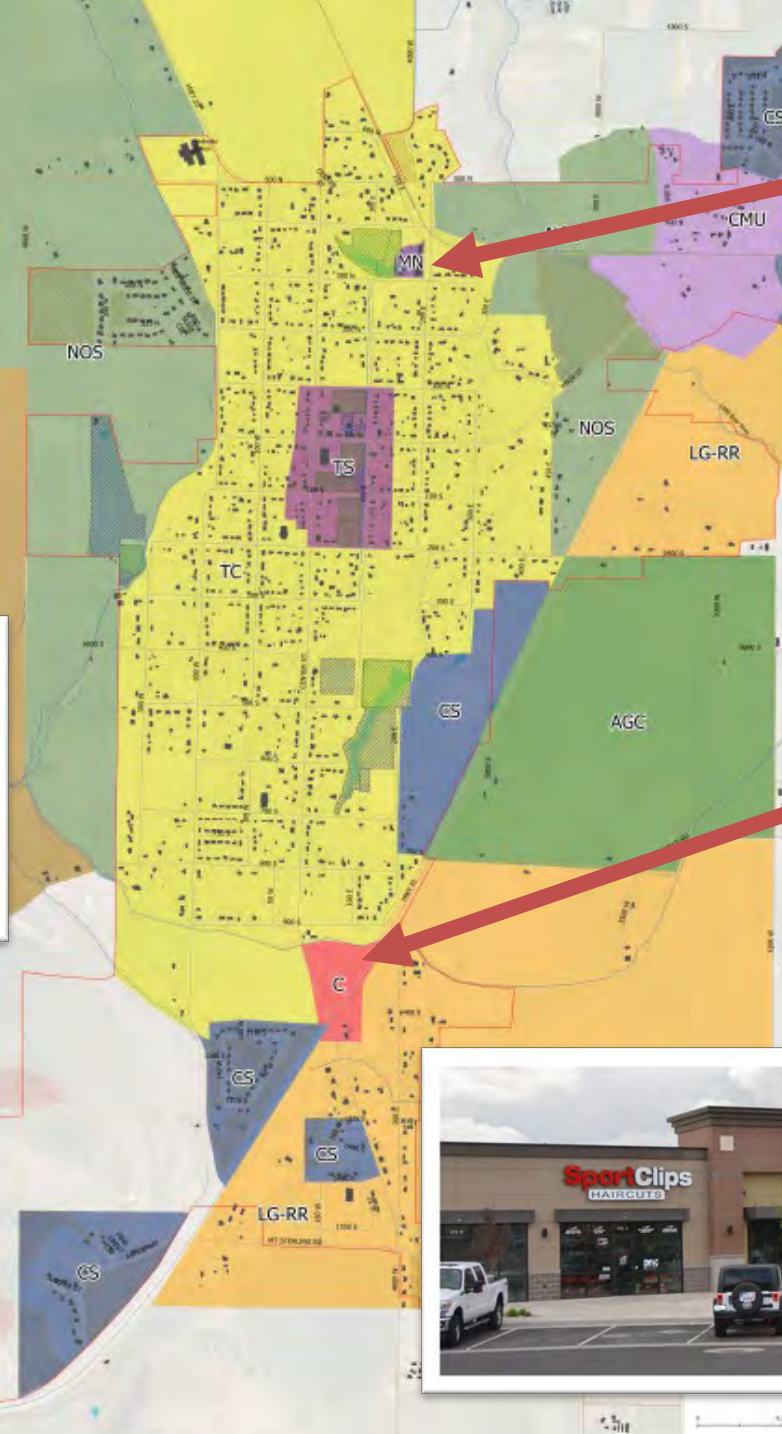
Wellsville Canyon



Town Square



Future Land Use



MN – Mixed-Use Node

- Focused redevelopment areas
- Mix of residential and commercial uses
- Supports higher-density housing types
- Encourages master-planned redevelopment
- Creates community focal points
- Example: adaptive reuse sites (e.g., old industrial areas)

C – Commercial

- Provides retail, service, office, and employment uses
- Serves local and regional needs
- Flexible lot sizes depending on use
- Designed with quality architecture and landscaping
- Includes appropriate access, parking, and buffering
- Limited mixed-use integration



