

CITY OF CANBY

Comprehensive Plan

First Draft



Prepared by the
**Upper Minnesota Valley
Regional Development Commission**
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TABLE OF CONTENTS

INTRODUCTION

Purpose.....	i
Planning Process	iii
Content of the Plan.....	v
Vision Statements	vi
Priority Activities.....	vii
Map	
Location of Canby	

CHAPTER ONE: Community Investments

Setting	1
Location	1
Regional Context	1
History.....	2
Demographics	6
Population	6
Housing.....	14
Employment.....	17
Income.....	20
Education	22
Natural Resources	23
Climate.....	23
Geology.....	24
Vegetation and Wildlife.....	24
Topography and Land Use.....	25
Soils.....	26
Water Quality.....	26
Water Features	26
Maps	
Water Features	
Soils	
Land Use	

CHAPTER TWO: Current Land Use and Community Investments

Zoning	1
Housing Land Use.....	4
Industrial and Commercial Land Use	9
Community Investments	12
Municipal Buildings and Facilities	12
Transportation	15

Water, Sewer and Utilities	17
Communication.....	18
Parks/Recreation	19

Map

Current Zoning	
Community Investments	

CHAPTER THREE: Issues Identification

Comprehensive Plan Survey	1
Survey Results	1

CHAPTER FOUR: Work Plan

Definitions.....	1
Goals, Objectives and Strategies Hierarchy.....	2
Comprehensive Planning	2
Process	3
Work Plan: Goals, Objectives Strategies	4
Visions	4
Housing.....	5
Business/Economic Development	8
Transportation	11
Natural Resources/Parks/Recreation.....	13
Community Services.....	15
Priority Activities.....	17

CHAPTER FIVE: Implementation

Final Planning Step.....	1
Implementation Tools and Steps.....	2
Timeline	2
Priority Activities.....	2
Review and Implementation Process	5
Process	5
Implementation Summary.....	7
Updating the Plan.....	8
Annexation.....	8
Tax Free Development Zones (JOBZ).....	9

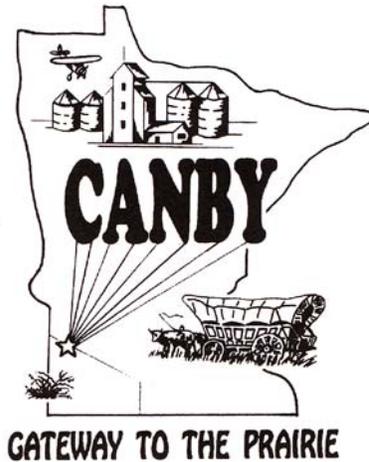
Map

Potential Annexation and Zoning Changes	
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APPENDIX

Community Survey Mailing	
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INTRODUCTION



PURPOSE OF THE PLAN

Canby’s Comprehensive Plan is a “vision” for growth and development by laying out what they want to be and what they see for the future. In addition to addressing change it is a guide to help preserve what citizens value and assist the City in making day-to-day decisions. The Plan serves the following purposes as well:

- Identifies key issues and goals expressed by the community, develops strategies for achieving the goals and creates an implementation process to reach those goals.
- Provides both the legal basis or justification for land use control and a link to the City’s ordinances that, by law, must be consistent with the Comprehensive Plan.
- Addresses physical planning issues such as land use, transportation, housing, public facilities, parks and open spaces. The plan also considers social and economic issues.
- Ties together physical planning issues into a single “comprehensive” plan that reflects the interrelationships and importance of all aspects of the City.
- Creates a forum for the community to express a long-range vision through the year 2025 by collecting public input.
- Guides city staff, the city planning commission, the city council and private developers in decisions related to preservation, growth and development.

Why Plan

Issues may differ but the need to plan does not. A comprehensive plan fosters the kind of development that citizens really want, which can lead to vibrant, thriving economies and neighborhoods. There are several benefits or reasons for an entity to do comprehensive planning including:

- Build and guide the future.
- Identify and prioritize issues.
- Accommodate change.
- Stay ahead of trends.
- Leverage scarce resources.
- Protect public investments.
- Help maintain the resource base and other “natural capital”.
- Ensure a safer, more pleasant and economical environment.
- Create policies and ground rules that are fair, stable and predictable.
- Save money in both the private and public sector.
- Encourage “planning in harmony” between the City and neighboring units of government.
- Coordinate with other jurisdictions and levels of government on topics of mutual concern.
- Provide services in the most cost effective manner.
- Achieve a more secure tax base.
- Promote the public health, safety and general welfare of residents.
- Approach decisions thoughtfully considering all sides and interconnections.
- Legal justification for land use decisions and ordinances.
- Public involvement in the planning process ensures better buy-in to the Plan.

Use of the Plan

City staff and City government will use the Plan to assist them with a variety of tasks including:

- Making development and infrastructure decisions.

- Land acquisition and decisions regarding use of public land.
- Budgeting for capital improvements.
- Considering annexation issues.
- Establishing regulatory changes.
- Communicating to the public Canby's vision for its future.

Property owners and residents will use the Plan to assist them with tasks such as:

- Determining potential property use.
- Understanding possible land use changes in the surrounding area.
- Establishing reasonable land value.
- Understanding future infrastructure improvements.
- Making property improvements.

Developers will use the Plan as a basis for:

- Property acquisition.
- Establishing reasonable land value.
- Coordinating development plans with city infrastructure plans.

