

PART THREE: PLAN FOR THE FUTURE

This part introduces the vision statement and planning goals, which describe what Conrad should strive to be in the future. Supplementing these goals are detailed “planning strategies” that outline specific policies to adopt and actions to undertake to accomplish the goals. In addition, a future land use plan provides a geographic perspective of the desired future of Conrad.

VISION AND PRIMARY GOALS

Vision for Conrad’s Future

A vision statement is a concise description of what a community desires for its future. It is the long-term foundation for actions to be taken as part of the 20-year plan.

The Conrad vision statement is the result of discussions at growth policy committee meetings and public open houses regarding what people value most about Conrad, what they would most like to retain for the future, and what most needs to be changed.

Conrad Vision Statement:

Conrad is a vibrant city of families and neighbors, with a historic downtown and quiet neighborhoods that reflect pride of ownership and friendliness. Conrad is the jewel of the Northern Montana Rocky Mountain Front, with an abundance of activities, services, and amenities. Within a short drive, there is access to more urban activities and diverse recreation.

Primary Goals

The primary goals are short statements clarifying direction and addressing key issues needed to achieve the vision.

The Conrad Growth Policy is based on the following primary goals. The goals interrelate and overlap with each other. It is important to consider each goal within the overall context of the Vision Statement and the other goals. Because the goals are so connected, they have not been assigned any priority order in the following list.

GOAL A: ECONOMY

Diversify and expand the economy of Conrad and increase the number of jobs that pay a living wage.

GOAL B: TOWN DEVELOPMENT PATTERNS

Focus new development and city renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.

GOAL C: HOUSING

Expand safe, affordable housing choices for all ages and incomes.

GOAL D: PUBLIC SAFETY

Provide for safety from natural disasters and adequate emergency response for fire and medical care.

GOAL E: INFRASTRUCTURE – STREETS, SIDEWALKS, WATER, SEWER, LIGHTING

Provide cost efficient and effective public infrastructure for the long-term, including infrastructure that encourages the location and retention of value-adding industries and other businesses.

GOAL F: SUSTAINABLE DEVELOPMENT

Encourage sustainable development.

GOAL G: CITY APPEARANCE

Enhance city appearance to make it a more desirable place to live and work for residents and a destination for visitors.

PLANNING STRATEGIES

The Conrad Growth Policy is a comprehensive, long-range plan intended to guide growth and development in Conrad. The Vision Statement is a short declaration of what Conrad will strive to be. The Primary Goals further define how to achieve the vision, but are still fairly general. More detail is needed to explain how to achieve the goals and vision. The Planning Strategies of this section provide that detail.

The Planning Strategies and the Future Land Use Plan (in the next section) are the main action steps and policies for the Conrad Growth Policy. The Future Land Use Plan provides specific guidance for future zoning and incorporates elements of the goals and planning strategies.

This section on Planning Strategies provides a re-statement of each goal. Following each goal, a context is provided in the form of a brief discussion of the rationale or background for the goal and identification of issues leading to the specific planning strategies. The context reflects comments from the Conrad Growth Policy Committee and from public comments, resident opinion survey results, and the inventory analysis conducted by the Cossitt Consulting team. Following the discussion of context, are the objectives (desired results for each goal), and the specific Planning Strategies.

Implementation of goals and objectives is predicated on the following guiding policies:

Guiding Policies:

- Policy #1: Identify and use applicable grant and outside funding sources to the greatest extent possible.**
- Policy #2: Consider new or additional taxing only as needed, and tied to specific objectives and outcomes.**
- Policy #3: Projects will be managed openly, with information available to the public and public involvement encouraged.**
- Policy #4: Encourage a can-do and positive attitude about the community.**

ECONOMY

GOAL A: Diversify and expand the economy of Conrad and increase the number of jobs that pay a living wage.

CONTEXT

Most people would like to see Conrad's population grow moderately in the future, according to a survey completed in 2009. Improving the long-term economy for Conrad will mean increasing the number of jobs in Conrad that pay a living wage and expanding the population with workforce age individuals and families.

