KAYSVILLE CITY CENTER PLAN

PLANNING COMMISSION MEETING
DRAFT PLAN REVIEW

April 23, 2026



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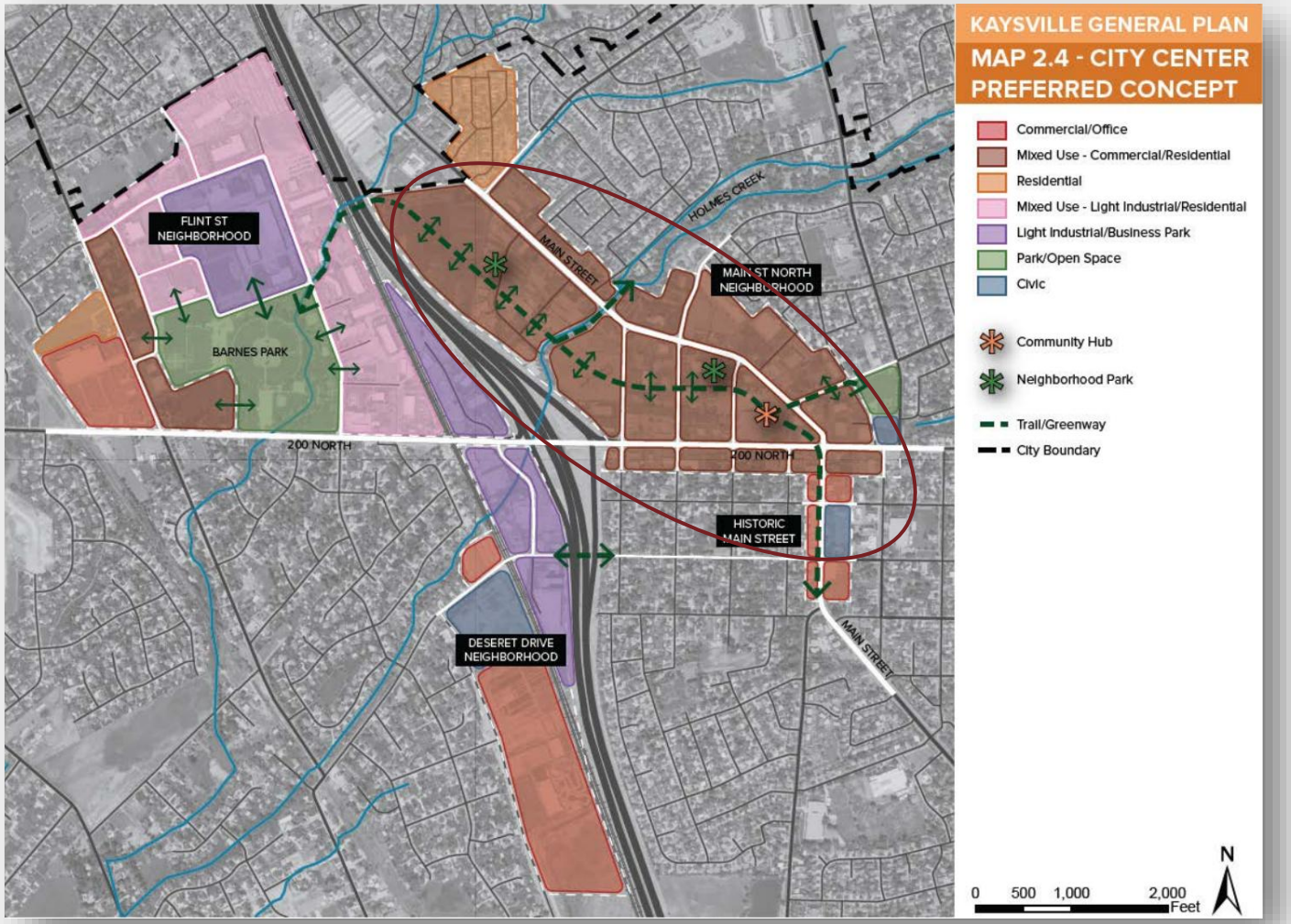
PROJECT PURPOSE



- Expand upon the 2022 General Plan, which determined the City Center as a priority for Kaysville
- Create a small area plan that *functions as a tool and guiding vision* for Kaysville's City Center
- Includes
  - Historic Main Street
  - Main Street North
  - Mutton Hollow

The plan will:

- Create a vision, goals, and objectives for the area
- Identify effective redevelopment strategies
- Improve the City Center for residents and visitors
- Further Kaysville's overall community vision in the General Plan