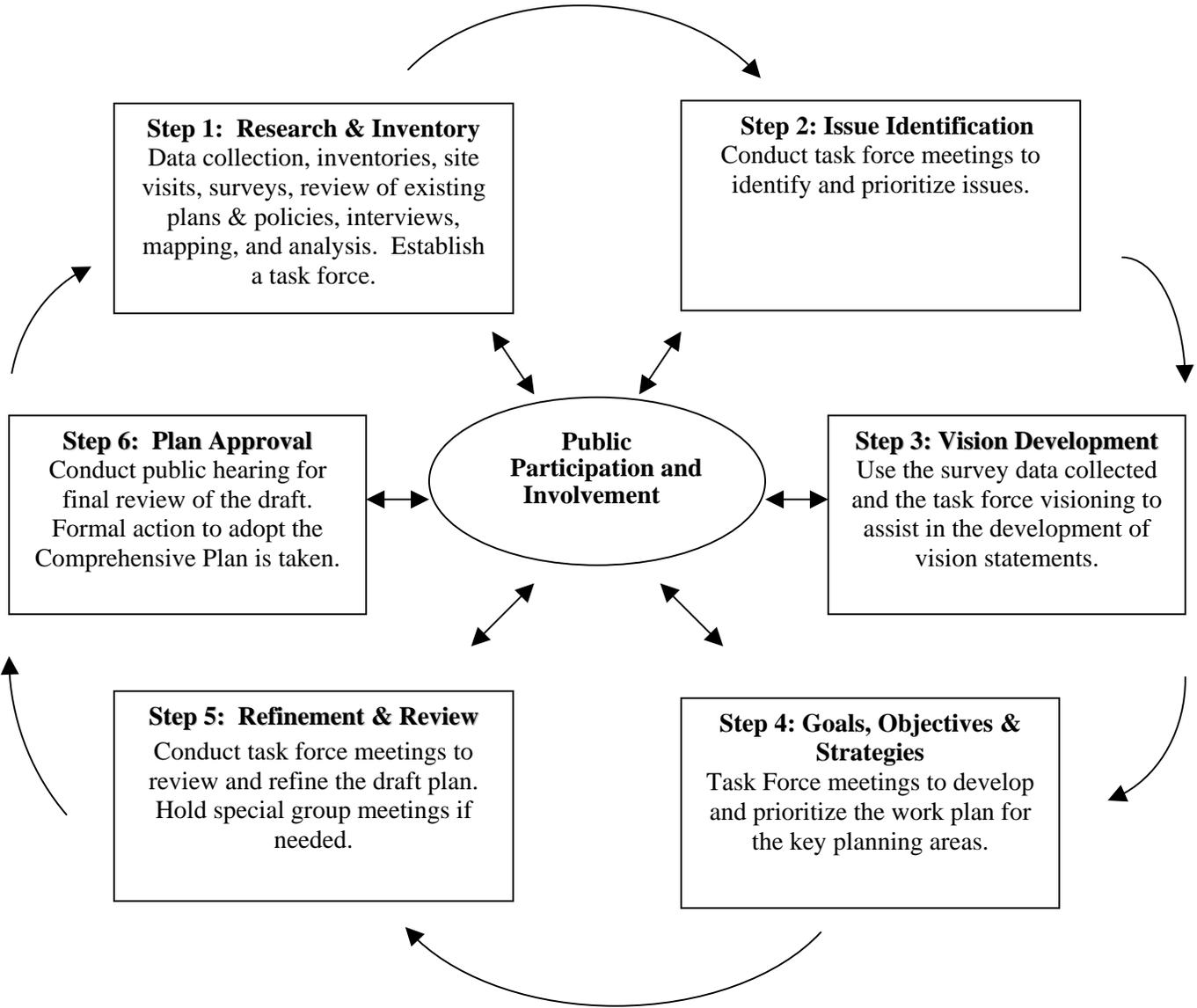
PLANNING PROCESS

The Upper Minnesota Valley Regional Development Commission (UMVRDC) was hired by the City of Canby to facilitate a planning process and write a Comprehensive Plan. The UMVRDC worked with the City to establish a Comprehensive Plan Task Force. The Task Force included representation from the city council, planning commission and individuals from a variety of businesses and community interest groups.

The UMVRDC began meeting with the Task Force in 2005 to identify important issues to address in the Comprehensive Plan. In order to gain broad citizen participation, results from a community-wide survey mailed to each household in the City of Canby were used to identify the needs and issues of local residents. Task Force meetings were open to the public and provided further input to the Plan. The public hearing process was the final step in collecting input into the plan.

The following chart identifies the steps involved in the planning process led by UMVRDC staff and the importance of public participation in the process:

Planning Process



CONTENT OF THE PLAN

Introduction

The Introduction briefly identifies the purpose, benefits, use and content of the Plan. It states the vision statements and identifies the priority activities most critical as set out in the Plan.

Chapter One: Community Profile

Chapter One provides a “snapshot” of the City of Canby, including its location, history, demographics, socio-economic information and natural resource base.

Chapter Two: Current Land Use and Community Investments

Chapter Two includes a summary of the City’s current zoning ordinance and an inventory of Canby’s community investments – physical features and services.

Chapter Three: Public Participation

Chapter Three summarizes the results of the community survey that was mailed to each household at the beginning of the planning process. The community survey was the major tool used to gather public input for the Comprehensive Plan.

Chapter Four: Work Plan

Chapter Four establishes a future land use plan for the City. This section of the Comprehensive Plan also discusses specific planning strategies for each of the major planning areas by establishing a vision, goals, objectives and specific strategies and/or planning activities.

Chapter Five: Implementation

Chapter Five explains how to use, review and update the Comprehensive Plan.

VISION STATEMENTS

The Task Force developed an overall vision statement and individual vision statements for the major planning areas of the Comprehensive Plan. The purpose of a vision statement is to put in writing the values and concerns of the community as well as the hopes and dreams for the future by looking ahead 20 years and visualizing what they want for the City of Canby. A vision statement articulates the best possible future based on an understanding of current reality and anticipated future change.

Vision statements provide a foundation for future visioning processes that could become more specific or detailed through additional planning exercises. When discussing projects, the City of Canby should consider their overall and planning area vision statements to see if the project fits into the vision of the future. It also provides a planning tool when working with other communities to choose partnerships that are compatible and have similar visions.

Overall Vision Statement

“In 20 years we want Canby to be...

A progressive community that is friendly, safe, clean, affordable and comfortable with a strong sense of community pride - a place where people want to live, raise a family and work.”

Planning Area Vision Statements

Housing	We envision having an array of quality, affordable housing stock for people of all ages and incomes.
Business/Economic Development	We envision having a variety of business/economic development opportunities that provide an adequate number of jobs, paying livable wages and are environmentally sound.
Transportation	We envision maintaining our current quality transportation system to move products and people.
Natural Resources/ Parks/Recreation	We envision having multiple natural resource/park/recreation opportunities to attract visitors and for residents of all ages to enjoy.
Community Services	We envision maintaining core services that are high quality, affordable and meet residents’ basic needs.

PRIORITY ACTIVITIES

Canby's Comprehensive Plan Task Force is recommending the following list of activities from the work plan in Chapter Four as priority activities:

- Develop a marketing/promotion campaign for the City of Canby.
- Create a capital improvements plan for community investments and infrastructure.
- Concentrate on removing or improving blight areas of the City that may or may not have substandard housing.
- Review and update the City's land use controls so they conform to the Comprehensive Plan.
- Continue community investment in the industrial park and airport.
- Further develop the City's EDA functions and responsibilities to assist and stimulate future business/economic development and retain existing economic development activity.

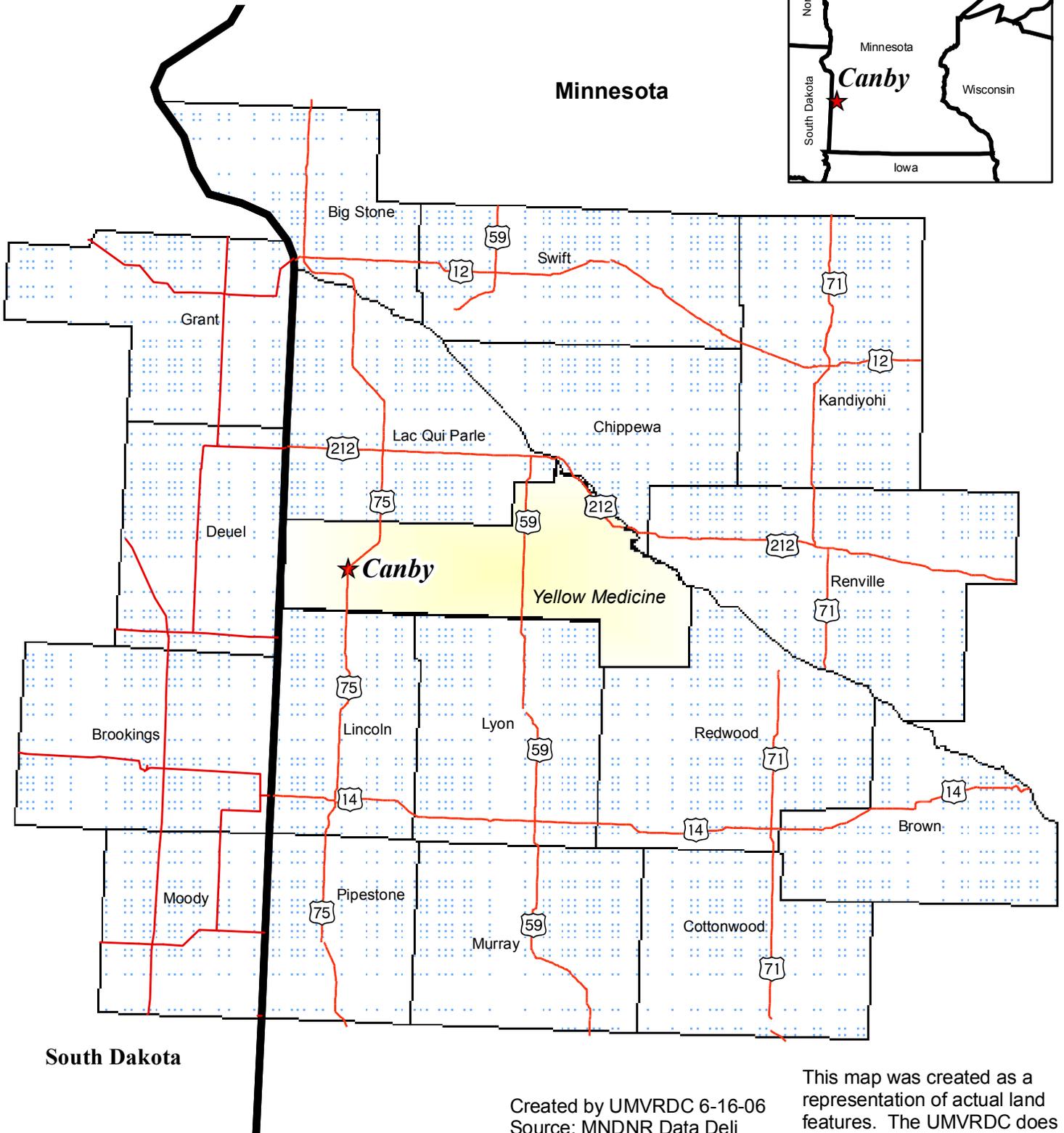
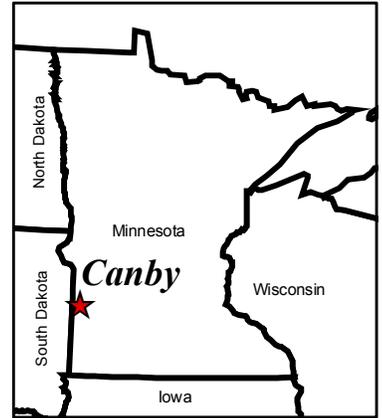
The Task Force is recommending five guiding principles for the City to practice in completing the work plan:

- Enforce the City's current appropriate rules/regulations.
- Make investments in technology.
- Work cooperatively and collaboratively with others to meet the goals, objectives, and strategies of the Plan.
- Encourage and engage public involvement.
- Be environmentally sensitive.

Map

LOCATION OF CANBY WITHIN YELLOW MEDICINE COUNTY AND MINNESOTA

City of Canby, MN



CHAPTER ONE: Community Profile

SETTING

Location

The City of Canby is the westernmost city of Yellow Medicine County in west central Minnesota. It lies on U.S. Highway 75 and Minnesota Highway 68. The land area for the city is 2.2 square miles. The latitude of Canby is 44.708N. The longitude is -96.276W. Elevation is 1,234 feet. It is approximately 165 miles west of Minneapolis, 31 miles northwest of Marshall, 97 miles northeast of Sioux Falls, SD and 9 miles east of the South Dakota border. Nearest cities include: Porter (7 miles); Gary, SD (13 miles); St. Leo (11 miles); Taunton (12 miles); Ivanhoe (17 miles); Hendricks (22 miles); Dawson (22 miles) and Astoria, SD (21 miles). See map at end of chapter.

Regional Context

Yellow Medicine County, home of Canby, borders Lac qui Parle and Chippewa Counties to the north; Lyon and Lincoln to the south; Renville to the east; and Deuel County in South Dakota to the west.

Canby is the second largest community in Yellow Medicine County. It sits right in the center of the prairie. The flat land nestled below Buffalo Ridge on Minnesota's prairie makes for very productive farmland. Canby has one of the most advanced regional healthcare systems in the area - Sioux Valley Canby Healthcare Campus. In addition, Canby has the following amenities: a post secondary community/technical college – Minnesota West Technical and Community College; a nursing home and assisted living facility; quality schools including a private Catholic elementary school; two museums; and an airport with a runway extension completed in 2005. Recreational opportunities include a wellness center, tennis courts, ball parks, sportsman club, golf course, the county fairgrounds with a race track, an outdoor swimming pool, and two city parks with camping – Triangle Park and Sylvan Lake Recreational Park. Del Clark Lake, the largest man-made lake in Minnesota at Stone Hill Regional Park, is on the southwestern edge of the city and is a popular camping destination in the area.

CHAPTER HEADINGS

Setting..... 1

History..... 2

Demographics..... 6

Census Data

Population

Age/Gender

Race/Ancestry

Housing

Employment

Income

Education

Natural Resources..... 23

Brief analysis of the natural resources of Canby and the surrounding area

Climate

Geology

Vegetation/Wildlife

Topography/Land Use

Soils

Water Quality

Water Features

HISTORICAL TIMELINE

Timeline	
1870	The first settlers , primarily of Norwegian and German descent, came to the area surrounding the present day Canby.
1872	The Winona & St. Peter Railroad Company prepared the roadbed for the new railroad line and was completed in 1873.
1873	John Swenson was among the first homesteaders to Canby and opened the first trading store .
1874	John Swenson successfully got the first post office established and became the first postmaster. Swenson named the city Canby after General E. R. S. Canby.
1876	The Canby Station of the Winona & St. Peter Railroad Company was established and the town platted. Lots were sold with the provision that a building must be erected within six months after purchase. The first bad grasshopper plague took place.
1877	The first school (District No. 30) was built with twenty-three students enrolled. The LeSuer House was built – the first hotel .
1878	A.M. Morrison started the Canby News – the first newspaper and still in Canby.
1879	The frontier village became an incorporated village by legislative act. The first election of village officers was held March 8 and the first ordinance passed March 20. John Swenson was elected the first president. The first bank began as a private institution – Bank of Canby.
1880-81	This winter is forever remembered as Canby's worse winter .
1886	Canby's first fire department was organized with funding by the village council.
1888	The first telephone line was put up from the post office to the postmaster's home – ten years later in 1898 service began in the community. Another bad winter hit Canby.
1893	A devastating city fire on September 8 wiped out 23 businesses and five residences. Within two years almost the entire business district was rebuilt with brick.
1897	Canby school celebrated its first graduating class of all girls .
1899	The first waterworks system was installed for the village.
1900	Free rural postal delivery started and the first cement sidewalks were put in.
1901	Dr. Kilbride arrives and sets up office above the Bank of Canby.
1902	A city gasoline lighting system was installed which lasted nine years.
1903	Construction began on a new sewer system .
1905	Canby incorporates as a city . P.A. Larson was elected the first mayor of Canby. The school was enlarged for growth.
1912	An electrical lighting system replaced the gasoline system. The Canby Farmers Grain Company was organized buying out the John Swenson elevators. A teachers' training department was started at the school.

1913	John Swenson bequeathed \$1,000 for 110 years at compound interest to the City and by 2023 a sum of \$77,887.16 will be available to be used as authorities see fit.
1914	John Swenson dies and his mansion is bequeathed to the city to be used as the first hospital . It opened with 12 patients.
1918	The fatal flu epidemic took place.
1921	An 18-hole golf course was laid out. The following year the club was reorganized and a nine-hole course created , the beginning of the present course. Pete Sieverts was busy planting trees and laying out parks in the city.
1922	The old red wooden water tank was replaced with a 60,000 steel water tank .
1925	All-night light service was provided to the City.
1928	The Canby Women’s Club opened a public library in the National Citizens Bank with \$300 worth of books and a city budget of \$42.
1929	“ Talkies ” were launched at the Broadway theatre and the first asphalt streets were laid after 50 years.
1930	The Farmers Union Oil company opened a station loyally supported by the co-op farmers.
1931	The Bank of Canby closed. Wall Street panic urged the city council to cease maintenance and support of the hospital , which caused public dissention. They changed their decision and kept the hospital operating at a loss to the city until 1938.
1933	Sylvan Lake was formed by a dam “right in town” – the water to be used for utility cooling. A park was landscaped in 1934 around the park, in 1936 hundreds of trees south of the lake were planted and in 1938 a new concrete dam was built – all through government programs.
1936	Rev. Haugen of St. Stephens Lutheran Church organized the Canby Historical Society .
1940	An athletic field with lights was built by the school district.
1941	Otter Tail Power Company merged with the local utility company. The library moved to city hall. A brick hospital addition was added.
1946	First polio outbreak took place. Later outbreaks in 1948 and 1952 were more severe.
1949	The teacher-training department was discontinued for more space at the school.
1950	Mail was brought to Canby by motorized vehicle instead of train, which resulted in a direct loss of passenger trains to Canby.
1951	Paving of all the streets was completed.
1952	A new sewage disposal plant was completed. A municipal liquor store was approved – first time in 38 years liquor had been sold legally in Canby.
1955	The Catholic School opened with 100 students grades 1-6. Two years later it went to eight grades (166 students). An outdoor swimming pool bond was approved. The first medical clinic started.
1958	A city planning commission was appointed. Senior Haven , a legal corporation for the purpose of providing housing for the elderly and infirm, began construction of a 52-bed building and opened in 1965.
1959	A plat for consolidation of all rural districts into a Canby district was approved. A new city hall/library was approved and occupied in 1960. The old city hall was demolished immediately. The first laundromat came to Canby. A city charter commission was appointed and a planning consultant was hired.