Conrad is well-situated to improve their economy compared to other town of similar size in Montana. It is accessed by freight rail and interstate highway, which is important for moving goods. It recently expanded via annexation to include lands adjacent to the newly redesigned north-end interstate interchange. This is proposed as a business park, and with Conrad's annexation, new businesses there will receive city services and also contribute to the city's tax base. Businesses contribute more to the local property tax base than residential properties.

One of the challenges for the city will be to identify the types of businesses and industries to locate in the new business park that will complement existing business uses and not replace them. Ideally, businesses in the new business park will create a positive synergy for downtown Conrad as well, which currently has some vacant store fronts. Conrad can act now to prevent what has happened in other cities, which is the shifting of existing downtown businesses to locations on the fringe.

Building a strong economy connects very directly to the other goals in this growth policy. Good infrastructure systems for water, sewer, streets, etc. are essential, as are health care, schools, and quality housing to accommodate a variety of income levels.

OBJECTIVES

- ✓ New businesses, including value-adding industries in Conrad providing new jobs with living wages
- ✓ Increase in population and younger, workforce age families
- ✓ Town has a tax base that can support needed infrastructure improvements and expansions
- ✓ Downtown Conrad is revitalized – existing businesses grow and new businesses locate there

PLANNING STRATEGIES

Strategy A-1: Develop and implement a long-range economic plan for Conrad that builds on the city's strengths, including agricultural distribution center and proximity to the Interstate, rail, and energy corridors.

Strategy A-2: Coordinate county-wide economic plan for Conrad, Valier, and unincorporated areas of the county through the Pondera Port Authority.

Strategy A-3: Participate in multi-county Community Economic Development Strategy planning with Sweetgrass Development and Northcentral Montana RC&D to qualify for EDA funding.

TOWN DEVELOPMENT PATTERNS

GOAL B: Focus new development and city renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.

CONTEXT

Nationwide, people are moving toward traditional town development with lots and blocks, with destinations such as grocery stores, schools, parks, and businesses within walking or biking distance. Conrad's traditional town development pattern has these features. Using the future land use plan as a guide, the town can work to improve the attractiveness of downtown and to improve the ability of residents and visitors to walk in town.

Conrad has few areas remaining within the city limits for new residential growth, so as the population grows, the physical boundaries of the city will also need to expand. Providing infrastructure in a more densely developed area, such as the traditional town lot-block grid of Conrad, is cheaper than providing the same services in areas where development is more spread out. Consequently, it makes sense to work toward town-type densities and street patterns as expansion occurs.

Some basic land use functions need to be addressed. The city's municipal boundary needs to be filed with the county clerk and recorder. Conrad will need to update its subdivision regulations to be current with Montana law and revise its zoning ordinance to reflect this growth policy.

OBJECTIVES

- ✓ Conrad retains its small town character and has little or no residential sprawl
- ✓ Town-type densities result in more cost-efficient provision of infrastructure
- ✓ Downtown is revitalized

PLANNING STRATEGIES

Strategy B-1: Use the future land use map as the guide for decision-making for future development.

Strategy B-2: Focus on infill development before annexation and develop policies for annexation and infrastructure extensions accordingly.

Strategy B-3: Update subdivision regulations.

Strategy B-4: Update the city zoning ordinance.

Strategy B-5: Record the town's municipal boundary with the county clerk and recorder.

HOUSING

GOAL C: Expand safe, affordable housing choices for all ages and incomes.

CONTEXT

Housing is needed in Conrad to accommodate working families and to grow and sustain the Town. According to the 2009 survey, top priority housing needs are single family housing, rental housing, and affordable-low income housing. Affordable-low income housing and rental housing were also identified as top priorities in the public meetings held in 2010 for the growth policy.

There is a legitimate public interest in facilitating removal of older mobile homes that do not meet safety standards and replacing them with affordable site-built homes or with manufactured housing that meets the HUD code. Nearly 80% of all mobiles in Conrad in 2000 were pre-1976 models and did not meet safety standards. Approximately one-third of all single family homes (excluding mobiles) were in fair condition (with marked deterioration and in need of much repair) or worse. Condition of these homes needs to be improved as well.

OBJECTIVES

- ✓ Condition of housing stock is improved
- ✓ Affordable housing is located throughout the city
- ✓ East-side residential area is improved

PLANNING STRATEGIES

Strategy C-1: Increase options for safe, affordable housing for workforce and low income individuals to rent and/or purchase.