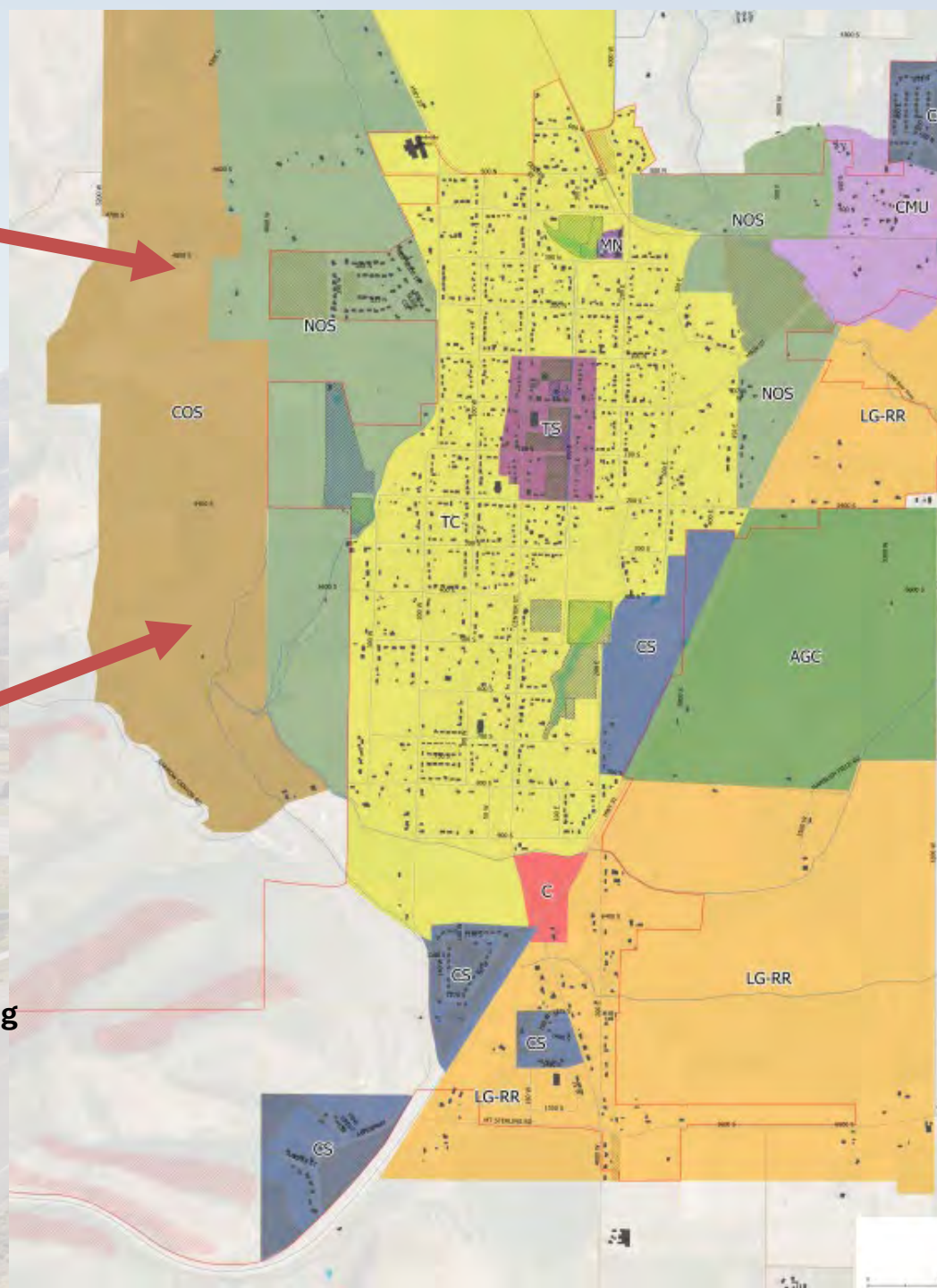
Future Land Use

CN – Conservation

- Protects sensitive lands (steep slopes, waterways, habitats)
- Limits development to protect natural resources
- Supports hazard mitigation
- Preserves scenic and environmental assets
- May include legally protected lands

COS – Conservation / Cluster with Open Space

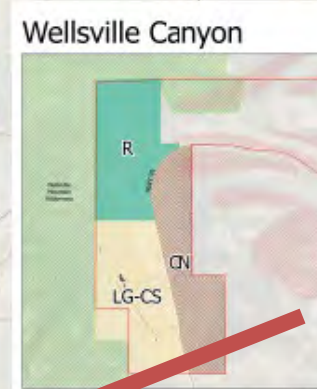
- Prioritizes large-scale land conservation
- Allows limited clustered development
- Preserves 70–90% open space
- Can function as TDR sending areas
- Supports trail connectivity
- Maintains large contiguous landscapes



Future Land Use



- LI – Light Industrial**
- Warehousing and distribution
 - Construction/contractor yards
 - Light manufacturing uses
 - Equipment and semi-truck
 - Designed for efficient truck circulation
 - Buffered from residential areas
 - Clean, well-maintained industrial environment



