



General Plan

CHAPTER 1 - GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Price.	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	Ongoing	City Council, Community Services
		ii. Keep informed of the needs of citizens through ongoing community meetings and surveys.	Ongoing	Community Services
	B. Encourage the attraction, retention and development of business and industry that gives Price economic vitality.	i. Work closely with county, regional and state agencies in economic development.	Ongoing	City Council, Community Services
		ii. Work closely with existing businesses to keep them in Price and help them grow and prosper here.	Ongoing	City Council, Community Services
	C. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review city ordinances and the Land Development Code on a regular basis.	Ongoing	City Council, Community Services, Planning Comm.
		ii. Require strict adherence to development guidelines in the Land Development Code.	Ongoing	City Council, Community Services, Planning Comm.
		iii. Require as much as possible new development to minimize and mitigate negative impacts to the existing community, utilities and infrastructure.	Ongoing	City Council, Community Services, Planning Comm.
	D. Advocate a compatible mixture of residential uses throughout the city.	i. Approve site/development plans in accordance with General Plan land use and housing goals.	Ongoing	City Council, Planning Commission
	E. Provide and maintain appropriate levels of community services.	i. Review the financial feasibility and appropriateness of all identified projects and programs.	Every 2 years	City Council
	2. Achieve community goals as set forth in the Price City General Plan and in Appendix A, "Price City: A 21st Century Community".	A. Promote procedures and policies which support and emphasize the achievement of City goals.	i. Annually review and amend the goals, strategies and actions.	Ongoing
ii. Make / review necessary assignments and determinations.			Ongoing	City Council
iii. Prepare strategic plans to fall in line with City budgeting process.		Every 2 years	City Council	



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CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency	
1. Promote an attractive, stable, and economically sustainable environment throughout the city.	A. Sustain development standards that ensure attractive, stable non-residential uses.	i. Review and update the land development code including zoning classifications and development standards for all non-residential uses, and consolidate and streamline language in the code.	0-3 years	City Council, Planning Commission, Building and Zoning, Community Director	
		ii. Increase landscaping requirements and standards including maintenance of all approved landscaping components.	0-3 years	City Council, Planning Commission, Building and Zoning	
	B. Establish an environment which is friendly to new industries that diversify the economic base, use local labor, and are sensitive to environmental concerns.	i. Maintain comprehensive and streamlined permitting processes for new site plans.	Ongoing	Building and Zoning	
	C. Develop a new business and industrial park in Price, which may possibly be owned by the City.	i. Perform a needs assessment for a business and industrial park.	0-2 years	City Council, Community Director	
		ii. Encourage and facilitate the development of a Price City business and industrial park.	0-2 years	City Council, Planning Commission, Community Director	
		iii. Oversee the development and promotion of the business park.	0-10 years	City Council, Community Director	
	D. Foster regional shopping in areas near Highway 6 and major city corridors.	i. Maintain existing regional shopping areas on major corridors.	Ongoing	City Council, Community Director	
	E. Encourage existing commercial uses to improve and maintain buildings and landscaping.	i. Continue and improve pro-active zoning enforcement.	Ongoing	Building and Zoning	
	2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council, Community Director



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CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency	
	B. Require good traffic circulation patterns from residential to collector streets in all new residential subdivisions.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-1 year	City Council, Public Works, Community Director,	
		ii. Encourage the development of through streets, ensuring the even distribution of traffic.	Ongoing	City Council, Public Works	
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through proactive zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director	
		ii. Encourage participation in volunteer beautification programs.	Ongoing	City Council, Building and Zoning, Community Director	
		iii. Continue recognizing homes with nice yards through the Yard-of-the-Month program.	Ongoing	Beautification Committee	
		iv. Prepare and utilize active property maintenance policies compatible with zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director	
	3. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which results in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods.	0-5 years	City Council, Planning Commission Building and Zoning, Community Director
		B. Encourage private property owners to preserve open space.	i. Explore methods such as a transfer of development rights (TDR) program for possible adoption.	0-5 years	City Council, Building and Zoning, Community Director
ii. Schedule and invite the public to seminars with public and private lands trust agencies.			Ongoing	Building and Zoning, Community Director	