Strategy C-2: Encourage rehabilitation or replacement alternatives to non-compliant mobile homes and substandard housing.

Strategy C-3: Encourage neighborhoods with a mix of housing choices and economic diversity.

Strategy C-4: Facilitate development of quality rental housing for working families.

PUBLIC SAFETY

GOAL D: Provide for safety from natural disasters and for adequate emergency response for fire and medical care.

CONTEXT

Conrad has a Pre-Disaster Mitigation Plan and a Community Wildfire Protection Plan. Those plans have specific recommendations for actions to address public safety in Conrad. The fire department and emergency medical units rely on volunteers. Attracting and retaining volunteers for both fire and medical units is an on-going challenge which could become even more difficult with an increasingly older population.

Pondera Creek_drainage flows along the southern edge of Conrad. The floodplain area maps appear for this area to be incorrect and may overstate the potential flood area in and around the city.

OBJECTIVES

- ✓ Conrad continues to have well-trained emergency response units for fires and medical emergencies.
- ✓ Conrad is prepared for orderly response to disasters and reduces situations that can make disasters worse.

PLANNING STRATEGIES

Strategy D-1: Implement strategies from the Pre-Disaster Mitigation Plan and Community Wildfire Protection Plan as they apply to Conrad, including recommendations for building permits

Strategy D-2: Support fire department and emergency medical response to ensure continued service, including encouraging volunteerism to provide staffing.

Strategy D-3: Work to have DNRC help study and correct the maps that show flood prone areas in and around Conrad.

INFRASTRUCTURE – STREETS, SIDEWALKS, WATER, SEWER, LIGHTING

GOAL E: Provide cost efficient and effective public infrastructure for the long-term, including infrastructure that encourages the location and retention of value-adding industries and other businesses.

CONTEXT

Streets, water, sewer, and other infrastructure designed for cost-efficient delivery over the long-term result in lower taxes to support that infrastructure. Conrad has a 2002 Capital Improvements Program. Planning ahead in five-year increments is recommended to ensure comprehensive review of needs and proposed projects. The city has good basic infrastructure for water and sewer. This growth policy identifies a number of areas needing infrastructure improvements. For example, the east side of downtown has storm-water issues and residential areas that need upgrades to streets and sidewalks. Main Street does not have a complete sidewalk system from downtown to the north-end (where the motels are located). Updating the Capital Improvements Program would involve assessing infrastructure needs throughout the city and prioritizing and budgeting for specific projects.

Cell phone and internet service issues were raised as issues in meetings held in 2010-11 for this growth policy.

OBJECTIVES

- ✓ Conrad has sound, cost-efficient infrastructure that is maintained, repaired, and updated as needed.
- ✓ Infrastructure in need of repair or upgrades is addressed through a Capital Improvements Program.

PLANNING STRATEGIES

Strategy E-1: Prepare a new Conrad Capital Improvements Program to replace the out-dated 2002 version and to focus more effort on improving the sidewalk system and upgrading Front Street and infrastructure required to attract and retain value-adding industries.

Strategy E-2: Once a new Conrad Capital Improvements Program and budgeting process is prepared, utilize and annually update the new program.

Strategy E-3: Improve cell phone and internet service to stay competitive with what is needed by residents and businesses.

Strategy E-4: Develop a Main Street corridor improvement plan to increase the appeal and walkability of the north and south entrances to Conrad by addressing possible improvements to sidewalks, crosswalks, street lighting, street furniture, landscaping, business signs, etc.

SUSTAINABLE DEVELOPMENT

GOAL F: Encourage sustainable development.

CONTEXT

Sustainable development is a somewhat nebulous term and has been defined a number of ways, but in the context of Conrad, it means working to re-use, recycle, and avoid public expenditures that do not pay off in the long run. In this context the following definition appears to apply to Conrad: *“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”*

Persons who attended growth policy public meetings in 2010 indicated a desire to improve Conrad’s ability to recycle waste.

OBJECTIVES

- ✓ Maintaining infrastructure is less costly in the long-run
- ✓ Unnecessary waste is eliminated

PLANNING STRATEGIES

Strategy F-1: Develop in areas already served by infrastructure wherever possible before expanding infrastructure to new development.