1961	Voters approved a new city charter and went under a new form of government in July. This was Canby's greatest construction year to date.
1963	A modern new hospital was opened in July. The Swenson mansion and the contents were sold and the home razed later.
1964	Construction of the new trade school (vocational technical school) passed. In 1965 when it opened it had 97 students enrolled in September.
1969	Canby Promotional Corporation was formed and purchased 25 acres for an industrial site from the Mrs. Emma Anderson family.
1970	A huge remodeling and modernization project to the golf course clubhouse began and was completed in 1971. An expansion to the trade school, a new high school building and demolition of the 1896 grand old school structure were all approved.
1973	The first disabled group homes were built.
1974	New buildings at the vocational technical school were added to the campus. Enrollment was 400 students.
1975	New curb and gutter work is completed and the first low-rent housing apartment is constructed.
1976	Canby Development Achievement Center receives a loan for construction of a new facility. Canby Community Housing builds a 16-unit apartment south of Lake Sylvan. Lund-Hoel Museum undergoes renovation. The old Ottertail smoke stakes go down.
1978	Lund-Hoel House named to National Historic Register . A Community Center was voted on and passed. City receives a HUD grant .
1979	Canby celebrates its centennial . Canby receives another HUD grant . Canby Area Vocational Technical Institute offers GED classes .
1980	Street improvement project approved. City godfather Del Clarke dies .
1983	Canby receives block grant for housing, public facilities and economic development .
1984	Canby Hospital affiliates with Sioux Valley Hospital in Sioux Falls, SD. Four area vocational technical schools merge to form the Southwest Area Vocational Technical Institute . New fire hall approved. City transit system begins. Veterans Monument at the cemetery is dedicated. Four downtown businesses destroyed by fire .
1986	Housing rehabilitation grant awarded to the city. John Bowe Memorial dedicated at Central Park. The 1922 water tower replaced with a new water tower . Dedication of Del Clark Lake . Yellow Medicine County begins the 911-system . Day childcare is provided at the vocational technical school.
1987	Stone Hill Regional Park opened. The City annexed the road leading to the park. Triangle Park opens. A new dam is installed on Canby Creek to restore Lake Sylvan.
1989	First female county commissioner from Canby is elected – Lois Anderson.
1990	Curbside recycling begins for the City. First woman City Council member was elected to serve – Charlene Wallert.
1992	New wastewater treatment plant became operational. Sidewalks were replaced throughout the city. Other downtown improvements made. Bike trail to Stone Hill Park paved. A new bridge was constructed at Lake Sylvan for fishing. Fiber optic cable was laid from Marshall to the vocational technical school.
1993	Began airport expansion . Hospice program begins.
1994	Del Clarke temporarily drained to make adjustment to the dam.

1995	Sylvan Place Congregate Living is opened and is full. New playground equipment added to Central Park. Airport is named Myers Field after Dr. John Meyers.
1996	Internet is provided to area residents. Sylvan Lake is drained to remove silt.
1997	Minnesota West – Canby Campus is the new name for the technical college. Small cities grant awarded to the city for low-income rental rehabilitation .
1998	New water treatment plant was completed. The hospital undergoes some new construction and renovation. Prairie Five RIDES becomes the transit provider for the City. The health care services become Sioux Valley Canby Campus . VFW reopens .
2000	A small group of senior citizens purchased The Old Chicago Northwestern Depot to remodel for a visitor information center.
2003	Canby High School new construction replaces the 1916 building. Swimming pool undergoes renovation .
2004	Canby celebrates its 125th Birthday . In honor of the celebration the Canby General Federation of Women’s Club gifts a new park – Birthday Park on the corner of St. Olaf Avenue and 2 nd Street.

Source: Historical Significance Study, Canby, Minnesota funded through a Historical Preservation Fund Grant



Top to bottom, left to right: John Swenson Home – 1904 (first hospital); Canby Public School – 1895 (replaced in 1965); City Hall – 1892 (same location as today’s city hall); National Citizens Bank – 1879 (remains on the corner of St. Olaf and 2nd St); Lund – Hoel House – 1889 (currently a historic museum)



DEMOGRAPHICS

In planning for Canby's future it is essential to evaluate what is happening inside and outside its borders to ensure that all future growth and development is in line with the needs and values of the community as a whole. Demographics – past, current and projected – paint a picture of the community and outline trends, patterns and conclusions, which is important when making planning decisions for the future.

Population

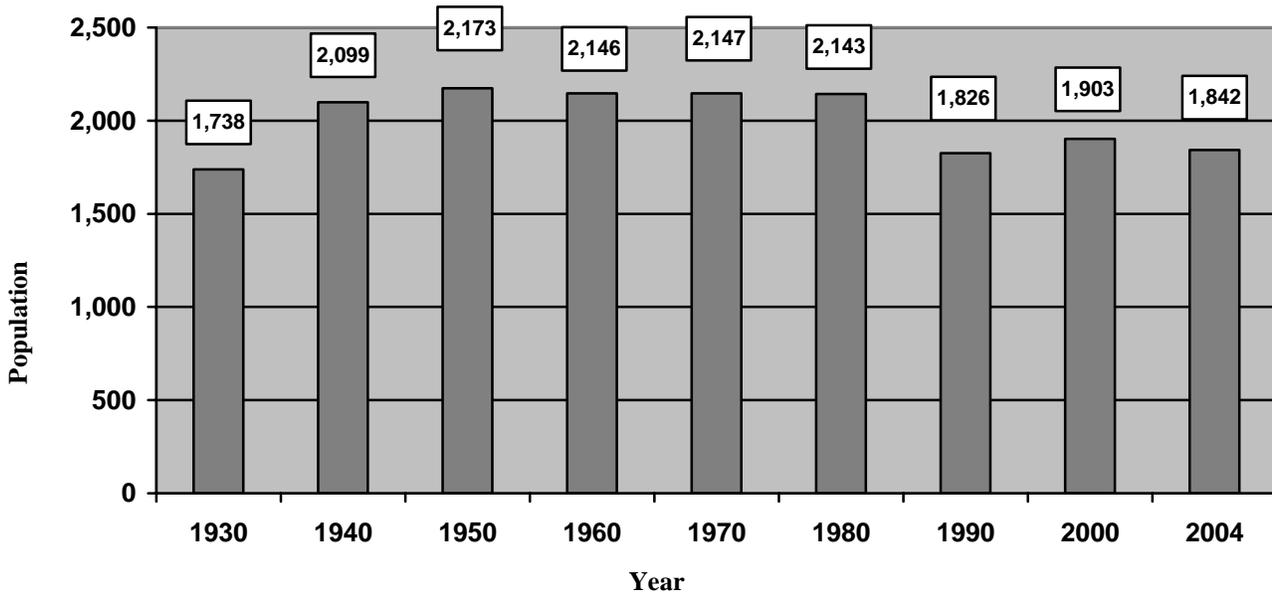
One of the most important aspects of developing a comprehensive plan is to determine what trends exist among the population. Population data and analysis is important to a community for determining the type and amount of services and land uses that may be needed in the future using the past as a template. A number of factors can impact the population of a community such as rate of births, deaths and migration; annexed land; housing; schools; location in relationship to major employment centers; an economic change; city growth policies and others. All of these factors need to be considered in determining trends and coming to conclusions on how the community potentially could look in the future.