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CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
	C. Support open space preservation efforts along Price River, Meads Wash, Price Canal and on Wood Hill, as well as other parcels for parks and trails throughout the city.	i. Adopt an ordinance regulating the preservation of environmentally sensitive areas.	0-2 years	City Council, Planning Commission, Community Director
		ii. Devise a plan and priorities for acquiring parcels planned for parks and opens spaces.	0-5 years	City Council, Community Director, Public Works
		iii. Develop a parkway and trail system along the Price River and Meads Wash.	0-10 years	City Council, Community Director, Public Works
		iv. Establish an open space preserve on Wood Hill, and other hills to the north of current boundaries, when annexed.	0-10 years	City Council, Community Director, Public Works
		v. Encourage and enforce the allocation of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		vi. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Price's preservation efforts.	0-5 years	City Council



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CHAPTER 3 - URBAN DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency	
1. Realize a community design and environment that is visually pleasing and unique to Price.	A. Improve the image of Price by placing well-designed entrance signs and landscaping at entryways to the city, and by planning for public art throughout the city.	i. Identify and prioritize entryway areas for beautification projects.	0-1 year	Beautification Committee	
		ii. Develop and pursue plans to beautify community gateways.	0-10 years	City Council, Planning Commission	
		iii. Identify and recommend types and locations for future public art.	0-2 years	Beautification Committee	
		iv. Allocate sufficient financial resources for active beautification and improvement efforts.	Ongoing	City Council	
	B. Support the Beautification Commission, the Shade Tree Commission and other programs that actively promote beautification efforts throughout the city.	i. Participate in and support community beautification and tree planting projects	Ongoing	City Council, Community Director, Public Works	
		ii. Recommend and maintain minimum tree planting standards to be adopted by the City.	0-2 years	Beautification Committee	
		iii. Organize community clean up projects with the help of civic organizations.	Ongoing	Community Director, Public Works	
	C. Focus increased efforts on the improvement and enforcement of City ordinances that promote an attractive urban environment.	i. Review and update the land development code to include provisions for urban design and landscaping requirements.	0-2 years	City Council, Community Director, Building and Zoning	
		ii. Hire / train a zoning ordinance enforcement officer to reduce confusion with animal officer.	0-5 years	City Council, Public Safety	
		iii. Proactively enforce the zoning codes.	Ongoing	Public Safety, Building and Zoning	
	2. Promote Main Street beautification, making it more visually appealing and pedestrian friendly, while also protecting business interests.	A. Create a citizens committee to develop recommendations for Main Street beautification.	i. Continue to plan for Main Street beautification with specifics on features, upgrades and themes.	0-2 years	City Council, Planning Commission, Community Director
			ii. Adopt design guidelines for developments on Main Street.	0-5 years	City Council, Planning Commission, Community Director



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CHAPTER 3 - URBAN DESIGN GOALS

Goals	Strategies	Actions	Timing	Agency
3. Promote streetscape beautification on other City streets.	A. Devise a plan for the beautification of all main corridors in Price.	i. Develop streetscape projects on all main corridors, in the priority as identified in this chapter.	Ongoing	City Council, Planning Commission, Community Director
4. Support historic preservation efforts throughout the community.	A. Maintain active efforts to preserve historic properties and projects throughout the community.	i. Develop and follow procedures and eligibility for placement of properties on the National Register.	Ongoing	Historical Commission
		ii. Survey and keep updated an inventory of historic properties.	Ongoing	Historical Commission
		iii. Pursue funding options to make money available for community historic projects.	Ongoing	Historical Commission
	B. Pursue efforts to renovate properties and storefronts in the downtown area of Main Street.	i. Procure funding and organize renovations.	Ongoing	City Council, Historical Commission



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CHAPTER 4 - ECONOMIC GOALS

Goals	Strategies	Actions	Timing	Agency	
1. Cultivate a strong and diversified economic base and employment environment in Price.	A. Increase Price's status as a regional center for retail, office, industrial, and service uses.	i. Establish a City economic development advisory committee to work with county regional and state agencies.	0-5 years	City Council, Community Director	
		ii. Create and adopt a Price City Strategic Economic Development Plan.	0-4 years	City Council, Community Director	
		iii. Continue to encourage regional retailers to locate in existing business corridors in Price.	Ongoing	City Council, Community Director	
	B. Encourage the attraction, retention, and development of business and industry that gives Price economic vitality.		i. Continue to strengthen and expand the effective use of the Economic Vitality Fund.	Ongoing	City Council, Community Director
			ii. Make business retention a priority by making regular visits to Price businesses.	Ongoing	City Council, Community Director
			iii. Organize and operate a formal community-wide Business Retention and Expansion (BRE) program.	0-3 years	City Council, Community Director
	C. Establish business, arts and industrial services incubator programs.		iii. Actively work with the BTAC to increase community incubation capacity.	0-3 years	City Council, Community Director, Main Street Coordinator
			D. Promote entrepreneurial education in the community.	i. Promote K-12+ entrepreneurial education programming.	0-7 years
		ii. Support community based entrepreneurial education programming such as SBDC, BTAC, etc.		0-2 years	City Council, Community Director, Main Street Coordinator
		1. Encourage the revitalization of the downtown area and main business corridors.	A. Establish specific goals for economically revitalizing the downtown area.	i. Create and pursue plans for attracting new retail and dining and other businesses in the downtown area.	0-5 years
ii. Develop plans for holding more special events in the downtown area, involving the business community.	0-5 years			City Council, Community Director, Chamber of Commerce, Main Street Program	