- LG-RR – Large Lot Rural Residential**
- Maintains strong rural character
 - Large lots (1–3 acres typical)
 - Minimal urban services
 - Supports traditional lifestyles
 - Allows conservation-based density bonuses
 - Preserves open landscape

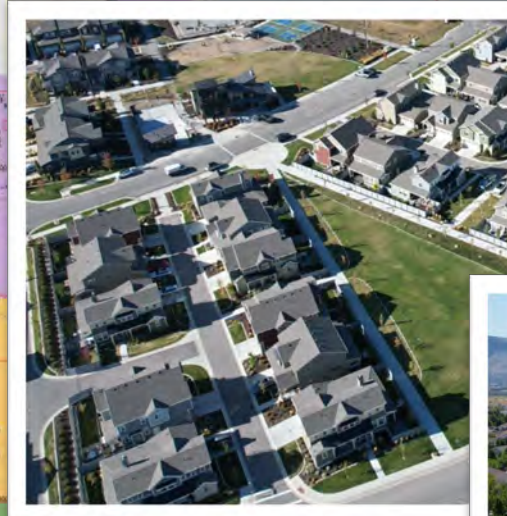
Future Land Use

NOS – Neighborhood with Open Space

- Residential neighborhoods with integrated open space
- Includes parks, trails, and greenways
- Lot sizes ~9,000–15,000 SF
- Mix of lot sizes for diversity
- Emphasizes connectivity and community design
- Shared amenities and cohesive layout

CS – Conservation Subdivision

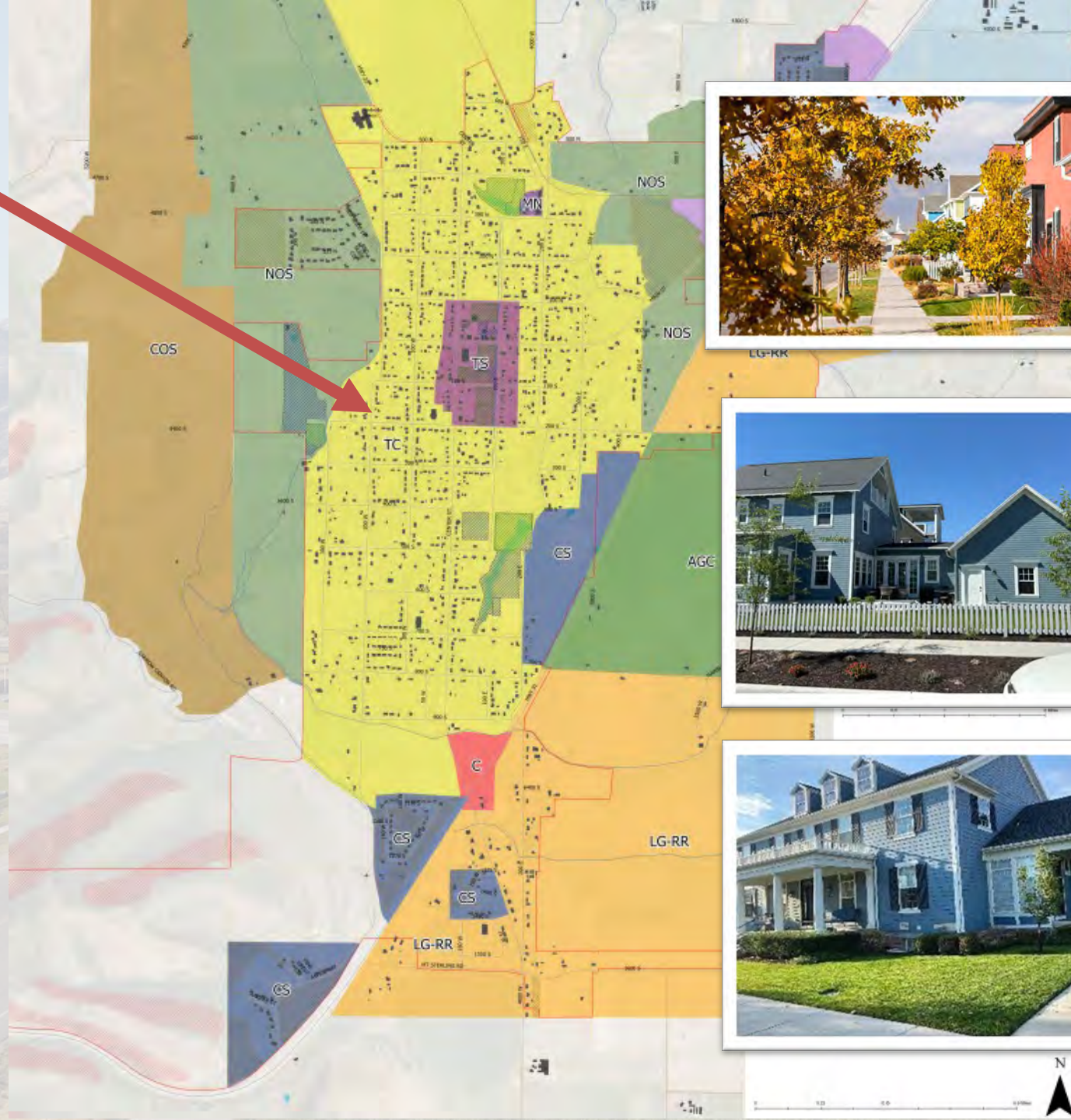
- Clustered homes with preserved open space
- Lot sizes ~¼ to 1 acre
- Open space used for agriculture (e.g., pasture)
- Protects scenic views and rural character
- Supports continued farming and land use
- Promotes long-term land conservation