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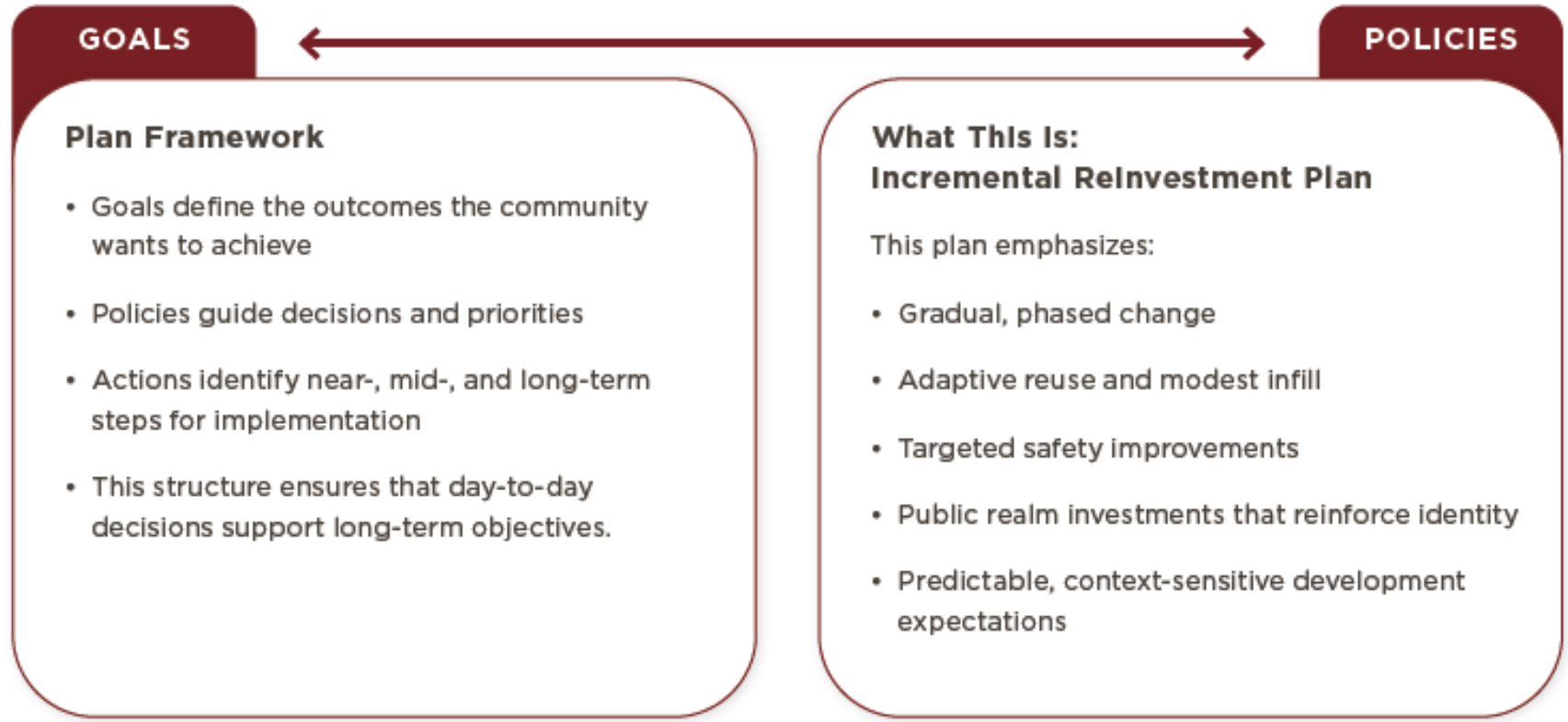
PLAN PURPOSE

HOW THE PLAN WORKS



PROJECT SCOPE

Community Engagement

Outreach efforts including open houses, stakeholder interviews, surveys, and digital engagement tools to ensure broad public input

Visioning

Stakeholders collaboratively explore and evaluate multiple development scenarios

Existing Conditions Analysis

An in-depth analysis of existing conditions, covering transportation, demographics, market trends, and historical structures to inform planning decisions

Small Area Plan

Culminate findings into a comprehensive City Center Plan

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MEETING PURPOSE & NEXT STEPS

- Review overall ideas and key takeaways from the draft Small Area Plan, as well as the strategies/recommendations section
- Discuss the plan and questions
- Collect Planning Commission feedback, aim for a positive recommendation
- Update the plan
- Bring forward to the City Council

COMMUNITY ENGAGEMENT

- Project Website
- 3 Public Surveys
- 2 Open Houses
- 2 Tabling Events
- 4 Community Advisory Committee Meetings
- 3 Technical Advisory Committee Meetings



COMMUNITY ENGAGEMENT

KEY THEMES FROM COMMUNITY INPUT

Across all phases, several themes emerged:

Safety and Walkability

Residents described difficulty crossing Main Street and 200 North, high vehicle speeds, and uncomfortable pedestrian conditions.

Parking Clarity

While overall parking supply is adequate at a district level, parking is unevenly distributed, poorly signed, and often perceived as unavailable or private.

Community Character

Kaysville's hometown identity is tied to historic buildings, human-scale development, and a Main Street that feels familiar.

Public Spaces

Residents expressed strong interest in modest, everyday gathering spaces—such as patios, small plazas, seating, shade, and a civic square.