Strategy F-2: Reuse and recycle materials and structures.

Strategy F-3: Expand waste recycling based on cost-benefit analysis of markets, including environmental and dollar costs of transport to market.

Strategy F-4: Conserve energy and other non-renewable resources.

Strategy F-5: Adapt historic or culturally significant existing buildings to new uses (instead of deconstruction and replacement).

CITY APPEARANCE

GOAL G: Enhance city appearance to make it a more desirable place to live and work for residents and a destination for visitors.

CONTEXT

Conrad is an appealing town overall. Residential neighborhoods west of Main Street are tree-lined and pleasant and it is clear that residents take pride of ownership. Years of declining population and personal income, however, are beginning to wear on the fine foundation of Conrad.

Conrad has some buildings that are dilapidated, a few of which are not usable in their current condition. Concern about deteriorating structures was expressed in 2010 public meetings for the growth policy. Working with landowners to identify solutions, assessing feasibility of rehabilitation or demolition, assisting where possible in identifying funding sources to improve properties, and enforcing ordinances addressing decay will improve the town appearance. It would be a good idea to assess a building's historic worth and intrinsic value before proceeding with demolition.

The "Future Land Use" section of this growth policy includes a number of recommendations for form and design of structures and facilities in Conrad – for things like pedestrian-friendly sidewalks in the downtown areas, building setback distances, and parking. Enacting those recommendation will improve city appearance overall and revitalize the look and feel of downtown and the Main Street entrances to Conrad.

OBJECTIVES

- ✓ People want to move to Conrad because they like its look and atmosphere.
- ✓ More people come to Conrad to recreate and visit.
- ✓ Businesses are attracted to the city's appearance and vitality.

PLANNING STRATEGIES

Strategy G-1: Improve the condition of commercial areas, lots, and buildings that have fallen into disrepair, vacancy, or blight.

Strategy G-2: Develop design guidelines or standards to improve the appearance of the city, particularly for the entry corridors of Main Street. (Refer to "Future Land Use" section.)

FUTURE LAND USE PLAN

The Land Use Plan section of the growth policy provides a general view of future land use for Conrad over the next 20 years. The Land Use Plan organizes all the expected future growth, development, and redevelopment into a pattern that is consistent with the City's Vision Statement and Goals. The plan represents how Conrad should develop over the next 20 years by showing the locations and characteristics of major land use types, such as commercial, industrial, residential, and so forth.

The Land Use Plan consists of the Future Land Use map and the Land Use Designations. This section contains the Land Use Designations which describes the Land Use Areas depicted on the Future Land Use Map. Each area depicted on the map is individually discussed. Development specifications for each area are also presented.

The city should use the Land Use Plan as a guide for all land use decisions including all zoning decisions. The Land Use Plan should also be consulted in the planning of public improvements. In addition, the private-sector is encouraged to follow the Land Use Plan in the planning of real estate developments.

It should be noted that the Land Use Plan is intended to be fairly general. The boundaries between different types of areas are not distinct and the specifications for development in each area are general, as well. The Future Land Use Map will provide guidance for zoning decisions but it is not as precise as a zoning ordinance. Many details about land uses characteristics in each type of area and the exact boundaries of areas will be worked out when revising the zoning ordinance.

As part of the planning process, two alternative Land Use Plans were considered—the Compact Community Alternative and the Expansive Community Alternative. After reviewing both options, the Conrad Growth Policy Committee recommended the Compact Community Alternative. Only the Compact Community Alternative is discussed in detail below. The Compact Community Alternative is the selected future land use plan for Conrad.

Both the Compact Community Alternative and the Expansive Community were described in detail in previous versions of the growth policy (refer to February 2011 draft). Both alternatives had identical proposed land uses within the existing municipal boundaries. The alternatives differed only in how the city would expand beyond its current boundary. In the Compact Community Alternative, the town would grow with logical extensions of streets and infrastructure and at town-type densities. Separate expansion areas were identified for residential development and commercial development in this alternative. When land available for development within the existing municipal boundaries becomes limited these expansion areas would be the areas to be considered for annexation. The Expansive Community Alternative was the default option, what would happen if there was a continuation of the status quo. Under this alternative there would be a variety of lot sizes and a conglomeration of lot shapes and road alignments. With lots typically ranging from one acre to five acres or larger, the development is much less dense than town style development. When it is time for the city to grow, low density development on the edge of town would make it more difficult and costly to extend water, sewer, streets, etc. for areas to be annexed.