**Population of Canby and Yellow Medicine County
from 1930 - 2004**

Year	City of Canby	Change		Yellow Medicine County	Change	
		#	%		#	%
1930	1,738	--	--	16,625	--	--
1940	2,099	361	20.8%	16,917	292	1.8%
1950	2,173	74	3.5%	16,279	-638	-3.8%
1960	2,146	-27	-1.2%	15,523	-756	-4.6%
1970	2,147	1	-	14,418	-1,105	-7.1%
1980	2,143	-4	-.2%	13,653	-765	-5.3%
1990	1,826	-317	-14.8%	11,684	-1,969	-14.4%
2000	1,903	77	4.2%	11,080	-604	-5.2%
2004 Estimate	1,842	-61	-3.2%	10,656	-424	-3.8%
Totals		104	6.0%		-5,969	-35.9%

Source: Minnesota Department of Administration Datanet - U.S. Census

Canby's Population from 1930 - 2004



Source: Minnesota Department of Administration Datanet – U.S. Census

Population Comparisons for Canby, Neighboring Cities and Townships from 1970 to 2000

	1970	1980	1990	2000	1970-2000		1990-2000	
					Change	%	Change	%
Canby	2,147	2,143	1,826	1,903	-244	-11.4%	77	4.2%
Porter	207	211	210	190	-17	-8.2%	-20	-9.5%
Hammer Township	392	362	374	233	-159	-40.6%	-141	-37.7%
Clarkfield	1,084	1,171	924	944	-140	-12.9%	20	2.2%
Ivanhoe	738	761	751	679	-59	-8.0%	-72	-9.6%
Norman Township	389	348	300	291	-98	-25.2%	-9	-3.0%
Madison	2,242	2,212	1,951	1,768	-474	-21.1%	-183	-9.4%
Granite Falls	3,225	3,451	3,083	3,070	-155	-4.8%	-13	-0.4%
Marshall	9,886	11,161	12,023	12,735	2,849	28.8%	712	5.9%

Source: Minnesota Department of Administration Datanet - U.S. Census

A NOTE ON POPULATION PROJECTIONS

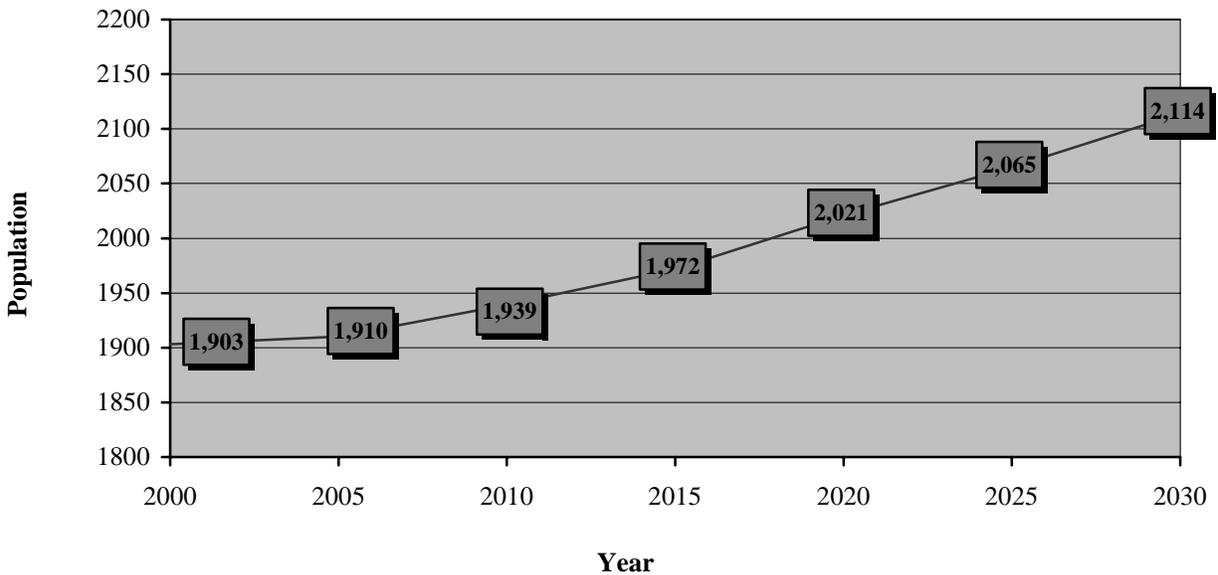
A population projection is an **attempt** at providing a view of what the future population could look like in the community. Population projections in this plan are from the Minnesota Demographic Center where they use historic population changes to calculate their projections.

Canby's Population Projections to 2030

	2005	2010	2015	2020	2025	2030	Change	% Change
Canby	1,910	1,939	1,972	2,021	2,065	2,114	204	10.7%

Source: Minnesota Demographic Center

Canby's 30-Year Population Projections



Source: Minnesota Demographic Center

Population Summary

- Canby's population overall increased six percent from 1930 to 2004 while Yellow Medicine County's population decreased 35.9 percent from 1930 to 2004.
- Canby's largest gain in total population was in the 1930s by 361 residents.
- The largest loss in total population for Canby was in the 1980s of 357 residents.
- Yellow Medicine County's population decreased every decade since 1940 while Canby's population fluctuated with gains and losses over the same time period.
- Canby's population peaked in the 1980s when it reached 2,183.
- Canby is the second largest city in Yellow Medicine County.
- Compared to neighboring townships and cities Canby experienced an 11.4 percent decrease in its population since 1970.
- From 1990 to 2000 the City of Canby experienced an increase in population of 4.2 percent. In comparison, neighboring cities that also experienced increases in population during that same time period were Clarkfield (2.2%) and Marshall (5.6%).
- Canby's population is projected to increase by an estimated 204 residents, or 10.7 percent, over the next 30 years.

Age/Gender

Analysis of age and gender when planning gives you an idea of what services and amenities need to be available to sustain the current age categories of the population in a community and at the same time encourage growth. Canby is aging, especially the female population. Young adults, usually of college age, are leaving the area. Baby boomers are getting older. Families are getting smaller. At the same time several young people are returning to raise their families where they grew up. All these trends will have real impacts on the future of Canby.

**Percent of Population by Age Group for Canby and Yellow Medicine County
in 1990 and 2000**

Age Group	Canby 1990	Canby 2000	Yellow Medicine County 1990	Yellow Medicine County 2000
0 - 9	12.6%	9.2%	15%	12.1%
10 - 19	11.9%	15.6%	14.3%	16.4%
20 - 29	9.0%	9.2%	10%	8.9%
30 - 39	11.2%	8.7%	13.9%	11.9%
40 - 49	8.2%	12.9%	10.4%	14.9%
50 - 59	7.8%	9.1%	9.6%	10.4%
60 - 69	12.4%	9.4%	10.7%	9.3%
70 - 79	15.1%	12.4%	9.7%	8.7%
80+	11.8%	13.5%	6.4%	7.4%
Gender				
Males	45.7%	47.3%	49.5%	49.5%
Females	54.3%	52.7%	50.5%	50.5%

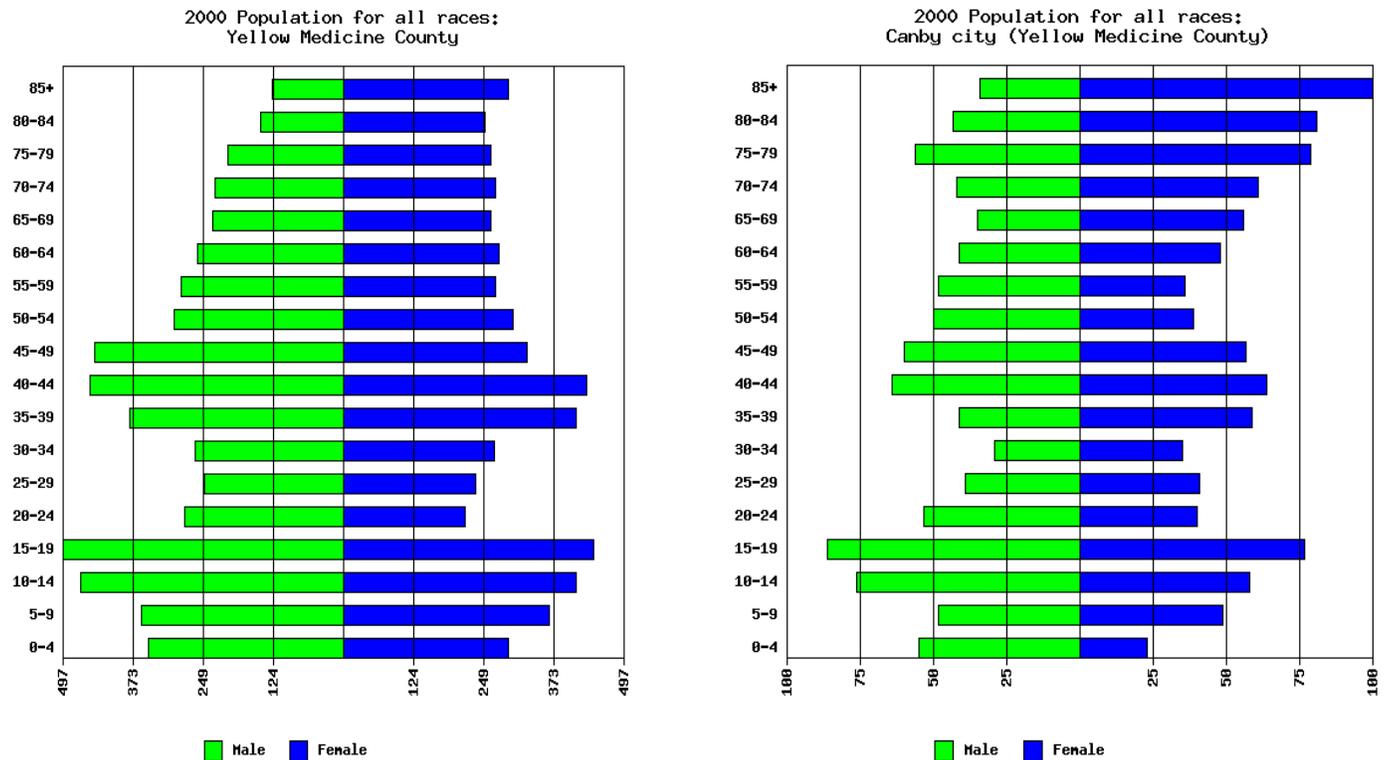
Source: Minnesota Department of Administration Datanet – U.S. Census