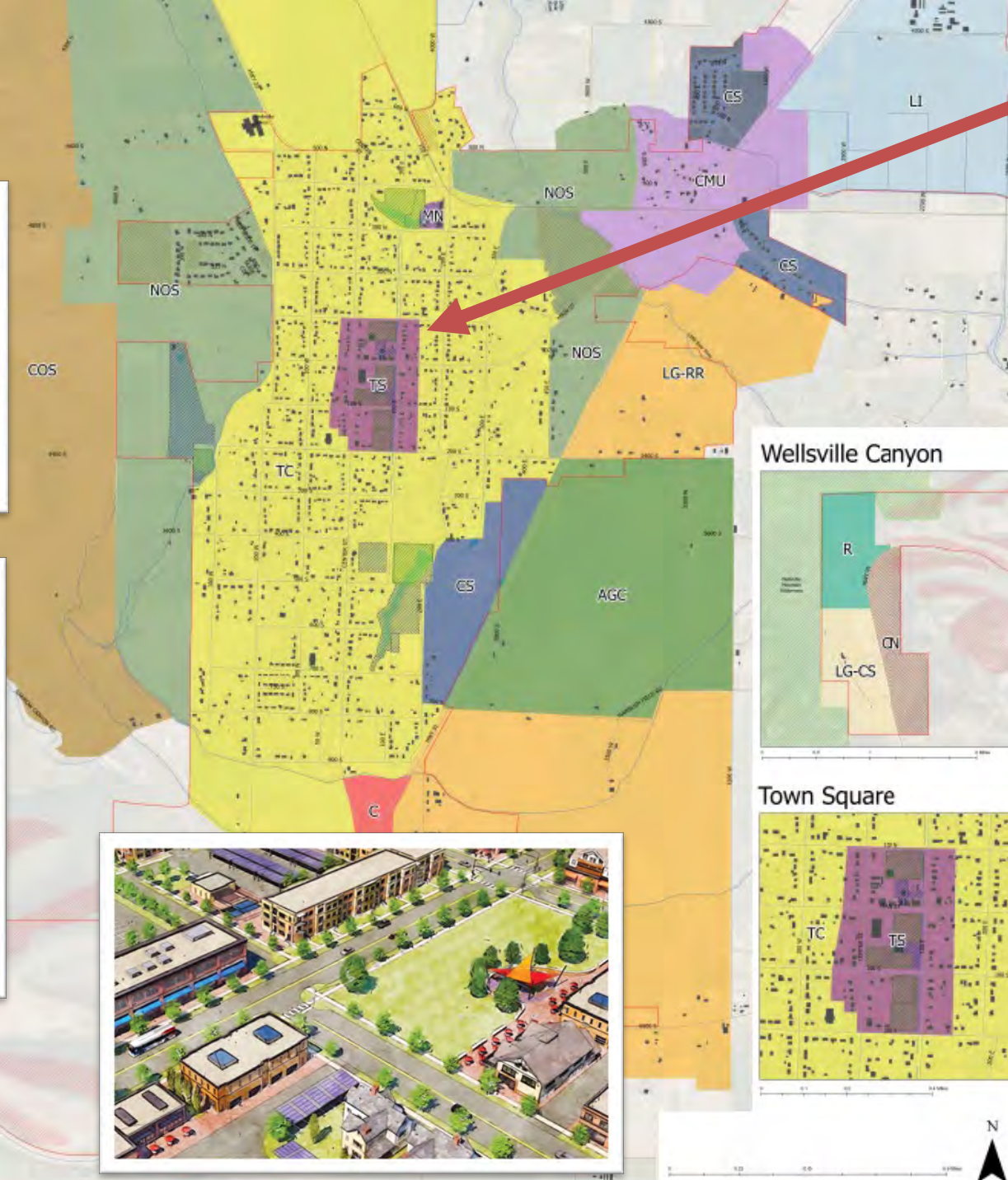
Future Land Use

TC – Town Core

- Preserves historic Wellsville character
- Reinforces traditional street grid and block pattern
- Supports incremental infill development
- Allows ADUs (attached and detached)
- Includes flag lots and small-scale infill
- Emphasizes compatible building design
- Maintains walkability and neighborhood scale