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CHAPTER 4 - ECONOMIC GOALS

Goals	Strategies	Actions	Timing	Agency
		iii. Re-establish the downtown redevelopment agency as soon as possible.	0-2 years	City Council, Community Director
	B. Establish goals for revitalizing Carbon Avenue, First North, Airport Road and Fairgrounds Road.	i. Add south Carbon Avenue into the downtown redevelopment agency area, or create a new RDA.	0-5 years	City Council, Community Director
		ii. Create and pursue plans for attracting new business opportunities on Carbon Avenue, First North, Airport Road and Fairgrounds Road.	0-5 years	City Council, Community Director
2. Increase travel and tourism to Price and the area.	A. Work in association with the Carbon County Travel Bureau and regional agencies.	i. Meet with regional travel agencies on a regular basis.	Ongoing	City Council, Community Director
		ii. Develop and define tourism marketing strategies in which the City can participate.	0-5 years	City Council, Community Director
		iii. Dedicate as much as possible the necessary resources, financial and otherwise, to meet the objectives of the tourism marketing strategies.	Ongoing	City Council
3. Enhance the image of the community.	A. Develop a plan for media promotions, marketing strategies and community improvement activities.	i. Re-establish a citizens advisory team (CAT) for community improvement to review the issues and make recommendations for strategies and projects.	0-5 years	City Council
		ii. Promote the strong quality of life factors existing in Price, with a focus on the community as a great place to live, work and play, offering opportunities and services in all areas of life.	Ongoing	City Council, Community Director, all departments
		iii. Encourage beautification projects to be developed throughout the community (see also Chapter 3 goals).	Ongoing	City Council, Planning Commission, Community Director



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CHAPTER 5 - TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing	Agency
1. Promote a balanced transportation system that serves the diverse needs of the community.	A. Encourage and assist efforts to cause Highway 6 to become an interstate freeway.	i. Meet with state and federal agency representatives on strategic methods to meet this objective.	Ongoing	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
	B. Prepare and prioritize plans for new roadway connections in the community.	i. Connect Cedar Hills Drive to Homestead Boulevard.	0-5 years	Public Works
		ii. Construct Anadarko Road to connect to Airport Road.	0-5 years	Public Works
		iii. Construct Wood Hill Road.	0-10 years	Public Works
		iv. Review opens space areas for possible needs for additional roadway connections.	0-5 years	Public Works
	C. Promote increased use of the airport.	i. Develop an airport promotional plan in conjunction with Carbon County Economic Development, and state and federal aviation agencies.	0-2 years	Public Works
		ii. Promote the airport as "Eastern Utah Regional Airport".	Ongoing	City Council, Community Director, Public Works
		iii. Add signage to promote access to the airport	0-2 years	Public Works
	2. Encourage and promote opportunities for alternative modes of transportation which are safe, convenient, and environmentally sensitive.	A. Develop a recreational trails system linking the parks and various areas of town, including trails for cyclists, pedestrians, equestrians and OHVs.	i. Create and adopt a detailed Trails System Master Plan, planning and identifying priority trail projects.	0-5 years
ii. Work closely with Carbon County and regional recreational trail organizations.			Ongoing	Community Director, Public Works



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CHAPTER 5 - TRANSPORTATION GOALS

Goals	Strategies	Actions	Timing	Agency
		iii. Seek available funding for trails development from state and federal resources.	Ongoing	Community Director, Public Works
		iv. Construct trails in areas identified in this plan (See Exhibit) and further planned and/or amended in the Trails System Master Plan.	Ongoing	Public Works
	B. Develop a public transit system between Helper, Price and Wellington	i. Meet with state and federal transportation agency representatives on developing a regional bus / transit system.	0-5 years	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
	A. Encourage train transportation to take on a greater role in Price.	iii. Meet with the relevant railroad companies, state and federal agency representatives on developing a train station in Price.	0-5 years	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
3. Prepare, adopt and implement a Transportation Master Plan.	A. Using a public involvement process, prepare a master plan, including all aspects of transportation.	i. Create a steering committee including transportation professionals to determine broad category elements to include in the Master Plan.	0-5 years	City Council, Public Works
		ii. Maintain and update the Transportation Master Plan.	Ongoing	City Council, Public Works



