

STRENGTHS (INTERNAL)

- VOZ PROCESS - TEAMWORK - VISION
- WATER - IT'S AVAILABLE
- SCALE - LARGE ENOUGH TO ACCOMPLISH A PLAN
- GOOD LOCATION
 - SENSE OF COMMUNITY
 - EXISTING NUCLEAS OF COMMUNITY
 - PEOPLE - STABILITY
- SCENIC BEAUTY; TOPOGRAPHIC VARIETY
- RECREATION, TRAIL, OPPORTUNITIES, BLUE SKY-LIKE
- I-80 CORRIDOR
- PROXIMITY OF RAIL TRAIL; ADJACENCY OF WEBER RIVER ECHO STATE PARK
- BLANK CANVAS - NOT ALOT OF STUFF TO "WORK AROUND"
- PLAN FLEXIBILITY
- EXISTING FIBER OPTICS
- POLITICAL WILL

YOUTH WHO WISH TO STAY/COME BACK
LONG-TERM VESTED INTEREST
LOCAL KNOWLEDGE
TECHNICAL SKILLS
COMMUN
PUBLIC/PRIVATE

WEAKNESSES (INTERNAL)

- NO LOCAL ECONOMY
- POTENTIALLY COMPUTER RELIANT
- LIMITED EXISTING DEVELOPED INFRASTRUCTURE - SEWER - WATER
- EXISTING ROAD (CIRCULATION AND ACCESS LIMITATIONS) - OFF RAMP (CREAMERY LANE)
- CAPITAL - TAKES \$\$ (LAND RICH; MONEY POOR) FINDING TAXING
- FEAR OF CHANGE / LACK OF UNDERSTAND (WILLING TO CHANGE)
- EXISTING DEVELOPMENT, E.G. LOCATION OF EXISTING CHURCH
- EXISTING DEVELOPMENT CODE / ZONING
- EXISTING AGREEMENTS / EASEMENTS / AG-RESTRICTIONS
- LIMITED / NO JOBS
- YOUTH APATHY - LACK OF A VOICE
- HIGHER AREA MEDIAN AGE / SENIOR SERVICES
- LIMITED RECREATION OPPORTUNITY

OPPORTUNITIES (INTERNAL-EXTERNAL)

- OFF RAMP OFF OF CREAMERY LANE
- RECREATION
- NEW ECONOMIC OPPORTUNITIES - AG, AG-TOURISM, COMMERCIAL, JOBS, START-UPS, INDUSTRY
- RAIL TRAIL
- CONVERT FROM SEPTIC TO PUBLIC SEWER
- MIX OF HOUSING TYPES / ENTRY LEVEL HOUSING - CO-HOUSING LOCAL SERVICES
- WALKABLE COMMUNITY W/ AMENITIES
- DEVELOP SOLUTIONS TO IMPROVE CODE / PROCESS
- CREATE A PLAN BEFORE ZONING.

~~SENSE~~ CREATE A UNIQUE COMMUNITY IDENTITY

CIVIL / COMMUNITY SPACE

TRANSPORTATION - REGIONAL LINKS
- PUBLIC TRANSPORTATION

THREATS

(INTERNAL-EXTERNAL)

- RESISTANCE FROM LOCAL / OUTSIDE JURISDICTIONS
- FIRST-TIME / UNTESTED PROCESS
- WEAK PLAN
- WEAK PROCESS
- LOSS OF THE NARRATIVE / EXPLANATION OF THE PLAN
- SUCCESS = IMPACTS (TRAFFIC)
- OUTSIDE LEGAL CHALLENGES
- COMPLETION OF (OR LACK OF) E. SUTHERLAND COUNTY INFRASTRUCTURE MASTER PLAN
- POOR COMMUNICATION W/ KEY STAKEHOLDERS - PC, COUNCIL
- UNKNOWN THREATS
- CHANGES IN EXISTING PROPERT COALITION