Future Land Use



- TS – Town Square**
 - Walkable, mixed-use community center
 - 2-story buildings with historic character
 - Main street-style commercial frontage
 - Mix of retail, residential, and civic uses
 - Parking located behind buildings
 - Includes plazas, courtyards, and gathering spaces
 - Strong connection to public spaces and parks
- R – Recreation**
 - Parks and recreational facilities
 - Trails and outdoor activity areas
 - Supports community health and wellness
 - Provides gathering and leisure spaces
 - Enhances quality of life

Transportation

Arterial

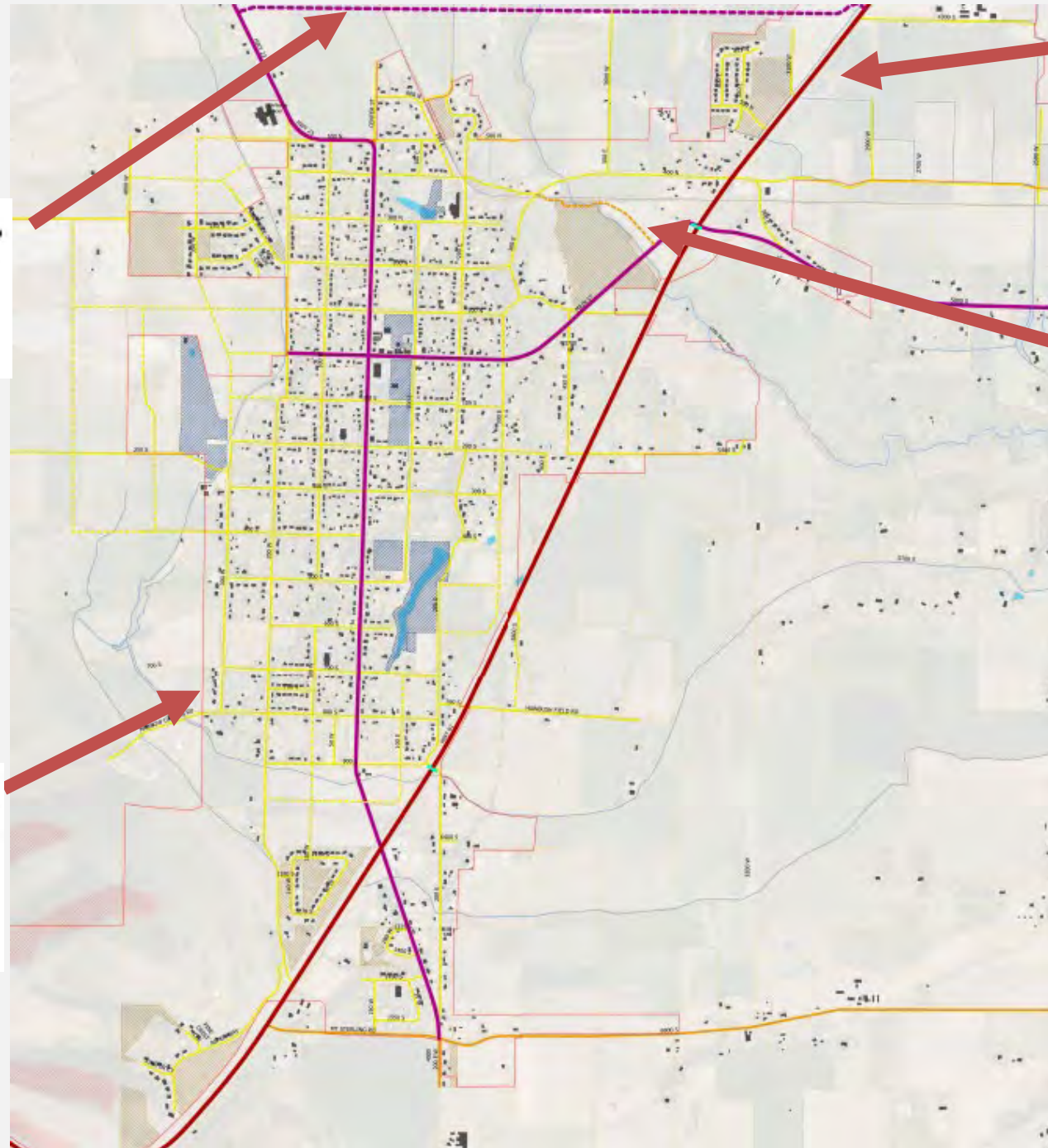


High-capacity roadways that often connect major street centers and highways. Designed with the intent to carry high volumes of traffic over longer distances.

