KAYSVILLE CITY CENTER PLAN

PLANNING COMMISSION MEETING
DRAFT PLAN REVIEW

May 14, 2026



GSBS CONSULTING

UPDATES & COMMENTS RESPONSE

- Details of the plan – Main Street North and Mutton Hollow
  - Existing recommendation 4.1 (Page 63)
- Detail updates to the Acknowledgments (Pg V) section and Mutton Hollow Table (Pg 53)
- “Bottom Line Up Front” summaries added to Vision, Principles, and Goals section (page 9) and Transportation, Parking, and Mobility (page 28)
- Updated Setback Development Pattern image on page 17



UPDATES & COMMENTS RESPONSE – Pg 25

- Land Use and Urban Framework
- Designing for a Welcoming Main Street
- Further emphasize what it means to prioritize active storefronts and aspects that add to the Main Street feel



DESIGNING FOR A WELCOMING MAIN STREET

Community input consistently emphasized the desire for an inviting, recognizable Main Street experience—one that feels comfortable, active, and easy to navigate on foot. This plan responds by focusing on human-scale design, where buildings, storefronts, and public spaces are proportioned and arranged to create a sense of enclosure, interest, and connection at the pedestrian level. These elements work together to shape a street that feels approachable and lively, supporting both everyday use and a strong sense of place.

WHAT IS AN ACTIVE STOREFRONT?

Storefronts with easily-found entrances, windows, and visible activity that engage the sidewalk and invite people in.

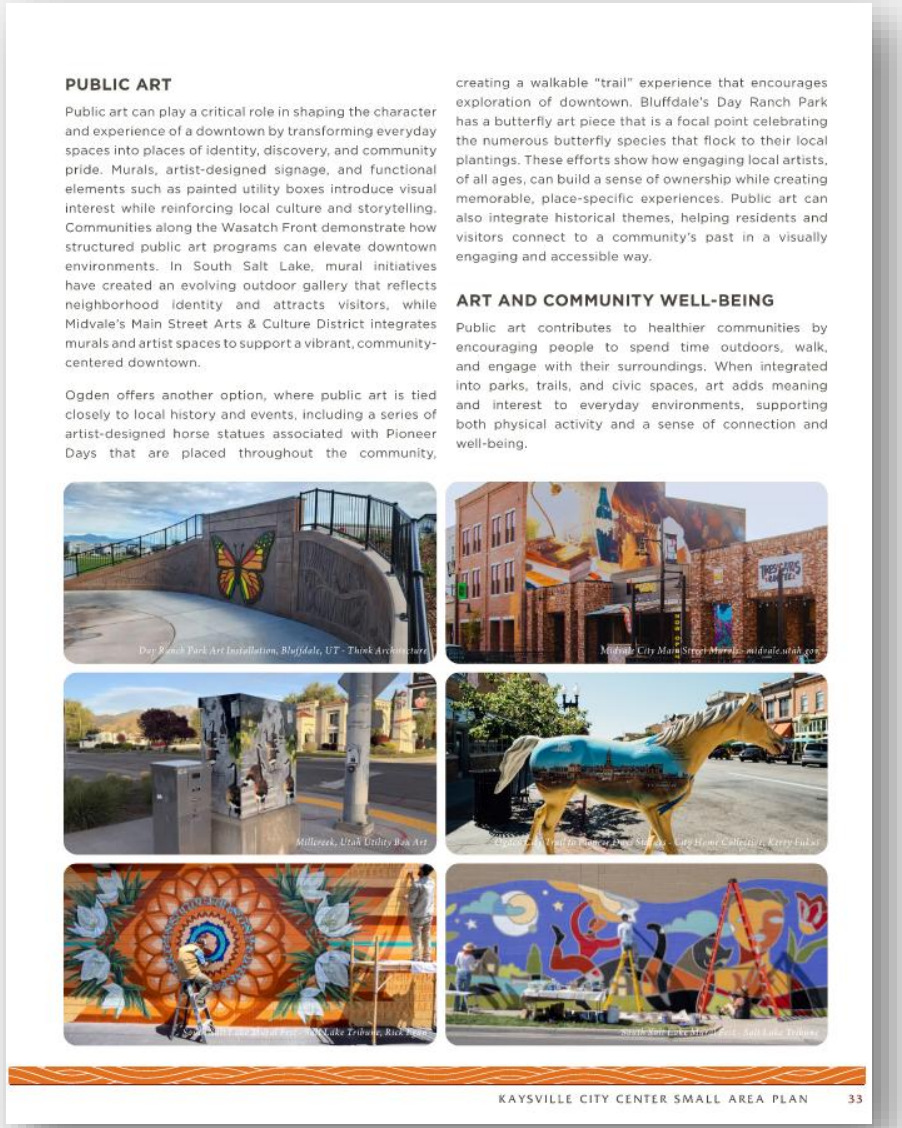
Active storefronts and outdoor seating bring activity to the sidewalk, creating a comfortable, engaging edge where people can gather and spend time.