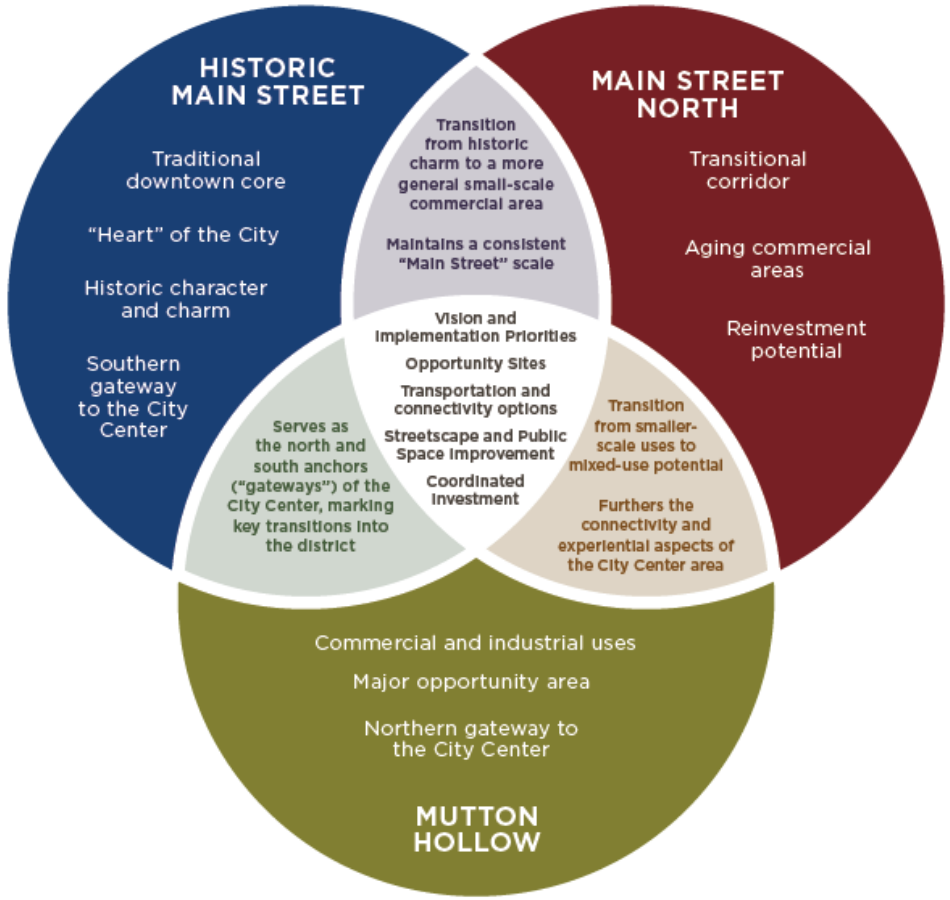
Growth and Change

There is support for reinvestment, paired with a desire for clear guidelines, predictable outcomes, and meaningful public benefit.



PROJECT DIRECTION – THREE AREAS, ONE CITY CENTER

CITY CENTER DISTRICT FRAMEWORK



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CITY CENTER VISION, PRINCIPLES, & GOALS

Vision Statement

"Kaysville's City Center—from Historic Main Street to Mutton Hollow—will be a welcoming destination, not just a place to pass through. Building on the community's historic character and hometown spirit, the City Center will offer vibrant shops, dining, and gathering spaces that create a true sense of arrival and belonging."

Guiding Principles

Incremental Change Over Time

Safety Before Speed

Fit Matters as Much as Use

Historic Character Is an Asset

Hometown Identity Is Defined by Experience

Public Space Is Public Infrastructure

Clarity Builds Confidence

These principles provide the foundation for the Plan's recommendations.