Local



Lower-speed streets that primarily provide access to homes, businesses, and local destinations. Local roads prioritize neighborhood circulation, safety, and compatibility with surrounding land uses.



Highway



A major regional roadway designed to move vehicles efficiently over longer distances. Highways typically have higher speeds, limited access points, and serve as key connections between communities and regional destinations.

Collector

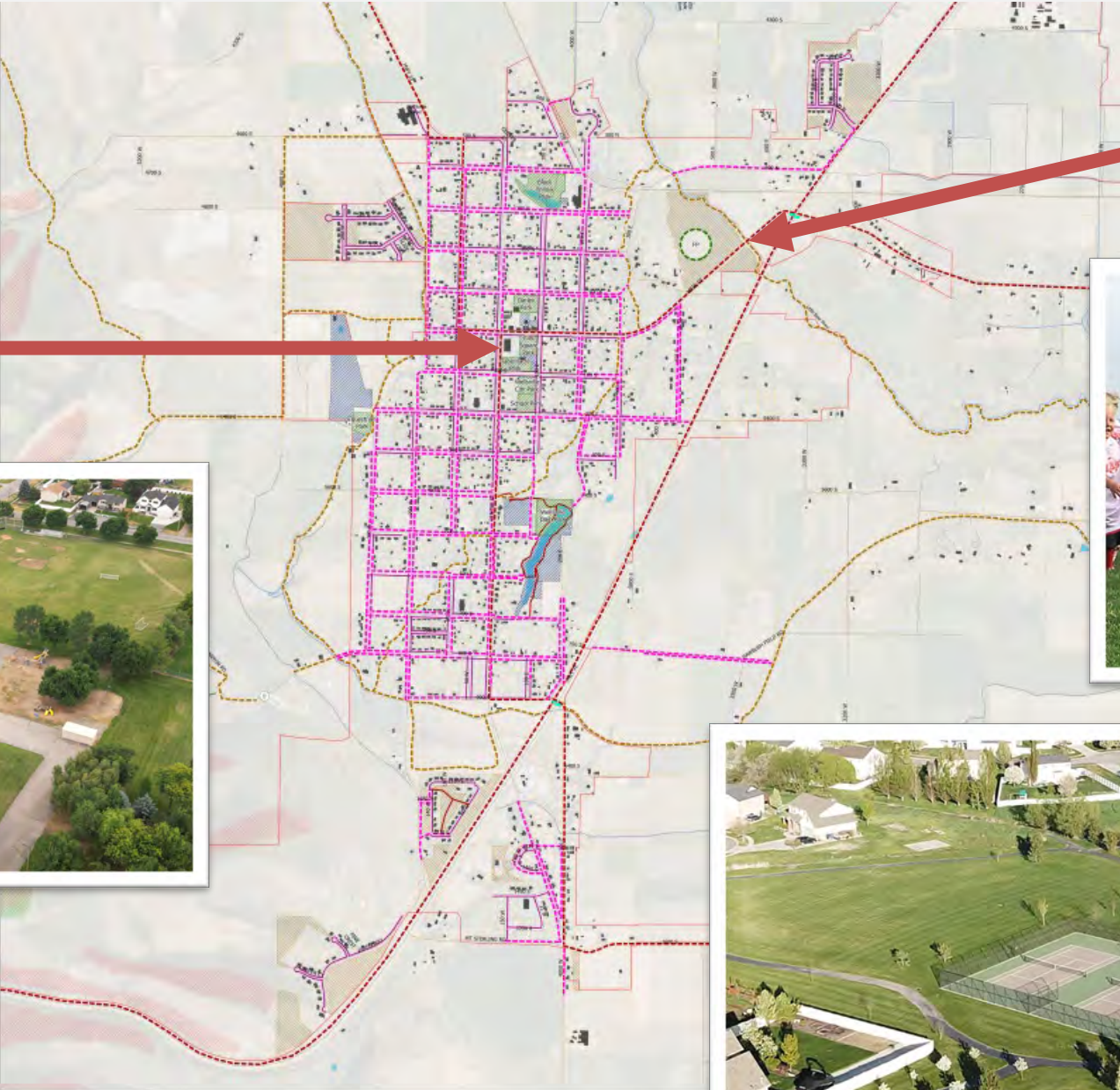


Roadways that connect local streets to highways and arterials, balancing traffic movement and property access. Collector roads help distribute traffic from neighborhoods while supporting safe travel for vehicles, pedestrians, and cyclists.