Percent of Population by Age Group for Canby, Yellow Medicine County and Minnesota in 2000

	Age Group								
	0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80+
Canby	9.2%	15.6%	9.2%	8.7%	12.9%	9.1%	9.4%	12.4%	13.5%
Yellow Medicine County	12.1%	16.4%	8.9%	11.9%	14.9%	10.4%	9.3%	8.7%	7.4%
Minnesota	13.9%	15.2%	13%	15.6%	15.9%	10.7%	6.8%	5.4%	3.5%

Source: Minnesota Department of Administration Datanet – U.S. Census

Age Distribution by Gender for Canby and Yellow Medicine County in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

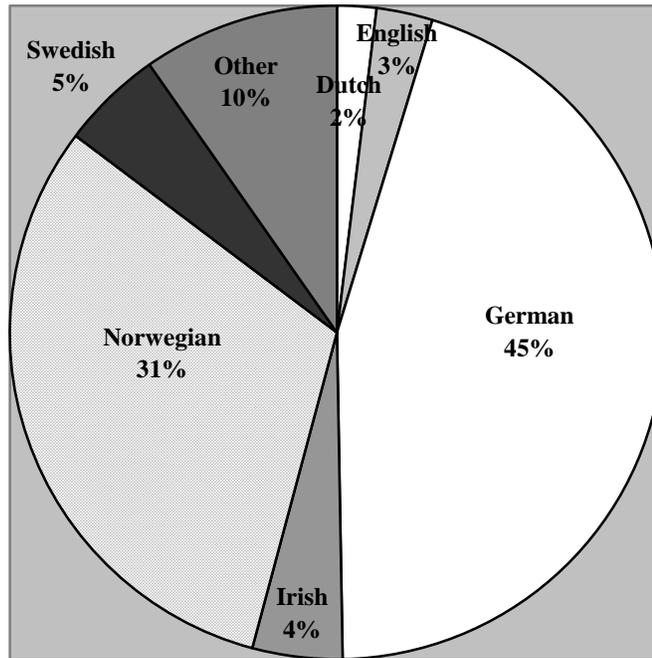
Age/Gender Summary

- The median age for Yellow Medicine County in 2000 was 40.4 years – 39 years for males and 41.8 years for females. Canby’s median age in 2000 was slightly higher at 45.4 years – 42 years for males and 49.7 years for females.
- When comparing age categories in 2000 for Canby, Yellow Medicine County and Minnesota the percentages are very similar except for 20-39 year olds and the 80+ categories. Canby’s 80+ population at 13.5 percent was significantly higher than Yellow Medicine County’s at 7.4 percent and Minnesota’s at 3.5 percent. This was a 14.4 percent increase from 1990.
- Twenty-four percent of Canby’s population in 2000 was over 60 years compared to 15.7 percent for Minnesota.
- The age categories in Canby with the smallest population percentage in 2000 were the 20-29 and 30-39 year age categories at 9 percent and 8.7 percent respectively.
- Canby’s age category with the largest male population in 2000 was 15-19 years, which is consistent with Yellow Medicine County; however, Canby’s largest female population category was 80+ years while Yellow Medicine County’s largest female population category was 15-19 years.
- In 2000 Canby’s population had slightly more females than males at 52.7 percent narrowing the gap from 45.7 percent males and 54.3 percent females in 1990. Yellow Medicine County’s population was almost evenly split in 1990 and 2000 with 49.5 percent males and 50.5 percent females.

Race/Ancestry

The ancestry of a community is a good indicator of the way things have shaped over the years. Celebrations, religion, family dynamics and work ethics are all part of our ancestry. Rural communities have become more and more diverse over time adding more depth, character and interest to communities. Diversity requires thoughtful planning and foresight while looking at creating a comprehensive plan.

Percent of Canby's Total Population by Ancestry in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Canby's Population by Race in 1990 and 2000

Race	1990	2000
White/Caucasian	1,815	1,875
Black/African American	1	4
American Indian or Alaska Native	6	8
Asian	3	3
Two or more races	1	8
Other	-	5
Total	1,826	1,903
Hispanic Origin (Hispanic, Latino/Spanish Origin can be of any race)		
Hispanic Origin (all races)	7	6
Non-Hispanic Origin (all races)	1,819	1,887
Total	1,826	1,903

Source: Minnesota Department of Administration Datanet – U.S. Census

Race and Ancestry Summary

- Canby's ancestry is over 90 percent European with 45 percent reporting German ancestry and 31 percent Norwegian ancestry.
- Canby's population is almost entirely white or Caucasian.
- From 1990 to 2000 Canby's minority population increased 154.5 percent.

Housing

The historic trends in housing when planning for the future are another important component. The number of households in a community can be equally as important as the change in population. While the population of a community could actually decline, the number of households could remain the same or even increase. The same or additional services may be needed to account for the number of households present regardless of population, ultimately impacting available community services.

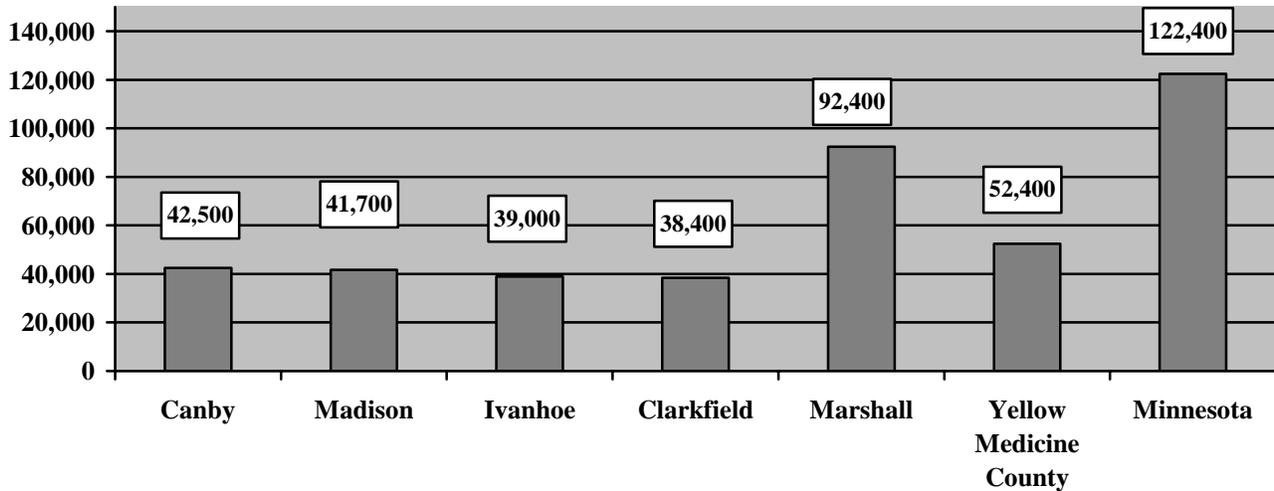
Housing stock, value, age and type impact community growth dramatically. Affordable housing, defined as not more than 30 per cent of one's monthly income, is a critical component. At the same time it is important that affordable housing does not lack quality. A wider breadth of housing styles and price ranges is also more desirable for future growth in a community.