Goals

Reestablish the City Center as a connected, walkable place

Strengthen Main Street as the heart of community life

Preserve and celebrate Kaysville's historic character

Maintain hometown scale and identity

Make the City Center a place to spend time

Support local businesses and economic vitality

Guide change with clarity and community values

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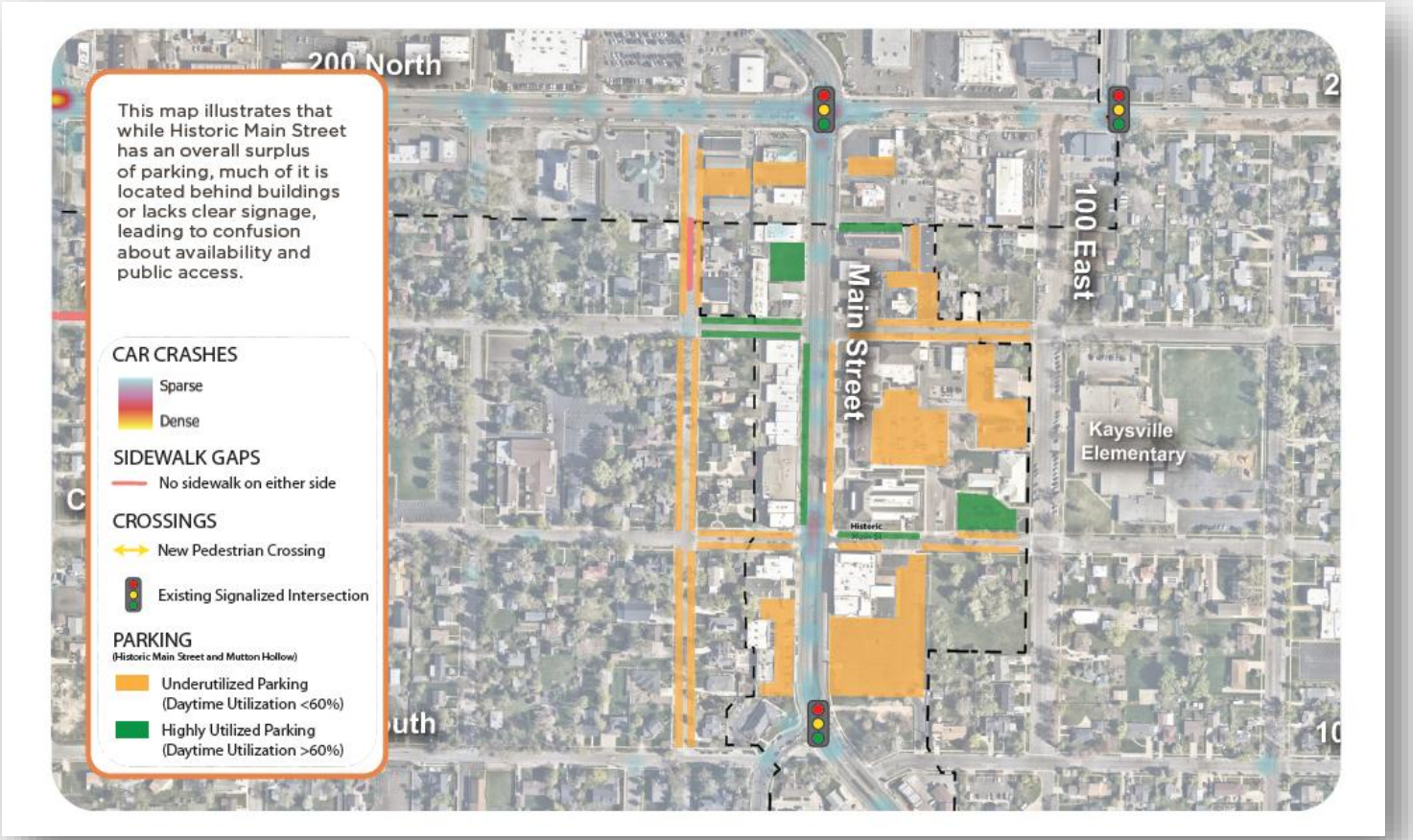
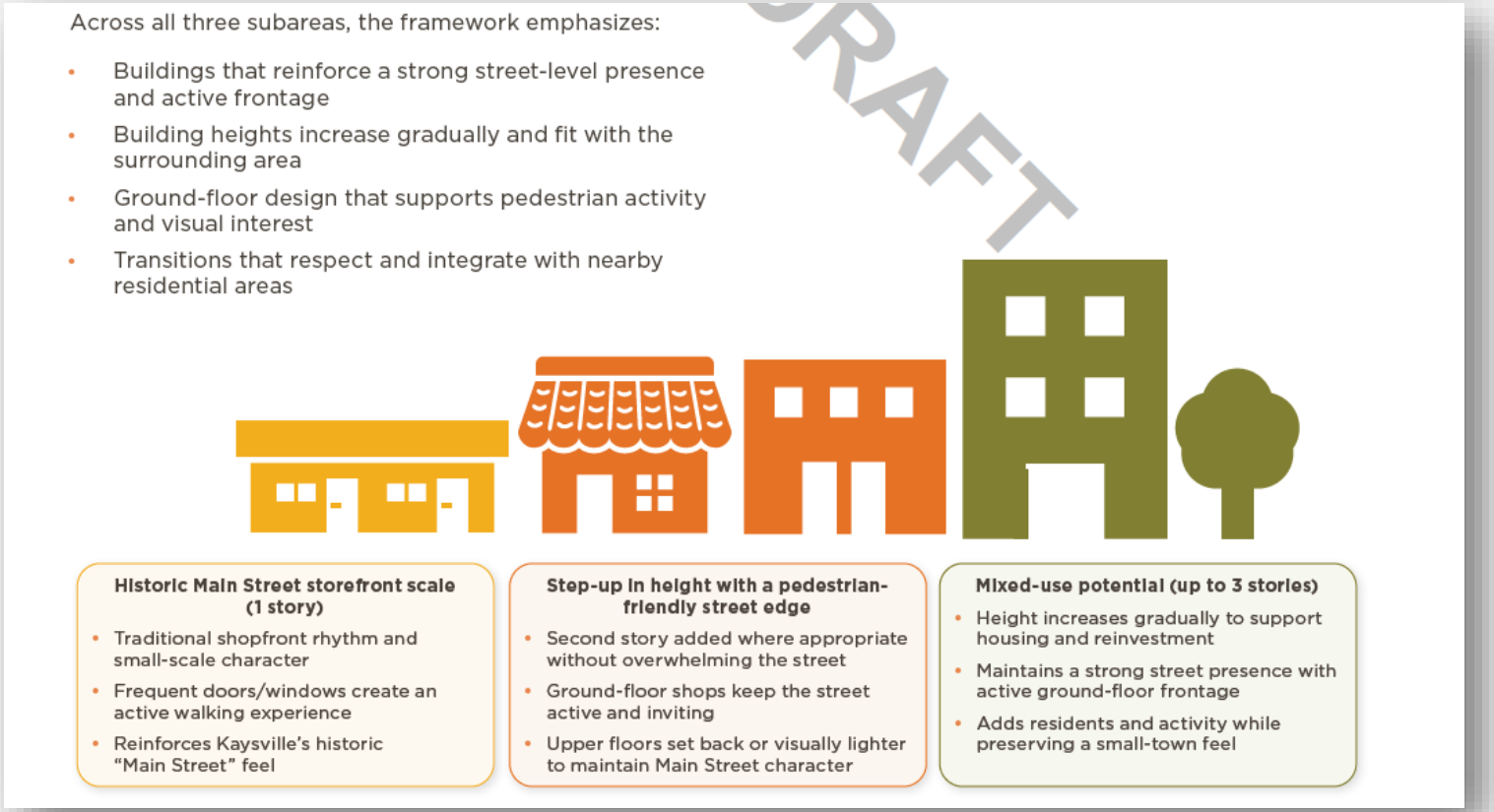
RECURRING TOPICS – PARKING AND SAFETY

- Parking in Historic Main Street is a concern
- Safety for families, cyclists, and pedestrians
- Main Street is a UDOT-owned road, but there are opportunities for some measures to increase safety and a pleasant experience
- Angled parking on Historic Main Street was brought up, but unlikely unless a travel lane is removed



RECURRING TOPICS – MAINTAINING THE HOMETOWN FEEL



- Places to gather and spend time for all ages
- Local businesses
- Connectivity
- Hometown scale and feel
- Consideration for historic elements (Appendix G)

SMALL AREA PLAN ELEMENTS

Elements of A Successful City Center

A loved city center is shaped by everyday experience. The following elements support walkability, local business vitality, and a strong sense of place.