FUTURE LAND USE DESIGNATIONS

The Land Use Designations depicted on the Future Land Use Maps are:

1. Downtown Core
2. Transitional Commercial
3. Light-Industrial Commercial
4. Commercial-Industrial Park
5. General Industrial
6. Residential
7. Public Use
8. Primary Expansion
9. Limited Expansion
10. Holding Zone

Each of these is discussed in detail on the following pages. For several of the areas, more detailed descriptions are provided including specifications in terms of uses, housing types, building setbacks, building heights, features of automobile parking, pedestrian facilities, and floor-area ratio.

Floor-area ratio is the total floor area of all buildings or structures on a lot divided by the area of the lot. In contemporary city planning, floor-area ratio was developed as a more refined and adaptable measure of land use intensity and building form than the more traditional measures of lot or building coverage.

For Conrad, the highest floor-area ratio, that might occur downtown, would be 4.0. This represents a four-story building entirely covering its lot. Recommended floor-area ratios for Conrad are as follows:

- Highest: 2.0 to 4.0
- High: 1.0 to 2.0
- Moderate: 0.5 to 1.0
- Low: 0.2 to 0.5
- Very Low: 0.1 or less

Downtown: This is the four-block area centered on Main Street and 4th Avenue. The area consists primarily of commercial and public buildings. Conrad is somewhat unique in that the city has retained four multi-story, brick commercial buildings at each of the four corners of the main street intersection in town.

It is intended that the downtown area would retain much of its present physical character, which is predominantly historic buildings. Restoration and adaptive reuse of historic buildings would be encouraged.

- **Uses:** Mixed uses: commercial, office, public uses, and residential on upper floors.
- **Housing:** High density housing types such as apartments.
- **Setbacks:** Following historic pattern, no setbacks would be required.
- **FAR:** Highest floor-area ratio.

- **Height:** Highest building heights allowed - four stories.
- **Parking:** No on-site parking required; as need arises, community parking lot at margins of the area should be considered (and parking is available within one block currently)
- **Pedestrians:** Highest level of pedestrian accommodation -- wide sidewalks, curb extensions, cross walks, street furniture and landscaping.

Transitional Commercial: There are two Transitional Commercial Areas, one extending south from the Downtown and the other extending north to the Interstate Highway interchange. These areas are the transitions from the entrances to Conrad to the Downtown. These areas are characteristically different from the Downtown--although these areas are primarily commercial, the buildings are lower in height and more spread out than in the Downtown and more land is used for parking lots.

For the future, these areas will remain predominantly commercial. The current mix of uses should be encouraged. Expansion of downtown-style buildings would also be appropriate on blocks adjoining the existing downtown.

Additional commercial development can occur as the residential properties on the west side of North Main Street may be converted to commercial use. To avoid creating a strip commercial area, any such commercial development here should retain the residential character of the area. New higher-density residential usage is also appropriate here.

New development and redevelopment should serve to enhance the appearance of the area through building and site designs that soften the automobile emphasis of this area--this means locating new buildings closer to the street, landscaping and screening parking lots, and improving pedestrian safety and access.

- **Uses:** Mixed uses: commercial, light industrial, office, public, and residential uses.
- **Housing:** A wide variety of housing types is appropriate from single family units to apartments.
- **Setbacks:** Setbacks need not be large and should be small enough in front to facilitate pedestrian traffic while directing vehicle traffic and parking to side and rear areas. For the residential areas on the west side of North Main Street, setbacks for new buildings should conform to those of the existing residential buildings.
- **FAR:** Moderate floor-area ratio.
- **Height:** Building heights up to two stories.
- **Parking:** Most parking must be accommodated on site; smaller, multiple parking lots that are landscaped are preferable to large paved areas. For the west side of North Main Street, parking lots should not be located in front yards and should be located to the side or rear areas and screened from neighboring properties.
- **Pedestrians:** High level of pedestrian accommodation - sidewalks, curb extensions, and cross walks.