Buildings close to the street with visible storefronts create a familiar Main Street setting that feels accessible, active, and connected to the community. On-street parking can help buffer the sidewalk from traffic, making the pedestrian environment feel safer and more comfortable.

Maintained sidewalks, street trees, and seating create a pleasant pedestrian experience, making it easy to walk, pause, and enjoy the street throughout the day.

UPDATES & COMMENTS RESPONSE – Pg 33

- Addition to Public Realm, Civic Space, & Placemaking
- Emphasis on public art –
  - How other communities have implemented it, at various scales
  - Its impact on the area and community overall



PUBLIC ART

Public art can play a critical role in shaping the character and experience of a downtown by transforming everyday spaces into places of identity, discovery, and community pride. Murals, artist-designed signage, and functional elements such as painted utility boxes introduce visual interest while reinforcing local culture and storytelling. Communities along the Wasatch Front demonstrate how structured public art programs can elevate downtown environments. In South Salt Lake, mural initiatives have created an evolving outdoor gallery that reflects neighborhood identity and attracts visitors, while Midvale's Main Street Arts & Culture District integrates murals and artist spaces to support a vibrant, community-centered downtown.

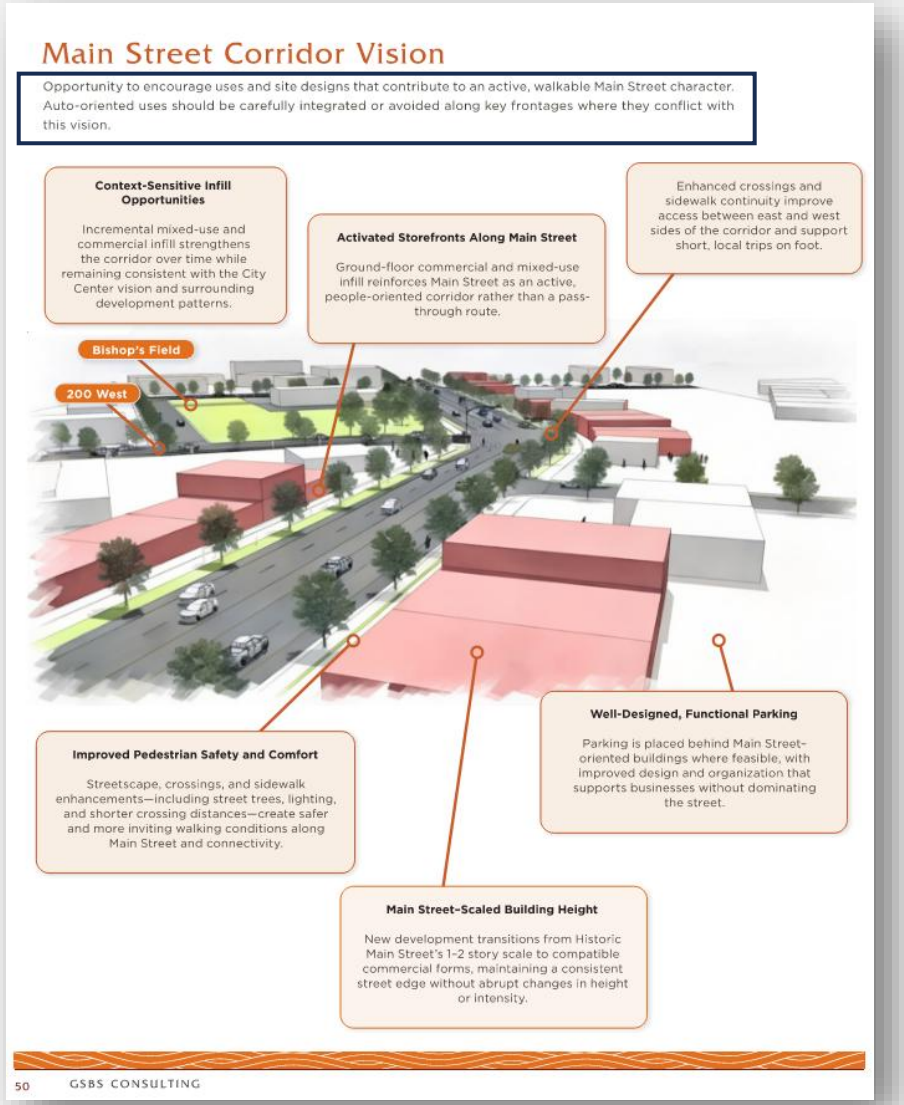
Ogden offers another option, where public art is tied closely to local history and events, including a series of artist-designed horse statues associated with Pioneer Days that are placed throughout the community, creating a walkable "trail" experience that encourages exploration of downtown. Bluffdale's Day Ranch Park has a butterfly art piece that is a focal point celebrating the numerous butterfly species that flock to their local plantings. These efforts show how engaging local artists, of all ages, can build a sense of ownership while creating memorable, place-specific experiences. Public art can also integrate historical themes, helping residents and visitors connect to a community's past in a visually engaging and accessible way.