ACTIVE, INVITING STOREFRONTS

Image courtesy of the City of Willoughby



Street-facing windows, doors, and human-scale buildings make walking interesting and comfortable, with nearby amenities, such as EV charging stations, that could encourage people to stop and spend time.

OUTDOOR DINING & STREET ACTIVITY

Image courtesy of University City District



Sidewalk seating and visible activity bring energy to Main Street and support local businesses.

GATHERING SPACES

Image courtesy of Taft Street Winery



Small plazas and green spaces provide places to meet, rest, and spend time.

CIVIC & EVENT SPACES

Image courtesy of RVA Food Truck Favorites



Flexible spaces for performances and community events create shared experiences.

PUBLIC ART & INTERACTIVE FEATURES

Image courtesy of Cassolia



Artful and playful elements add character, create memorable spaces, and highlight Kaysville's past through historic features and signage.

PARKS & PLAY AREAS

Image courtesy of Kansas City



Family-friendly spaces encourage regular use and multi-generational activity.

SAFE, COMFORTABLE STREETS

Image courtesy of Town Square Delaware



Visible crossings and traffic-calming features support walkability and safety.

CLEAR WAYFINDING

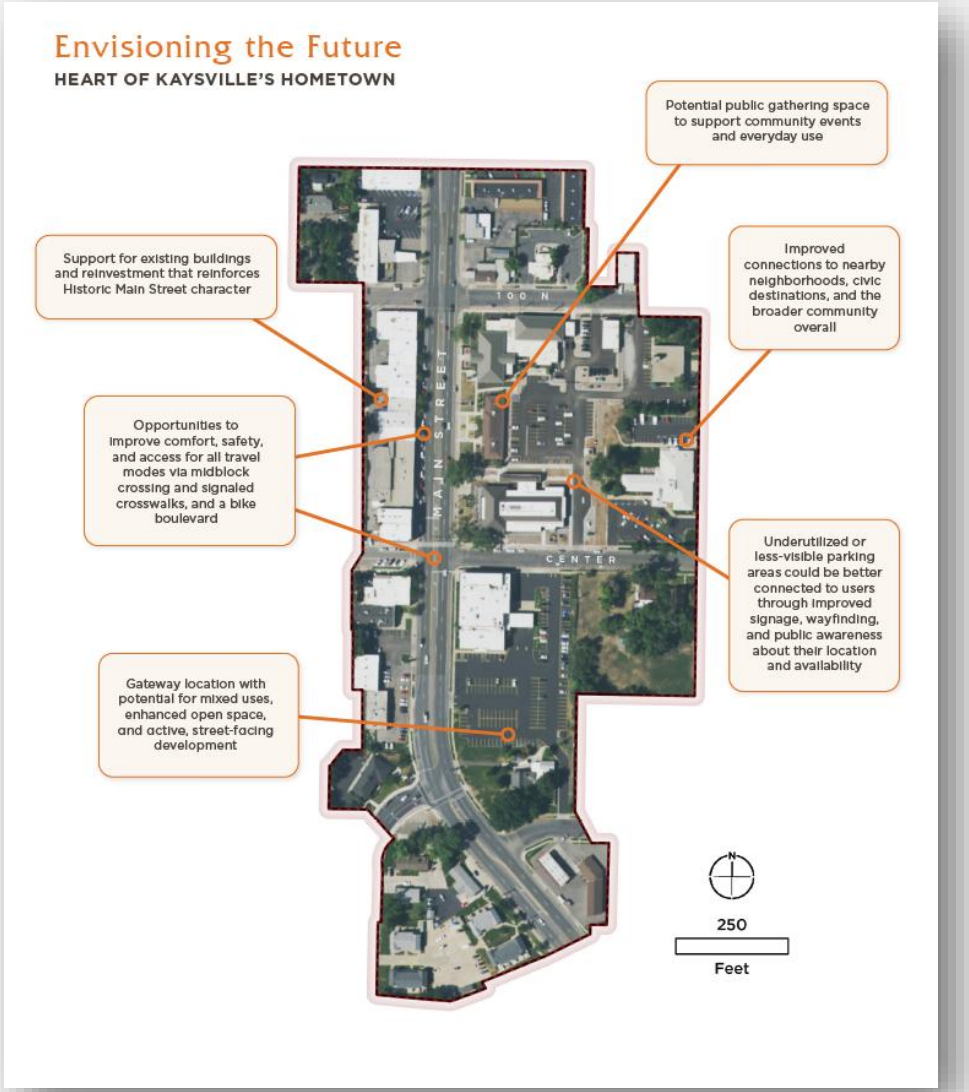
Image courtesy of SKA Design



Well-designed signage helps visitors navigate the area while contributing to a recognizable City Center identity. Wayfinding along Historic Main Street can reflect its unique character while remaining cohesive with the overall system.