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CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
1. Provide for an attractive mix of housing types and densities throughout the community.	A. Provide areas for residential development with rural densities that insure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.	Ongoing	City Council, Planning Commission, Building and Zoning
	B. Provide low density residential uses.	i. Encourage quality development in mid-level to high-end housing.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.	Ongoing	City Council, Planning Commission, Building and Zoning
	C. Provide medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	Ongoing	City Council, Planning Commission, Building and Zoning
	D. Provide medium to high density mixed-use residential uses.	i. Promote quality high density developments in high density zoned areas.	Ongoing	City Council, Planning Commission, Building and Zoning
2. Provide a reasonable opportunity for moderate income housing.	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	Ongoing	Community Director
	B. Promote the objectives of the Price Community Affordable Housing Plan (Appendix E).	i. Review the Community Affordable Housing Plan annually, and submit annual reports to the State.	Annually	City Council, Community Director
		ii. Organize and prepare local income targeted housing development.	0-5 years	City Council, Community Director



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CHAPTER 6 - HOUSING GOALS

Goals	Strategies	Actions	Timing	Agency
3. Encourage orderly and beautiful residential areas throughout the city.	A. Increase enforcement of residential zoning ordinance requirements.	i. Hire / train a specific zoning ordinance enforcement officer to reduce confusion with animal control officer.	0-5 years	City Council, Public Safety, Building and Zoning
		ii. Proactively enforce approved and adopted zoning ordinances and codes.	Ongoing	Public Safety, Building and Zoning
	B. Recognize the beautification efforts of residential property owners.	i. Continue and strengthen programs such as the Yard-of-the Month award.	Ongoing	Beautification Committee
4. Encourage the development of housing for senior citizens and students, in locations which both meet the needs of the residents and minimize their impact on the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family low density zones.	Ongoing	Community Director, Building and Zoning
		ii. Encourage the location of assisted living residential facilities throughout the community constructed for that purpose.	Ongoing	Community Director, Building and Zoning
	B. Encourage development which will meet the needs for student housing near the College of Eastern Utah.	i. Develop and adopt a plan for student housing near the College of Eastern Utah, in cooperation with College officials.	0-10 years	Community Director, Building and Zoning
		ii. Promote future student housing development between downtown and the College of Eastern Utah.	Ongoing	Community Director, Building and Zoning



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CHAPTER 7 - PARKS AND RECREATION GOALS

Goals	Strategies	Actions	Timing	Agency
1. Provide for parks and recreation facilities and services to enhance residents' quality of life.	A. Establish a plan for the development and improvement of parks and recreation facilities and services.	i. Prepare, adopt and implement a Parks and Recreation Master Plan.	0-5 years	City Council, Public Works, Parks
		ii. Establish a citizens advisory committee to assist in the planning.	0-5 years	City Council, Public Works, Parks
		iii. Recommend plans for future improvements to the City Swimming Pool	0-2 years	Public Works, Parks
	B. Provide parks that are well dispersed throughout the city.	i. Target areas in need of parks and follow recommendations of the Parks and Recreation Master Plan.	Ongoing	City Council, Public Works, Parks
	C. Encourage the acquisition of property and the development of additional recreational facilities.	i. Develop and/or support plans for a community recreation center.	0-5 years	City Council, Public Works, Parks
		ii. Create and update priority list for the development of other needed facilities.	Ongoing	City Council, Public Works, Parks
		iii. Plan for and fund the assessed facility and service expansion needs.	Ongoing	City Council, Public Works, Parks
	D. Encourage citizen participation in the park planning process to address fairly the needs of various areas and groups of people.	i. Maintain the efforts of a citizens advisory committee to study and make recommendations on the parks and recreation needs of Price.	Ongoing	City Council, Public Works, Parks
		ii. Utilize community built playground facilities where possible.	Ongoing	Public Works, Parks
	E. Provide adequate recreation classes and programs to meet the needs of Price residents.	i. Annually assess the needs and demands for recreation programs.	Annually	City Council, Public Works, Parks
		ii. Continue and increase involvement on the County's recreation board.	Ongoing	City Council, Public Works, Parks



