

CONRAD GROWTH POLICY



JUNE 2011

Prepared by Conrad Growth Policy Committee, with Technical Assistance From:
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Participants at Public Meetings

Thanks to all those persons who attended open houses, listening sessions, and public hearings and those who wrote in comments.

City Staff

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RESOLUTION NUMBER 11-1050

A RESOLUTION OF THE CITY COUNCIL OF CONRAD, MONTANA TO ADOPT THE PROPOSED 2011 GROWTH POLICY.

WHEREAS, 76-1-604 MCA, authorizes the City Council to adopt or revise a growth policy; and

WHEREAS, the City Council requested the Conrad Planning Board to prepare a growth policy, as authorized in 76-1-106, MCA; and

WHEREAS, the Conrad Planning Board prepared a growth policy in accordance with Title 76, Chapter 1, Part 6, M.C.A.; and

WHEREAS, the proposed growth policy was made available for review at City Hall, Conrad Library, and on the Pondera Port Authority website; and

WHEREAS, the Conrad Planning Board noticed and held a public hearing on the proposed growth policy in accordance with 76-1-602, MCA; and

WHEREAS, in accordance with 76-1-603, MCA, the Conrad Planning Board considered comments, recommendations and suggestions elicited at the public hearing held on April 26, 2011 as well as written comment received through the comment period ending April 26; and

WHEREAS, the Conrad Planning Board made a recommendation to adopt the growth policy with revisions; and

WHEREAS, the City Council agenda was posted for the May 16, 2011 City Council meeting and the agenda included the growth policy resolution of intention; and

WHEREAS, the City Council considered public comment received at that meeting or received in writing prior to the meeting;

WHEREAS, in accordance with 76-1-604, MCA, the City Council adopted a resolution of intention to adopt the Conrad Growth Policy as recommended by the Conrad Planning Board on May 16, 2011; and

WHEREAS, the City Council agenda was posted for the June 6, 2011 City Council meeting and the agenda included the adoption of the growth policy;

WHEREAS, the City Council considered public comment received at that meeting or received in writing prior to the meeting;

NOW, THEREFORE BE IT RESOLVED that the Conrad City Council hereby adopts the growth policy as recommended by the Conrad Planning Board.

PASSED AND ADOPTED this 6 day of June 2011

ATTEST: 



APPROVED: 
Mayor

Resolution 11-1050

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- A Review of Zoning and Subdivision Regulations
- B Inventory of Existing Characteristics and Projected Trends for Pondera County, Conrad, and Valier
 - 1. Population
 - 2. Land Use
 - 3. Housing
 - 4. Economy
 - 5. Public Infrastructure
 - 6. Public Services
 - 7. Natural Resources
 - 8. Agriculture
- C Committee Meetings and Open House Meetings
- D Public Opinion Survey
- E Maps
- F Implementation Checklist

LIST OF ABBREVIATIONS

- CIP- Capital Improvements Program
- CRP- Conservation Reserve Program
- CWPP- Community Wildfire Protection Plan
- BNSF- Burlington Northern and Santa Fe
- DES- Disaster and Emergency Service
- DNRC- Department of Natural Resources and Conservation
- EDA- Economic Development Administration
- FAR- Floor- area ratio
- HUD- U.S. Department of Housing and Urban Development
- MATL line- Montana Alberta Tie Lie
- MDOT- Montana Department of Transportation
- NPIAS - National Plan of Integrated Airport Systems
- PCCRC - Pondera County Canal and Reservoir Company
- PDM plan- Pre-Disaster Mitigation plan
- RC&D– Resource Conservation and Development
- USDA- U.S. Dept. of Agriculture
- WUI- Wildland Urban Interface

INTRODUCTION

This is the growth policy for the municipality of Conrad. A growth policy is a comprehensive plan or master plan. This growth policy conforms to the requirements set out in Montana state law (76-1-601 through 76-1-606, MCA).

Conrad prepared a comprehensive plan in 1971 and updated it in 1978. At the time the plan was updated, Conrad had a city-county planning board and the planning jurisdiction included the city and a 4.5 mile area around the city.

Many things have changed since 1978. Many of the objectives in the 1978 plan have been achieved. The 1978 comprehensive plan update projected significant population growth, but the reality is that population has declined since then. The city-county planning board was eventually replaced with a planning board for the incorporated area of the city. The state laws for planning, zoning, subdivision, and other land use mechanisms have also changed since 1978.

This growth policy document was initiated in 2009 by Conrad, Valier and Pondera County. The three jurisdictions identified growth policy committees to begin the work. In 2010, Cossitt Consulting was hired to provide technical assistance in preparing the growth policy. The three jurisdictions continued to coordinate but each has a separate growth policy corresponding to their jurisdictional planning areas.

This growth policy consists of five main parts:

1. Background.

This section describes the overall purpose of the growth policy and the process used to create it. It describes the planning area boundary.

2. Profile

This section provides a summary of the existing characteristics and projected future trends for Conrad. It includes a short summary of the history of Conrad and discussion of land use, population, housing, economics, local services, public facilities, and natural resources.

3. Plan for the Future

This part includes a vision statement and planning goals, which describe what Conrad will strive to be in the future. It also includes detailed planning strategies which outline specific policies and actions to accomplish the goals. A future land use plan provides a geographic perspective of the desired future of Conrad. The future land use plan functions as the guide for future zoning changes.

4. Implementing the Plan

This section identifies how the growth policy will be implemented and how it will be monitored, evaluated and revised.

5. Appendices

This part consists of several sections that are referenced in or supplement the growth policy:

- A review of current Conrad zoning and subdivision regulations
- The detailed information for the Inventory of Existing Characteristics and Projected Trends for Pondera County, Conrad, and Valier
- Summaries of the various committee meetings and public open houses held as part of the growth policy development
- Summary of surveys conducted
- Maps prepared for this growth policy
- Implementation Checklist – an aid in setting annual goals and for completing the strategies outlined in the plan