ART AND COMMUNITY WELL-BEING

Public art contributes to healthier communities by encouraging people to spend time outdoors, walk, and engage with their surroundings. When integrated into parks, trails, and civic spaces, art adds meaning and interest to everyday environments, supporting both physical activity and a sense of connection and well-being.

UPDATES & COMMENTS RESPONSE – Pg 50

- Emphasis on the Main Street Corridor Vision
- Encouragement for uses and site design that contribute to the Main Street character



UPDATES & COMMENTS RESPONSE – Pg 54

- Further emphasize the east-west connection desired by the community
  - Show examples of pedestrian/cyclist bridges
  - Explain the benefit of this type of infrastructure



Why Mutton Hollow Is Unique

- The largest remaining undeveloped site in the City Center
- Offers flexibility to explore future possibilities within existing City policies
- Allows comparison of multiple potential development approaches
- Scenarios are exploratory and do not represent a proposed project or zoning change

Economic development in the City Center is closely tied to community trust. Throughout engagement, residents expressed skepticism toward strategies that rely on attracting outside or large-scale development at the expense of existing businesses. This plan responds by emphasizing reinvestment, business retention, and alignment with adopted policy—specifically the Kaysville General Plan and Future Land Use Map—rather than speculative or market-driven upzoning. The General Plan's economic development goals prioritize strengthening existing centers, supporting local businesses, and focusing growth where infrastructure and services already exist; this section operationalizes those goals within the City Center.

SUPPORTING EXISTING BUSINESSES

Existing businesses along Main Street and in adjacent areas are a foundational component of the City Center economy. During outreach, business owners consistently emphasized visibility, ease of access, and customer comfort as primary concerns. The plan prioritizes improvements that directly address these issues, including pedestrian safety, wayfinding to shared parking, and streetscape enhancements that encourage people to spend time in the area.

East - West Connection

A pedestrian and bicycle overpass can improve east-west connectivity by providing a safe, comfortable alternative to crossing busy roads that currently feel inaccessible without a car. Community feedback highlights a lack of safe options, and an overpass designed for all ages and abilities can help bridge that gap. Beyond safety, these structures can serve as welcoming community features that encourage walking and biking while better connecting neighborhoods and destinations.

An overpass designed to respond to surrounding conditions demonstrates how placement and structure can be adapted to fit adjacent roadways and land uses while maintaining connectivity.

A structure with relatively minimal tower footprint reduces ground-level impacts while still providing a clear and accessible crossing between destinations.

A large-scale overpass demonstrates how grade-separated crossings can safely connect across major barriers like I-15, providing continuous access for pedestrians and cyclists.

An elevated crossing integrated into surrounding development shows how thoughtful design can minimize visual and physical impacts while creating a functional and visually interesting connection.

54 GSBS CONSULTING

UPDATES & COMMENTS RESPONSE – Pg 56

- Northern Gateway Experience
  - Describe elements that can create this experience for community members and visitors
  - Examples of other community “experiences” that could inspire and inform the future of this site



The Northern Gateway Experience

The northern portion of the City Center has great opportunity to be a place to come and experience. In this plan, experiential retail refers to locally oriented shops, services, and dining that are designed to be walkable, connected, and integrated with public spaces, rather than isolated or auto-oriented.

Experiential retail in Kaysville may include small shops, everyday services, and gathering-oriented dining arranged in a village-like pattern that encourages strolling, repeat visits, and informal interaction. Outdoor seating, shared plazas, and visible storefronts help create an environment where people choose to spend time.

Rather than focusing on a specific tenant mix, experiential retail is defined by how buildings, streets, and open spaces work together to support community life and reinforce Kaysville's hometown identity.

UPDATES & COMMENTS RESPONSE – Pg 57

- Visualizing Potential Development and Mutton Hollow
  - Further explanation that this is an example rendering
  - The priority for this site is that, should it develop differently in the future, pedestrian-scale buildings at the sidewalk will maintain the Main Street context and be cohesive with the City Center vision
  - Frontage Character and Main Street Identity



Visualizing Potential Development at Mutton Hollow

As part of the planning process, the City and project team conducted a conceptual programming exercise to explore what Mutton Hollow could accommodate if developed in a manner consistent with the 2022 General Plan, community feedback, and the City Center vision. This exercise was used to help the community visualize potential scale, mix, and layout, and to better understand how the site might function as a northern gateway to the City Center. The concepts illustrate how commercial activity, housing, open space, and internal circulation could work together to create a connected, walkable place that supports everyday activity and reflects Kaysville's identity. These illustrations are not a development proposal or zoning change, but a tool to communicate possibilities and tradeoffs.

UPDATES & COMMENTS RESPONSE – Pg 58

- Visualizing Potential Development and Mutton Hollow
  - Call out that future development should prioritize maintaining buildings near the Main Street sidewalk to maintain a continuous, welcoming, accessible street experience
  - Guidance for whatever type of use is developed in this area



DRAFT PLAN
DISCUSSION

THANK YOU!