Parks

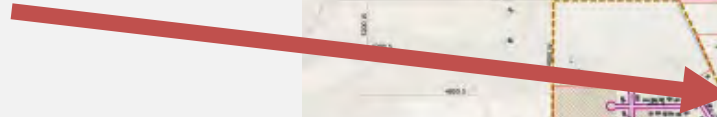
Enhance existing parks

Plan for new parks



Trails

Sidewalks
(eventually)



Enhance Ped
Crossing



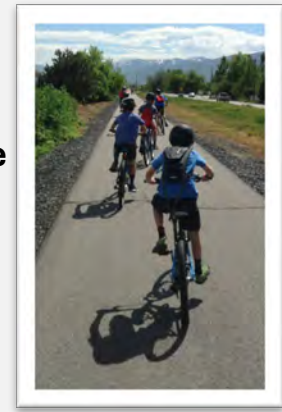
Natural surface
trails

- Walking
- Hiking
- MT Biking
- Trail running



Paved Pathways

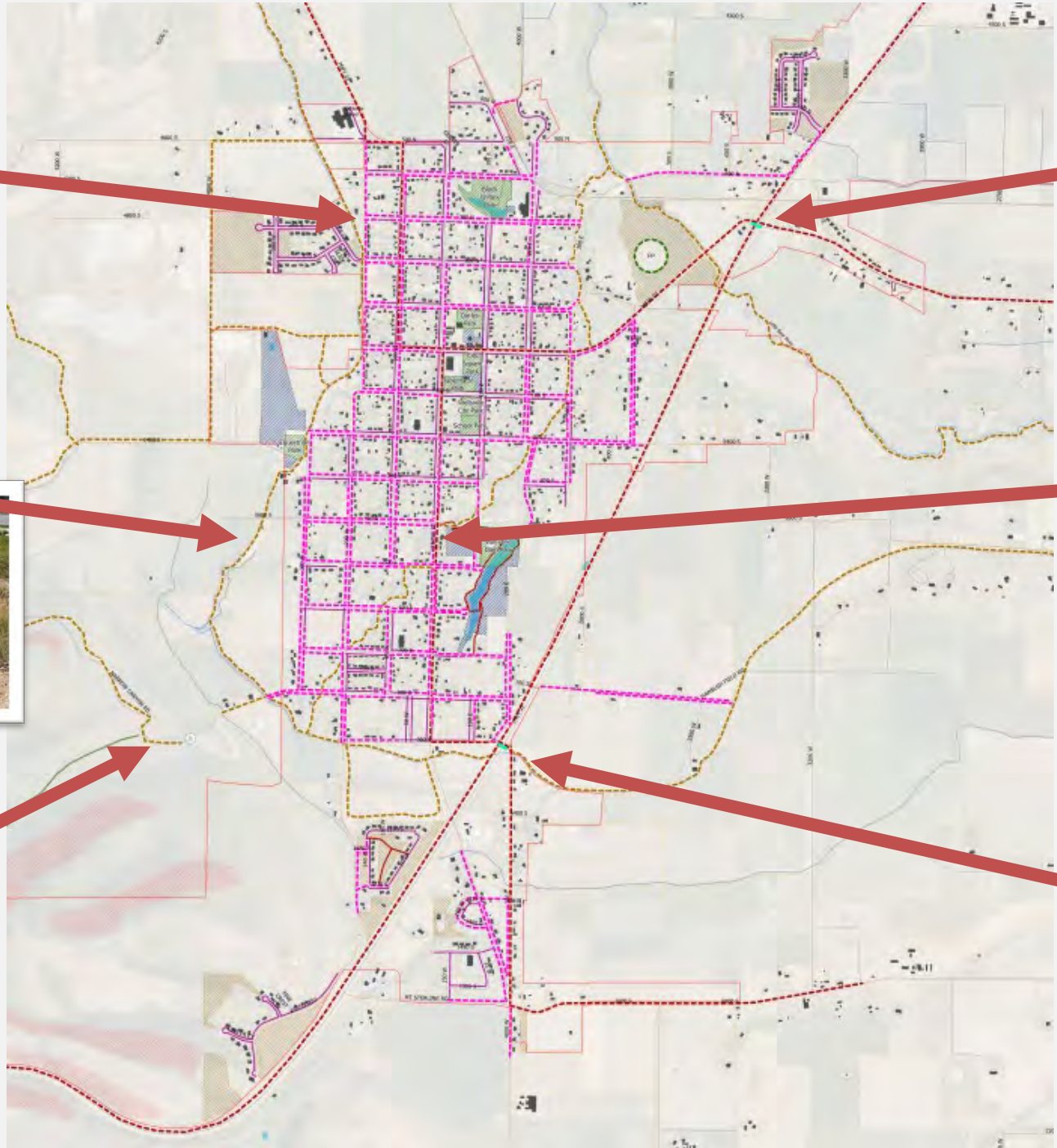
- Separated from roads when possible
- Walking
- Hiking
- Biking
- Strollers etc
- Running