SMALL AREA PLAN ELEMENTS – Historic Main Street

- Iconic, historic area
- Southern gateway into the City Center
- Former library/City Hall site and Zions Bank site are opportunity areas
- Potential for civic plaza, gathering spaces, connectivity, wayfinding to parking, and navigating the City Center



SMALL AREA PLAN ELEMENTS – Historic Main Street





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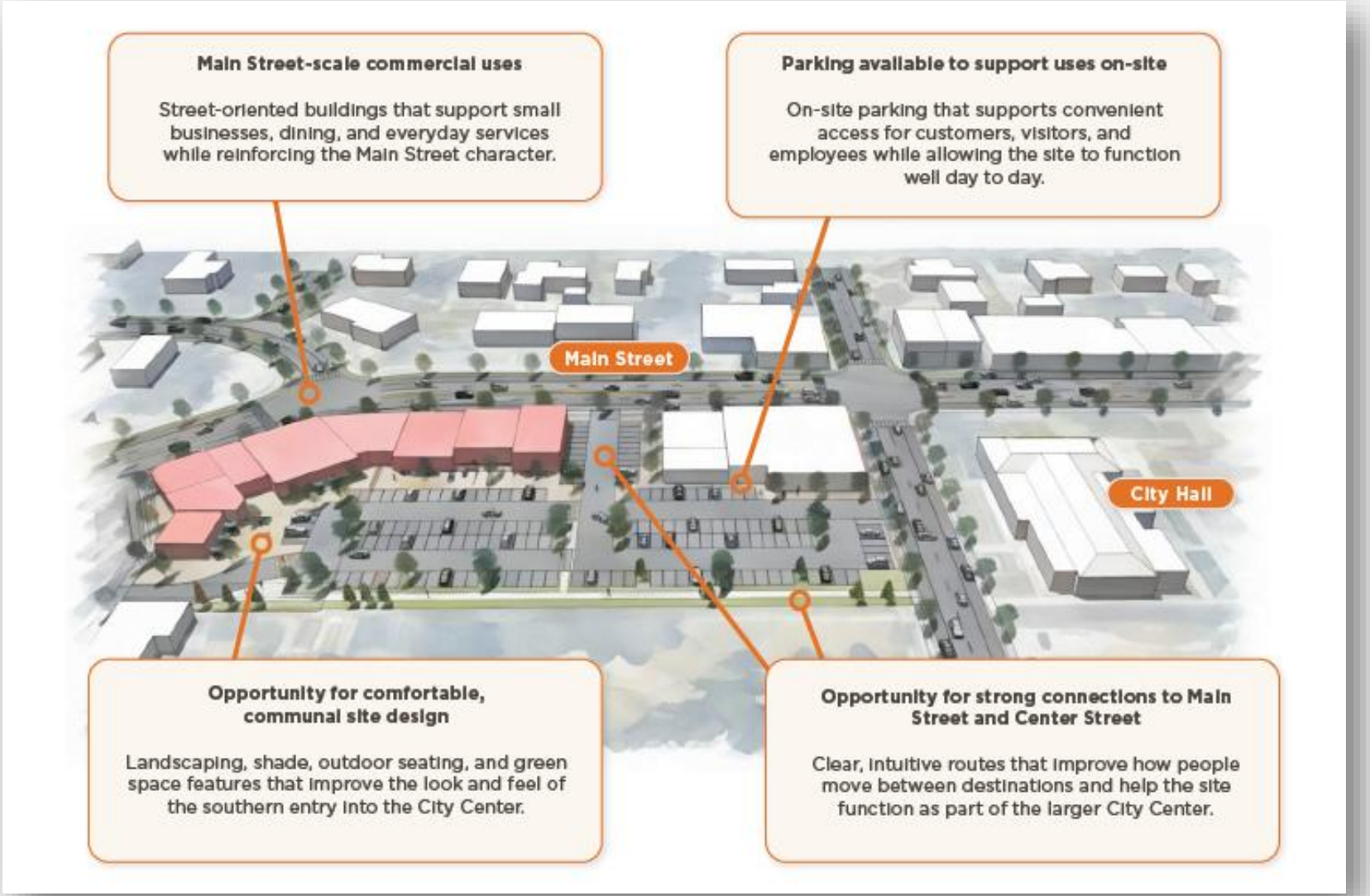
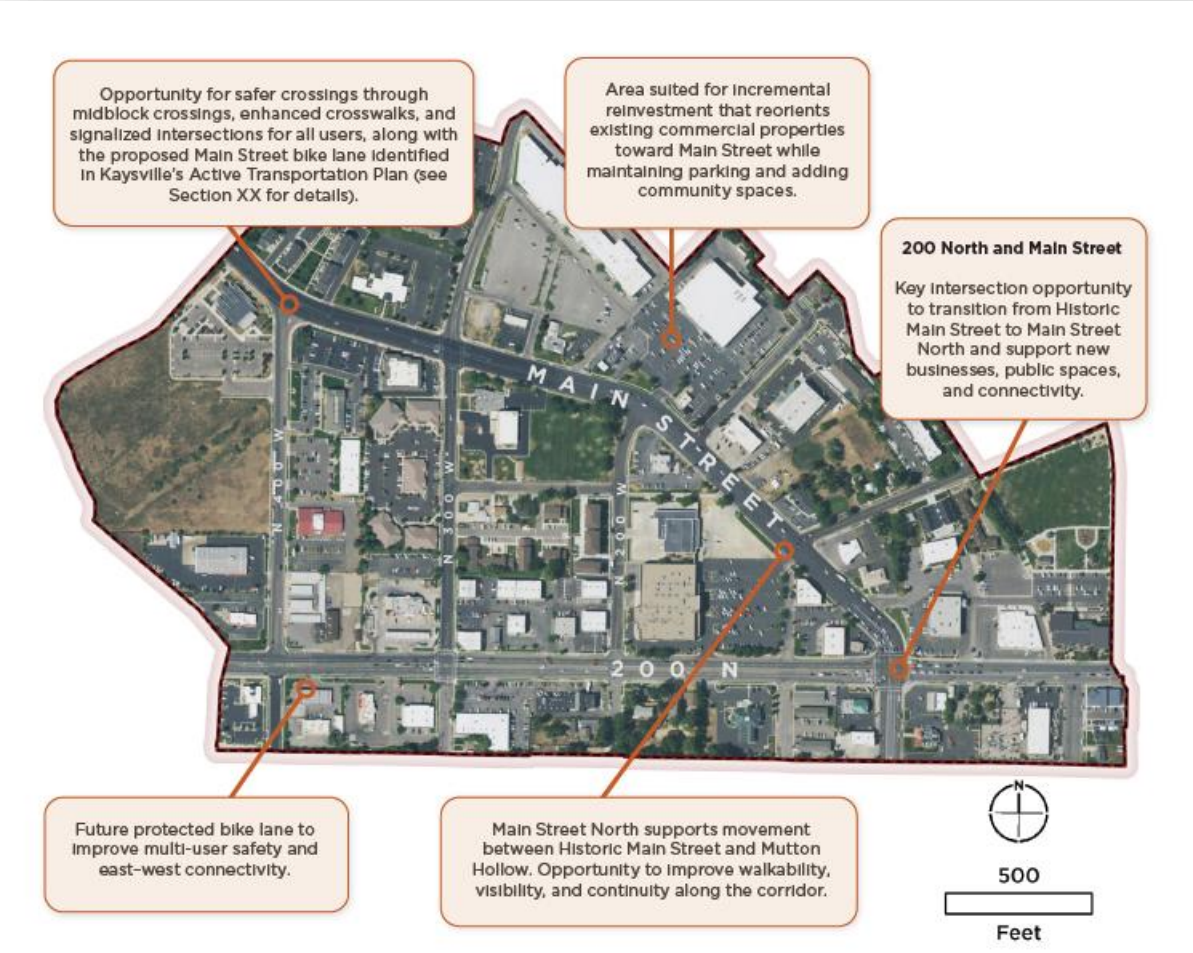