Canby's Household Characteristics and Projections from 1980 - 2004

Historic Households	1980	1990	2000	2004
Households	897	805	842	829
Average Household Size	2.27	2.14	2.08	2.04
<i>Household change each decade</i>	-	-92	37	-13

Source: Minnesota Department of Administration Datanet – U.S. Census and Minnesota Demographic Center

Canby and Neighboring Cities, Yellow Medicine County and Minnesota Median Home Value in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Housing Units for Canby, Neighboring Cities and Yellow Medicine County in 2000

	Owned Units	Rented Units	Occupied Units	Vacant Units
Canby	597	245	842	76
Clarkfield	291	80	371	58
Madison	593	196	789	93
Ivanhoe	234	76	310	31
Marshall	2,784	2,130	4,914	268
Yellow Medicine County	3,528	911	4,439	434

Source: Minnesota Department of Administration Datanet – U.S. Census

Canby's Housing Age in 2000

	Housing Units	
	Number	Percent
Total:	913	100
Built 1999 to March 2000	7	.8
Built 1995 to 1998	30	3.3
Built 1990 to 1994	18	2.0
Built 1980 to 1989	46	5.0
Built 1970 to 1979	147	16.1
Built 1960 to 1969	71	7.8
Built 1950 to 1959	153	16.7
Built 1940 to 1949	128	14.0
Built 1939 or earlier	313	34.3

Source: Minnesota Department of Administration Datanet – U.S. Census

Housing Summary

- The total number of households in Canby has decreased 7.6 percent since 1980 from 897 to 829 in 2004.
- The average number of people in each household (average household size) from 1980 to 2004 in Canby has decreased from 2.27 to 2.04 persons per household.
- Canby's median home value at \$42,500 in 2000 while higher than most neighboring cities was 54 percent lower than the median home value in Marshall at \$92,400, 19 percent lower than Yellow Medicine County at \$52,400 and 65 percent lower than Minnesota's median home value at \$122,400.
- In 2000 the vacancy rate of available housing units in Canby was 8.3 percent compared to 5.2 percent in Marshall and 8.9 percent in Yellow Medicine County while other vacancy rates were higher.
- Fifty-four percent of Canby's available housing units are owned units compared to 27 percent that are rented units. In Yellow Medicine County 68 percent of the available housing units are owned units and 17.6 percent are rented units.
- In 2000 over 34 percent of Canby's housing units were built 1939 or earlier while six percent were built between 1990 and March 2000.

Employment

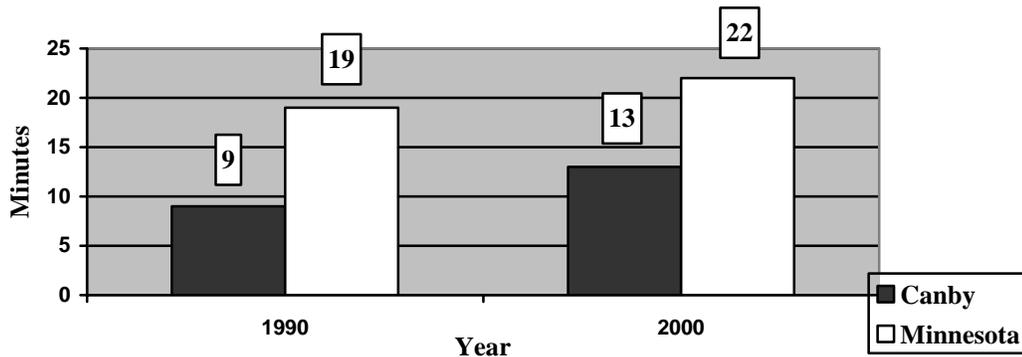
The availability and stability of employment opportunities greatly influence a community’s future. A healthy economic environment is vital to retain current residents and attract new residents to the community to create a strong tax base that is used to enhance a community’s image. The employment climate or potential workforce is researched by new businesses and industry when considering locating a business or expansion of a business.

Labor Statistics for Canby Workers 16 Years and Over in 1990 and 2000

Labor Characteristics	1990		2000		Change 1990 to 2000	% Change
	Count	%	Count	%		
Population 16 Years and Over	1,458		1,539		81	5.5%
In Labor Force	664	100%	853	100%	189	28.5%
Employed	637	96%	800	94%	163	25.6%
Unemployed	27	4%	53	6%	26	96.3%
Males in Labor Force	350	53%	436	51%	86	24.6%
Females in Labor Force	314	47%	417	49%	103	32.8%

Source: Minnesota Department of Administration Datanet – U.S. Census

Mean Travel Time to Work for Canby and Minnesota Residents 16 Years and Over



Source: Minnesota Department of Administration Datanet – U.S. Census

**Employment by Industry for Canby, Yellow Medicine County and Minnesota
in 2000**

Industry	Percent of Working Population 16 years and over		
	Canby	Yellow Medicine County	Minnesota
Agriculture/Forestry	4.4%	11.7%	2.6%
Construction	6.7%	6.3%	5.9%
Manufacturing	17.3%	18.1%	16.3%
Wholesale Trade	2.5%	3.1%	3.6%
Retail Trade	9.4%	9.2%	11.9%
Transportation/Warehousing/Utilities	5.5%	5.9%	5.1%
Information/Communications	1.7%	0.7%	2.5%
Finance, Insurance, Real Estate	2.4%	4.8%	7.2%
Professional, Scientific, Management, Administrative/Waste Management	1.7%	2.5%	8.8%
Education, Health, Social Services	36.3%	23.3%	20.9%
Entertainment/Recreation/Food Service and Arts	4.5%	6.0%	7.2%
Other Services	6.0%	5.7%	4.6%
Public Administration	1.6%	2.7%	3.4%

Source: Minnesota Department of Administration Datanet – U.S. Census

Class of Workers for Canby, Yellow Medicine County and Minnesota 2000 Census

Class of Worker	Percentage of employed persons 16 years and over		
	Canby	Yellow Medicine County	Minnesota
Private Wage and Salary Workers	80.6%	70.1%	80.4%
Government Workers	11.5%	13.6%	12.4%
Self-employed Workers	7.5%	15.3%	6.9%
Unpaid Family Workers	.4%	1%	0.3%
TOTAL	100%	100%	100%

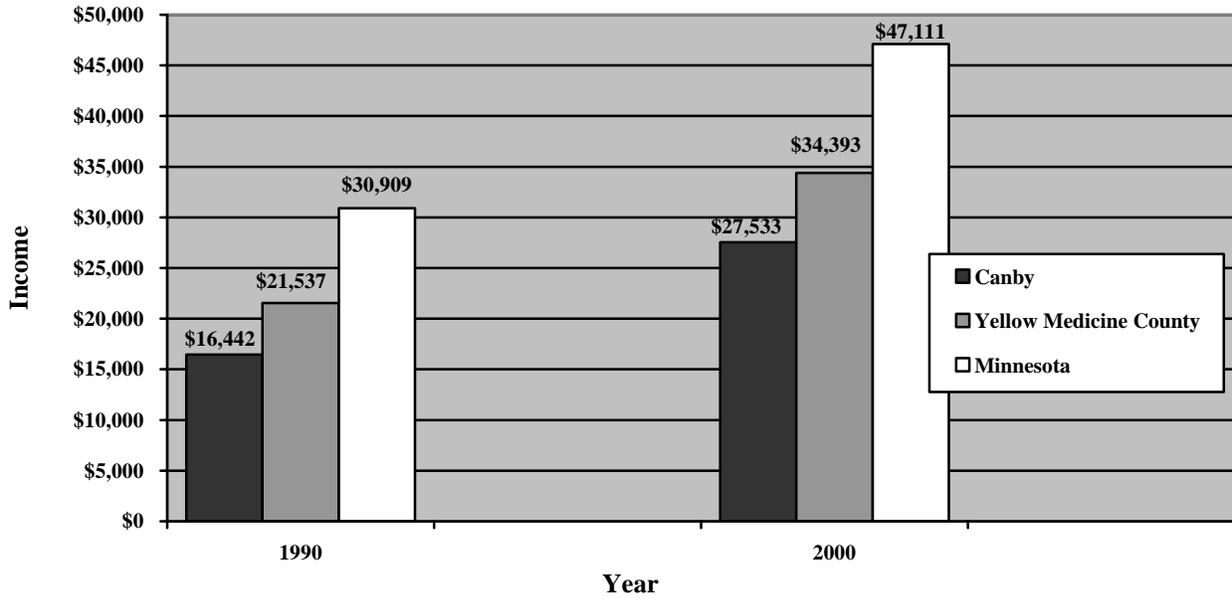
Source: Minnesota Department of Administration Datanet – U.S. Census