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CHAPTER 7 - PARKS AND RECREATION GOALS

Goals	Strategies	Actions	Timing	Agency
2. Develop a system of recreational trails throughout the community.	A. Finalize and amend recreational trails development as shown in the Parks and Recreation Master Plan.	i. Submit recommendations for trail concepts and priorities to City Council.	0-2 years	Parks and Recreation Committee
		ii. Select a firm to prepare a detailed trails engineering and development plan.	0-5 years	City Council
		iii. Seek and acquire any available funding.	0-5 years	Community Director
		iv. Approve the plan and budget for each trail.	0-5 years	City Council
		v. Arrange the participation of any in-kind and volunteer assistance.	0-5 years	Public Works, Parks division
	B. Coordinate the City Trails System with Carbon County.	i. Meet with the County to coordinate Price City trail heads and access points with the County trails system.	0-2 years	Parks and Recreation Committee
3. Provide recreational and cultural facilities and services to enhance residents' quality of life.	A. Support and encourage community cultural activities.	i. Support and encourage the activities and programs of the Price City Culture Connection.	Ongoing	City Council, City Staff
		ii. Offer assistance and support as well as to the continuance and improvement of the annual International Days celebration.	Ongoing	City Council, City Staff
		iii. Explore opportunities to use the services of a professional events planner to expand and improve the International Days celebration.	0-2 years	City Council, City Staff
		iii. Encourage and support, where possible, the success of the CEU Prehistoric Museum.	Ongoing	City Council, City Staff
		iv. Foster an environment where cultural organizations can develop and flourish in the community.	Ongoing	City Council, City Staff
		v. Promote the establishment of community built playgrounds.	Ongoing	City Council, City Staff



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CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goals	Strategies	Actions	Timing	Agency
1. Provide effective and efficient public services to the community.	A. Maintain sufficient levels of staffing and programs to serve the public needs, which are administered with a customer-friendly attitude.	i. Provide efficient functioning and a customer friendly service-oriented atmosphere in the City Administrative Offices.	Ongoing	City Council, Community Director
		ii. Expand and improve the services available at the City Library.	Ongoing	City Council, Library Director
		iii. Continue to meet the demands for the efficient and quality delivery of public utilities and Public Works services in an orderly and diligent manner.	Ongoing	City Council, Public Works Director
		iv. Maintain a police force which is dedicated to the ideal of a crime-free society, which enforces the law in a fair and impartial manner.	Ongoing	City Council, Police Chief
		v. Maintain a fully-staffed, trained and certified Fire Department to provide to the community excellent service in fire suppression and emergency medical services.	Ongoing	City Council, Fire Chief
		vi. Involve K-12 and local college students in Price City project program planning, committees and implementation.	Ongoing	City Council, Community Director
2. Provide sufficient water resources and systems to support the future growth of the community.	A. Develop additional community water resources.	i. Explore the development of water resources through well extraction or reservoirs at or near the following locations: 1) White River, 2) various mountain streams, 3) behind the Carbon Country Club, 4) southeast of Wellington, and 5) other area possibilities.	0-10 years	City Council, Public Works



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CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Utilize study to develop water resource potential and expansion activities.	0-5 years	City Council, Public Works
		iii. Purchase private water shares whenever possible.	Ongoing	City Council, Public Works
3. Provide excellent support to educational institutions.	A. Encourage and facilitate the improvement of elementary and secondary education in Price.	i. Meet on a regular basis with Carbon County School District representatives to support efforts to improve education for Price citizens.	Ongoing	City Council, Community Director
	B. Continue to support the growth and development of the College of Eastern Utah.	i. Meet on a regular basis with leaders at the College of Eastern Utah to understand the current issues, challenges, needs and community impacts of the school and campus.	Ongoing	City Council, Community Director
4. Provide excellent support to community services.	A. Take a responsible role in seeing that the community health care needs are served through good, quality health care facilities and programs.	i. Create a community health-care and/or wellness committee, with responsibility for performing a comprehensive health-care needs assessment, and developing a community health-care plan.	0-5 years	City Council, Community Director
		ii. Coordinate emergency service preparedness and response plans by local providers.	0-5 years	City Council, Community Director
	B. Maintain a proactive role in planning and encouraging updated and quality telecommunication systems in the community.	i. Continue efforts to increase involvement and understanding of telecommunications systems, such as the sponsoring of technology workshops and conferences.	Ongoing	City Council, Community Director
		ii. Provide municipal business services to the community through internet services, including utility department functions and business licensing.	0-5 years	City Council, Community Director