SMALL AREA PLAN ELEMENTS – Main Street North



- Opportunity for reinvestment
- Transition area to continue the Main Street scale development and further connectivity
- 200 North and Main Street is a key intersection for future development
  - Central connection point
  - Transition from historic to modern Main Street
  - Local business emphasis

SMALL AREA PLAN ELEMENTS – Main Street North



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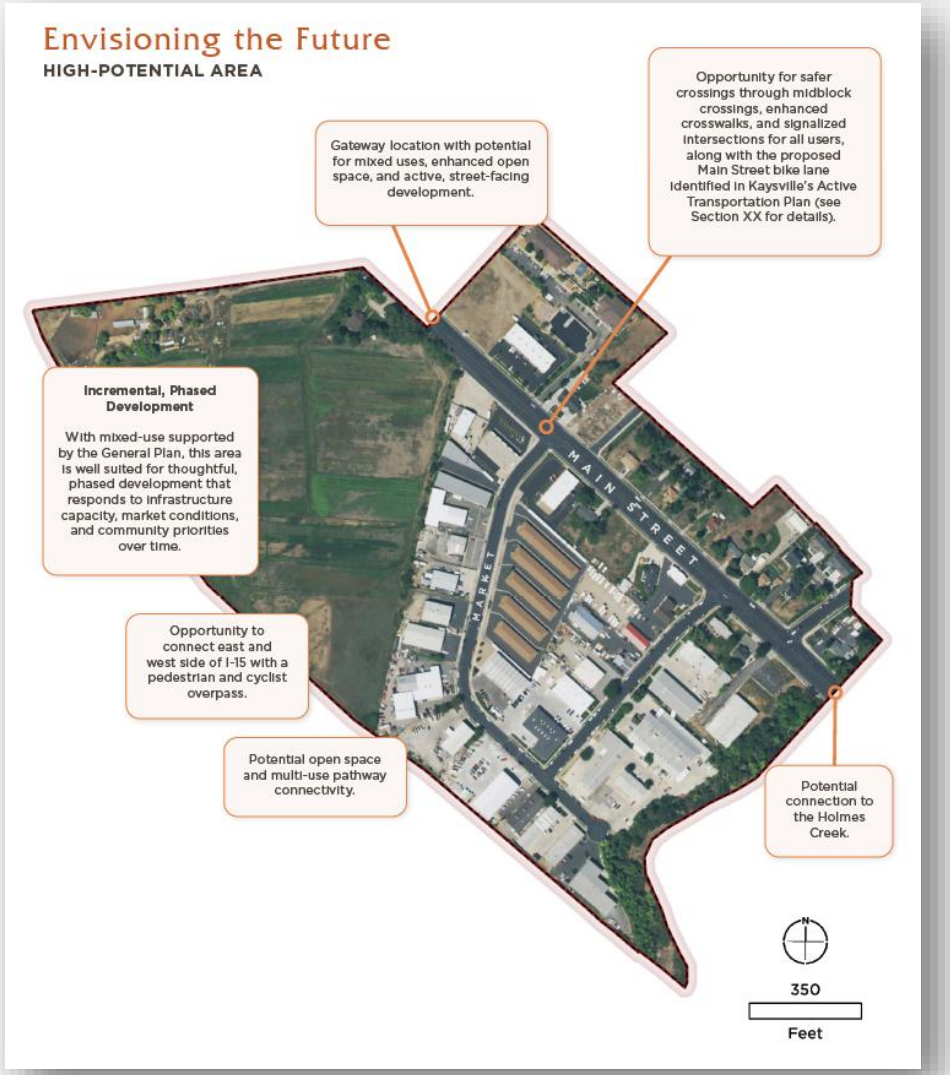
SMALL AREA PLAN ELEMENTS – Mutton Hollow