Light Industrial - Commercial: These are commercial areas with larger lots, widely spaced buildings with minimal architectural details, often with large, gravel-surfaced parking area,

and uses that include farm implement dealers, vehicle dealers, wholesale businesses, repair and welding shops, light industrial uses, and similar uses. Three such areas are shown on the Future Land Use Map: one at the far north end of town between the old highway and the Interstate; another on Sollid Road west of the Interstate; and another small area in the southeast part of town east of the railroad tracks. For the future, these areas should accommodate more businesses like the existing ones.

- **Uses:** Commercial and light industrial uses, offices, and public uses.
- **Housing:** Housing is not appropriate for this area.
- **Setbacks:** Large setbacks to retain semi-rural character of the area; setbacks from highway to be based on building size with larger buildings set further back such as 100 feet or more.
- **FAR:** Low floor-area ratio.
- **Height:** Building heights up to two stories.
- **Parking:** All parking must be accommodated on site; smaller, multiple parking lots that are landscaped are preferable to large parking areas.
- **Pedestrians:** Minimal or no pedestrian accommodation.

Commercial-Industrial Park: This area is the city's undeveloped industrial park east of the Interstate. This area is intended to be an attractive, new location for major business offices, distribution centers, assembly plants, and other such larger commercial and light industrial uses. Development specifications for the area is as follows.

- **Uses:** Commercial uses, light industrial uses, and offices.
- **Housing:** Housing is not appropriate for this area.
- **Setbacks:** For the new industrial park, relatively large front setbacks to be based on building size with larger buildings set further back such as 100 feet or more.
- **FAR:** Low floor-area ratio.
- **Height:** Building heights up to two stories.
- **Parking:** All parking must be accommodated on site; smaller, multiple parking lots that are landscaped are preferable to large parking areas.
- **Pedestrians:** Minimal or no pedestrian accommodations are needed.

General Industrial: The industrial areas include the existing industrial-zoned area in town along the railroad tracks. Development specifications for this area are as follows.

- **Uses:** Industrial uses, commercial uses, offices, and public uses.
- **Housing:** Housing is not appropriate for this area.
- **Setbacks:** Small setbacks are appropriate for properties fronting on Front Street and South Dakota Street. Larger setbacks are appropriate for larger lots in this area, such as those north of Sollid Road; such setbacks should be similar to those of the existing buildings on Sollid Road.
- **FAR:** Generally, low floor-area ratio; In the industrial area along Front Street, a floor-area ratio is not appropriate for grain elevators and other similar or related facilities.

- **Height:** Generally, building heights up to two stories. In the industrial area along Front Street, height limits are not applicable to grain elevators and other similar or related facilities.
- **Parking:** All parking must be accommodated on site; smaller, multiple parking lots that are landscaped are preferable to large parking areas.
- **Pedestrians:** Pedestrian accommodations are necessary to link other areas on either side of the Front Street industrial area.

Residential: The two Residential areas on the Future Land Use Map are areas that are currently dominated by residential use or are zoned for residential use. One of these is the existing residential area east of the railroad tracks and the other is the large residential area encompassing most of the developed area west of Main Street.

Both residential areas are suitable for a range of housing types, from single-family units to multi-family units (town houses, condominiums, and apartments). Small multi-family buildings of four or fewer units can be successfully interspersed with single family units in all areas. Larger buildings should be located on select sites based on access, adjacent land uses, and lot size.

Manufactured housing¹ could be allowed in all residential areas. The city can enact basic design and quality standards when there are issues about compatibility with site built homes. Presently, city zoning allows them in only some residential zones and the zoning ordinance uses out-dated terminology in reference to manufactured housing and mobile homes. The city's zoning and subdivision standards will encourage good siting and design without unnecessarily limiting the use of manufactured housing. Within the residential area, the city could create a sub-zone or sub-zones for manufactured housing that is intended to be mobile (rather than fixed to a permanent foundation) and on lots that are leased rather than purchased. The geographic location of these sub-zones could be based on parameters such as type of nearby land uses, capacity of the street system and utilities, and other factors related to the capability of sites to accommodate this type of development. The residential area east of the railroad tracks is an area that has more manufactured housing and mobile homes. Mobile homes in this area are currently not required to have permanent foundations. Infrastructure development, particularly streets and sidewalks, in this area has lagged behind. Complete infrastructure should be required with any redevelopment of this area, such as building new apartment buildings or other major new residential projects.

