

General Plan Section	Existing Language or Condition	Issue Identified	Suggested Amendment Concept	Policy Rationale
Introduction, Purpose of the Plan	Plan described as advisory and flexible, yet states recommendations should be followed	Internal contradiction between advisory intent and mandatory application	Add interpretive language clarifying that mandatory terms guide ordinance implementation unless explicitly stated as absolute	Reduces legal exposure and restores council discretion while preserving intent
Community Vision, Community Identity	Emphasis on low population density and rural small town character	Rural character is implied as uniform density and housing type	Clarify rural character as scale, design quality, open space, and heritage rather than density alone	Allows housing diversity while preserving Coalville's identity
Land Use Element, Residential Areas	High and medium density housing identified near Main Street	Policy direction is not consistently reinforced in zoning outcomes	Explicitly encourage higher density and mixed use housing in areas with infrastructure capacity	Aligns land use policy with housing and infrastructure efficiency goals
Land Use Element, Growth Contiguity	Growth should be contiguous to existing development	Rigid language limits strategic development and annexation flexibility	Allow non contiguous growth where it advances housing, jobs, or infrastructure efficiency	Supports economic development while retaining planning discipline
Land Use Element, Infrastructure Policies	Development approval tied to construction of infrastructure	Can be read as a hard barrier rather than a flexible planning tool	Clarify use of phasing, impact fees, and development agreements	Encourages development while protecting public investment
Land Use Element, Development Impacts	Development should pay its own way	Principle is sound but inconsistently applied	Require findings addressing proportional cost responsibility	Improves consistency and defensibility of approvals
Moderate Income Housing Element, Definitions	Moderate income defined as up to 80 percent AMI	Definition no longer reflects Summit County housing realities	Introduce attainable housing definition covering broader income ranges	Better aligns housing policy with actual community needs

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Moderate Income Housing Element, Zoning Barriers	Zoning identified as a key tool but few barriers identified	Plan lacks clear direction to remove regulatory obstacles	Commit to reviewing minimum lot sizes, parking, and use restrictions	Creates actionable path toward housing goals
Moderate Income Housing Element, Inclusionary Housing	Inclusionary workforce housing language appears mandatory	Risk of legal challenge without feasibility framework	Reframe as flexible tool using incentives and agreements	Preserves housing goals while reducing legal risk
Economic Element, Tax Base Goals	Emphasis on strengthening tax base and preventing blight	No explicit linkage to land use or zoning decisions	Require consideration of fiscal sustainability in land use decisions	Provides policy support for commercial and mixed use projects
Economic Element, Employment Land	Desire for jobs stated but not protected	Employment land vulnerable to conversion	Preserve adequate commercial and light industrial zoning	Supports long term economic resilience
Parks and Open Space Element, Sensitive Lands	Multiple absolute prohibitions on development	Functions as de facto regulation with limited discretion	Convert prohibitions to conditional standards with mitigation	Maintains environmental protection while restoring flexibility
Parks and Open Space Element, Wildlife and Trails	Studies and trail requirements broadly stated	Ambiguous thresholds invite inconsistent application	Tie requirements to defined major development thresholds	Improves fairness and predictability
Transportation Element, Infrastructure Planning	Transportation planning tied to existing patterns	Does not clearly support compact or mixed use development	Align transportation policy with planned density and redevelopment	Reduces long term infrastructure costs
Implementation, Citywide	Plan implementation implied but not explicit	Weak linkage between plan and ordinance updates	Commit to periodic zoning and code review for consistency	Ensures Plan remains a living document