

# PART ONE: BACKGROUND

This part describes the overall purpose of the growth policy and the process used to create it.

## PURPOSE OF THIS GROWTH POLICY

This is a growth policy for the incorporated city of Conrad. A growth policy is a comprehensive plan or master plan. It sets out the vision and goals for Conrad. It also addresses desired future land use and is intended to be a guide to future zoning changes.

## AUTHORITY FOR THE GROWTH POLICY

Counties and municipalities are authorized under state law (76-1-601 through 76-1-606, MCA) to prepare growth policies. State laws specify what should be included in a growth policy and the process for adopting and revising growth policies.

Montana growth policy law also states that a growth policy is to be used as a guide for general policy and pattern of development for streets and roads, public buildings, public utilities, water and sewer facilities, and zoning. Zoning law in the State of Montana (76-2-304, MCA) requires zoning to be consistent with a growth policy. Conrad does not have a current growth policy and consequently this growth policy would establish the basis for zoning in Conrad under current laws.

The Conrad Growth Policy conforms to state law. It is intended as a policy guide to the future. The plan is not regulatory and does not have the force and does not confer authority to regulate that is not otherwise specifically authorized by state law.

## TIMELINE FOR THE PLAN

The Conrad Growth Policy is a long-range comprehensive plan. The timeline is approximately 20 years.

## PLANNING AREA BOUNDARIES

The planning area for the Conrad Growth Policy is the same as the municipal boundary for Conrad.

## PLANNING PROCESS

Efforts to plan for Conrad's future have been ongoing. The city completed a survey of residents on a variety of topics for the growth policy. The survey results are included in Appendix E.

In January 2009, a meeting was held in Conrad to discuss a growth policy and to identify initial issues. Meeting summary is included in Appendix D.

In 2010, Valier, Conrad, and Pondera County decided to proceed with a growth policy. After issuing a Request for Proposals and reviewing a number of proposals, the Cossitt Consulting Team was selected to provide technical assistance on the growth policy.

The City Council appointed members to a Steering Committee for the growth policy. This committee met seven times and hosted two public open houses. They prepared a draft growth policy, which they presented to the Conrad Planning Board in March 2011. The Planning Board reviewed the plan and held a public hearing before finalizing their recommendation to the City Council.

The City Council considered the recommendations from the steering committee, the planning board, and comments from the public, and adopted this Conrad Growth Policy, following procedures outlined in state law.