¹ The National Manufactured Home Construction and Safety Act of 1976 required significant improvement in the safety and quality of mobile homes. Homes that comply with the act are said to meet the "HUD code". The HUD Code is a uniform construction code that ensures that a manufactured home, regardless of where it is built in the U.S., will meet certain publicly adopted standards related to health, safety, and welfare. Some existing mobile homes in Conrad were constructed prior to 1976. These older units are referred to as "mobile homes" while the newer units should be called "manufactured housing". These older mobile homes do not meet health and safety standards and should be a focus of the Town's efforts to improve the housing stock. There is a legitimate public interest in facilitating the removal of these older mobile home or their replacement with manufactured housing that meets the HUD code.

- **Uses:** Residential uses.
- **Housing:** A wide variety of housing types is appropriate from single family units to apartments.
- **Setbacks:** Setbacks can vary depending on building type and lot size but generally similar to current zoning setbacks.
- **FAR:** Low to moderate floor-area ratio.
- **Height:** Residential-style building heights -up to three stories.
- **Parking:** Most parking will be on-site; parking lots should not be located in front yards and should be located to the side or rear areas and screened from neighboring properties.
- **Pedestrians:** High level of pedestrian accommodation.

Public Use: These areas are larger public areas (smaller public parks are not shown due to map scale limitations) including the existing airport and ball field complex and the future site of the Interstate rest area. The existing use of the ball fields and airport are expected to continue. The rest area is expected to be constructed in the near future.

Primary Expansion: These areas are outside the city limits and are the best areas for future development and annexation. These areas are contiguous to the city and undeveloped at present. These lands have good potential to connect to the existing street grid and could be readily served by city water and sewer service. The intent is that these areas would allow for extension of the city at town-type densities and land use patterns. Until such time as the city needs to physically expand through annexation, it is proposed that there be limited development in the primary expansion areas. Development proposed in these areas prior to annexation should be carefully considered to ensure that development does not result in barriers to Conrad's orderly growth. There are four Primary Expansion areas identified on the Future Land Use Map. The three largest areas are intended expansion of residential areas and could include the uses presently found in the existing residential areas including a variety of housing types, schools, churches, and other institutions. The fourth area, which is on the west side of Highway 91 North, is intended for future commercial use. Specifications for these areas would be as for the Residential and the Limited Commercial areas described previously.

Limited Expansion: These are two areas south of the city limits that have limited potential for future city expansion. Because there is some potential for these areas to also provide room for growth of Conrad through annexation, the guidelines for development prior to annexation would be similar to the primary expansion areas.

The first area, the Iowa Loop area, includes low density residential development and flood plain of Pondera Creek both of which limit the potential of the area for town-pattern development. In addition, Pondera Creek area has potential gravel resources, and extraction operations could conflict with residential development. On properties where these problems can be avoided, annexation for town-pattern residential development would be appropriate. Otherwise, low density development consistent with the development that has already occurred would be appropriate.

The second area is along U.S. Highway 91 South from the city limits to Pendroy Road. This area presently includes the railroad tracks, a major grain storage facility, and low density housing and businesses. This area has limited expansion potential because much more commercial and residential development along the highway corridor would constitute strip development that would create an unpleasant entrance to the community and would detract from better commercial and residential development sites closer to town. For these reasons, only low density development, consistent with the existing land use, should occur here in the future.

Holding Zone: These areas are beyond the Primary Expansion areas and should be continued as agricultural use in the future. However, these areas are likely to be important in the long term development of Conrad. After the Primary Expansion areas fill up, the Holding Zone areas will be the next areas for city growth. It could well be several decades before there is a need to use these areas for town-pattern development. However, when that time comes it would be best if these lands are not already divided up into low density developments that would act as a barrier to the orderly growth of the city.

Until there is a need for town-pattern development on these lands, it is appropriate to continue agricultural use of these lands. In addition, it may be appropriate to have very low density development here, such as lots no smaller than 20 acres. City water or sewer service should not be extended here except for town-pattern development.