- Major opportunity area for the City Center identity
- Northern gateway
- Connection point to City Center and greater Kaysville
- Visible from I-15, but limited access from the freeway
- Includes one of the few undeveloped sites in the city
- Opportunity for mixed development and more of an “experience”



SMALL AREA PLAN ELEMENTS – Mutton Hollow



SMALL AREA PLAN ELEMENTS – Mutton Hollow

PROGRAMMING SUMMARY

Potential Mutton Hollow Program (Illustrative)

A mix of commercial and experiential retail uses at varying scales

Integrated park, trail, and open space areas

Small-scale residential development, such as townhomes

Neighborhood-serving retail, dining, and flexible commercial space

Shared parking distributed throughout the site

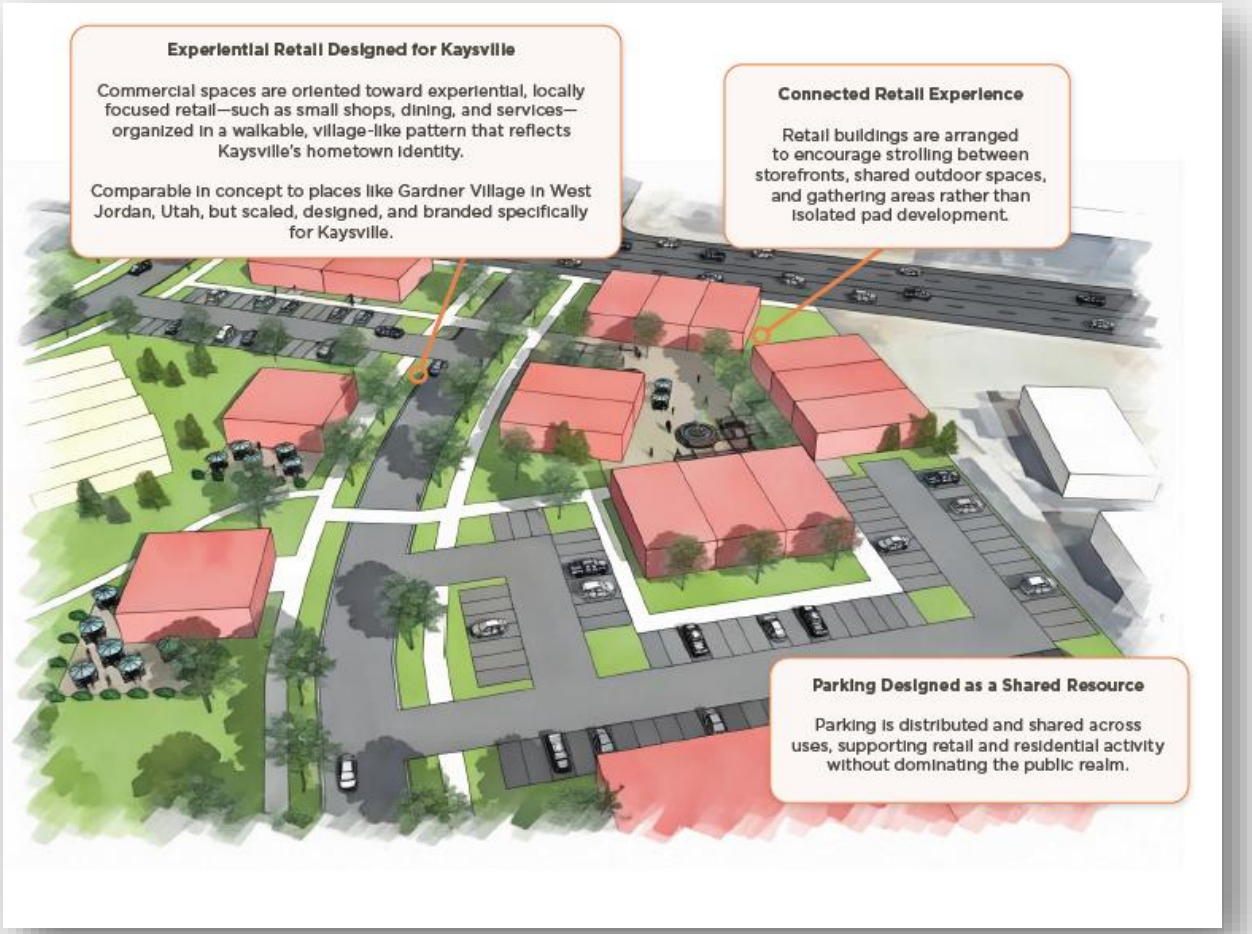
*Programming is illustrative and intended to show scale and mix—not a specific development proposal.

ILLUSTRATIVE COLOR KEY

Red – Commercial and retail uses at varying scales, including experiential retail and dining

Yellow – Potential small-scale housing, such as townhomes, that supports City Center activity

Green – Open spaces, parks, and trail connections integrated throughout the site



SMALL AREA PLAN ELEMENTS – Mutton Hollow



Gardner Village, West Jordan | Gardner Village

Public Music | GDS ltd.

Historic Art | Alpha Charlie Marketing

- Area has potential to include:
  - Village-like experience
    - Shops & Services
    - Small-scale
    - Outdoor activation
    - Public, historical art
  - Housing
  - Connectivity
  - Commercial space

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APPENDIX A
UPDATES

- Kimley-Horn report beginning on page 53
  - Higher contrast/changes to map colors for better readability
  - Figure 6 map includes updated existing conditions data for trails and paths
  - Clarification of “Safe Crossings on Main Street” (page 67) to include crosswalks at 50 W, Center St, and 200 N

STRATEGIES & RECOMMENDATIONS DISCUSSION

THANK YOU!