Trailheads

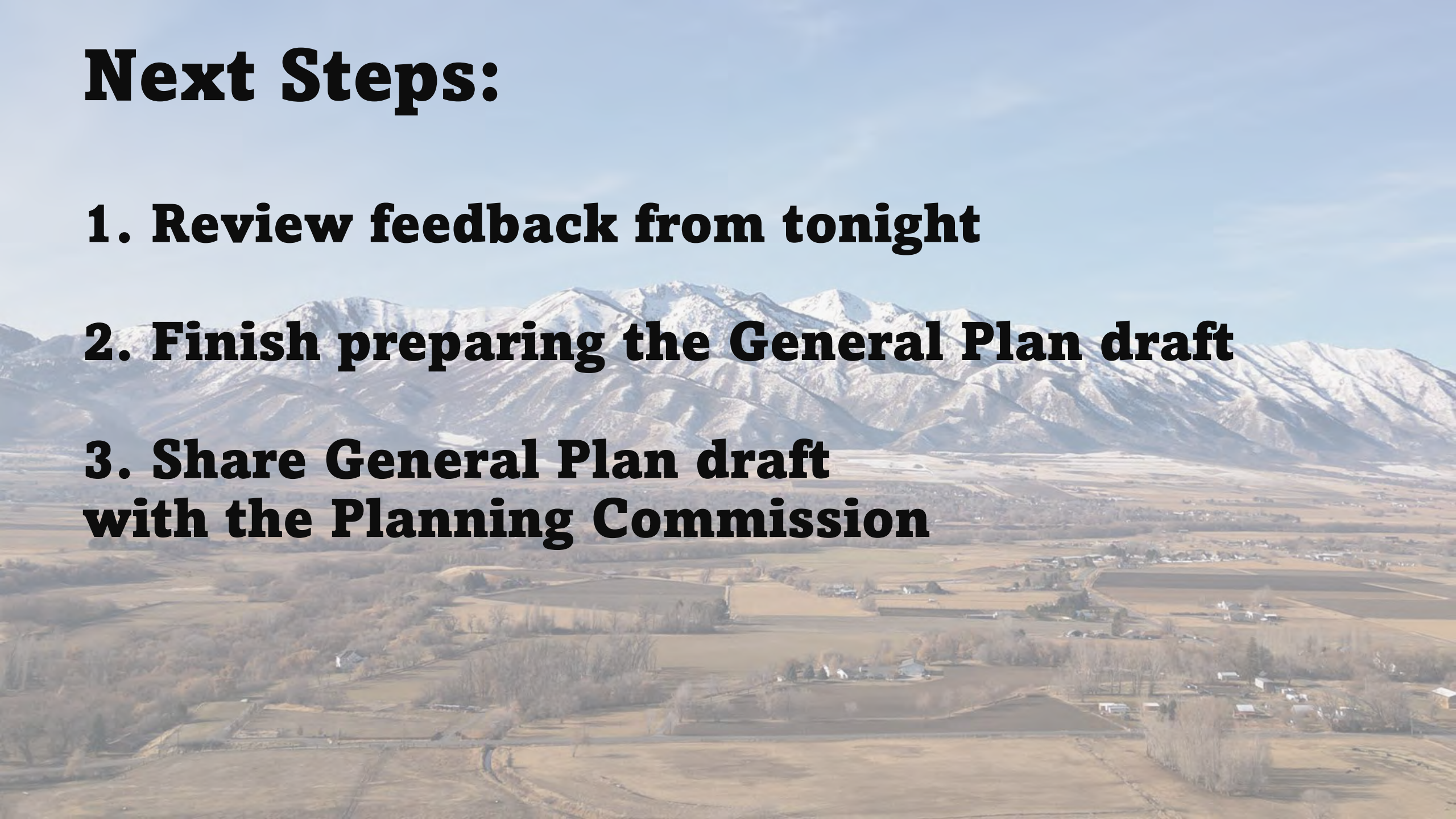


Enhance Ped
Crossing



Next Steps:

- 1. Review feedback from tonight**
- 2. Finish preparing the General Plan draft**
- 3. Share General Plan draft with the Planning Commission**



Please provide feedback



Wellsville
GATEWAY TO CACHE VALLEY

1. Provide comments tonight via survey

**Take the survey
w/ your phone**

2. Leave a sticky note on the maps at the back



3. Talk with a planner, PC or CC member, or the Mayor