Employment Summary

- Canby's labor force increased from 1990 to 2000 by 22.2 percent.
- Unemployment in Canby increased from four percent in 1990 to six percent in 2000 a 49 percent increase.
- In 1990, 53 percent of Canby's labor force was male and 51 percent of the labor force was male in 2000.
- Travel time for work commuters in Canby increased by 52.6 percent from nine minutes in 1990 to 19 minutes in 2000. The travel time for Minnesota commuters was 13 minutes in 1990 and 22 minutes in 2000, a 41 percent increase.
- In 2000 education, health and social services was the industry employing the largest percent of population in Canby (36.3%), Yellow Medicine County (23.3%) and Minnesota's (20.9%). Manufacturing ranks second for Canby at 17.3 percent but does not reflect the recent closing of Schotts in 2003.
- Private wage and salary workers in 2000 represented 80.6 percent of Canby's workers compared to Minnesota at 80.4 percent and Yellow Medicine County at 70.1 percent.
- Yellow Medicine County has a significantly higher percentage of self-employed workers at 15.3 percent.

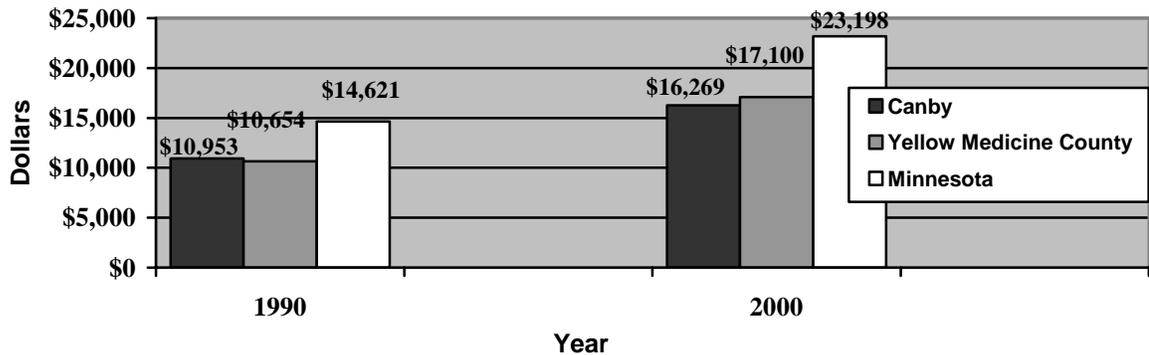
Income

Median Household Income for Canby, Yellow Medicine County and Minnesota in 1990 and 2000



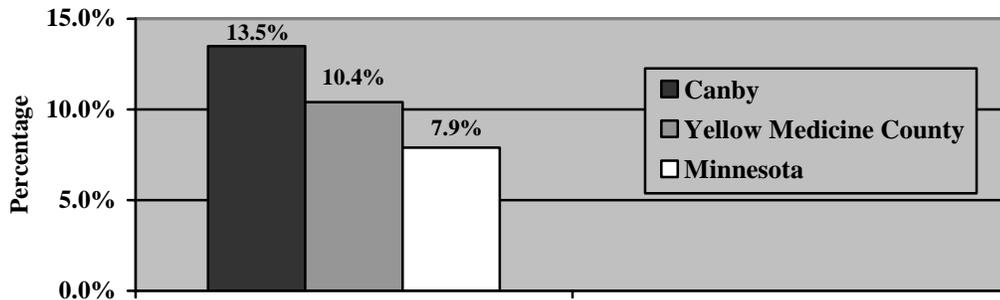
Source: Minnesota Department of Administration Datanet – U.S. Census

Per Capita Income for Canby, Yellow Medicine County and Minnesota in 1990 and 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Percentage of Population in Poverty for Canby, Yellow Medicine County and Minnesota in 2000



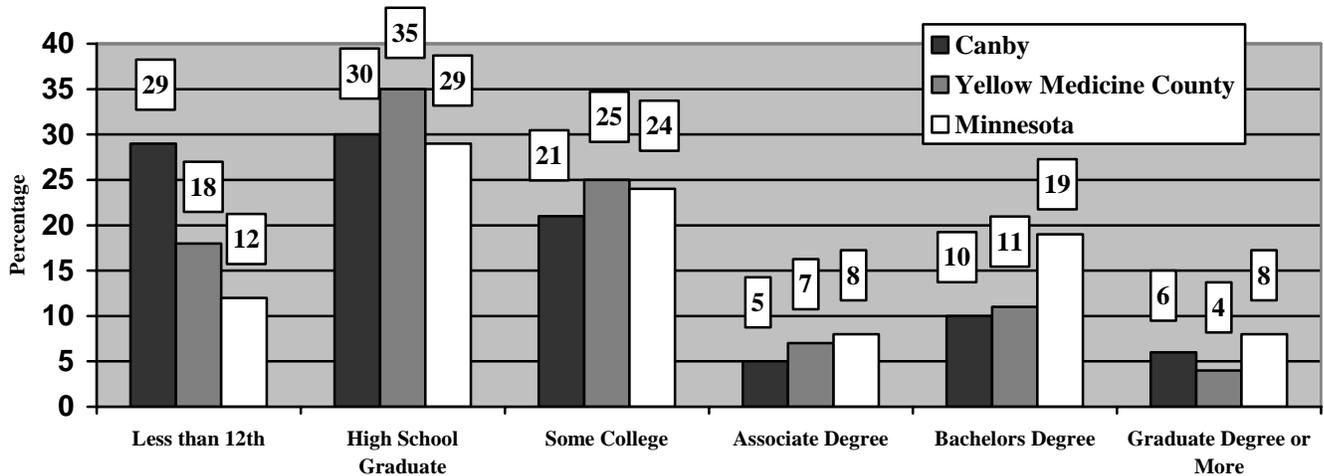
Source: Minnesota Department of Administration Datanet – U.S. Census

Income Summary

- Canby's median household income increased from 1990 to 2000 by 40.2 percent while Yellow Medicine County increased by 37.4 percent and Minnesota by 34.4 percent.
- The 2000, median household income for Canby of \$27,533 was 41.6 percent less than Minnesota's at \$47,111 and 19.9 percent less than Yellow Medicine County's at \$34,393.
- The percentage of Canby's total population in poverty in 2000 was 13.5 percent, 3.1 percent higher than Yellow Medicine County and 5.6 percent higher than Minnesota.

Education

Educational Attainment of Canby, Yellow Medicine County and Minnesota in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Education Summary

- Educational attainment percentages for Canby are very similar to Yellow Medicine County and Minnesota except in the “less than 12th grade” and “bachelor’s degree” levels.
- In 2000, 29 percent of Canby’s population had “less than 12th grade” education, 11 percent higher than Yellow Medicine County and 17 percent higher than Minnesota at 12 percent.
- Minnesota has a significantly higher percentage of the population with “bachelor’s degree” level of education at 19 percent compared to 11 percent for Yellow Medicine County and 10 percent for the City of Canby.
- Almost 60 percent of Canby’s population has an educational level of “high school graduate” or less.

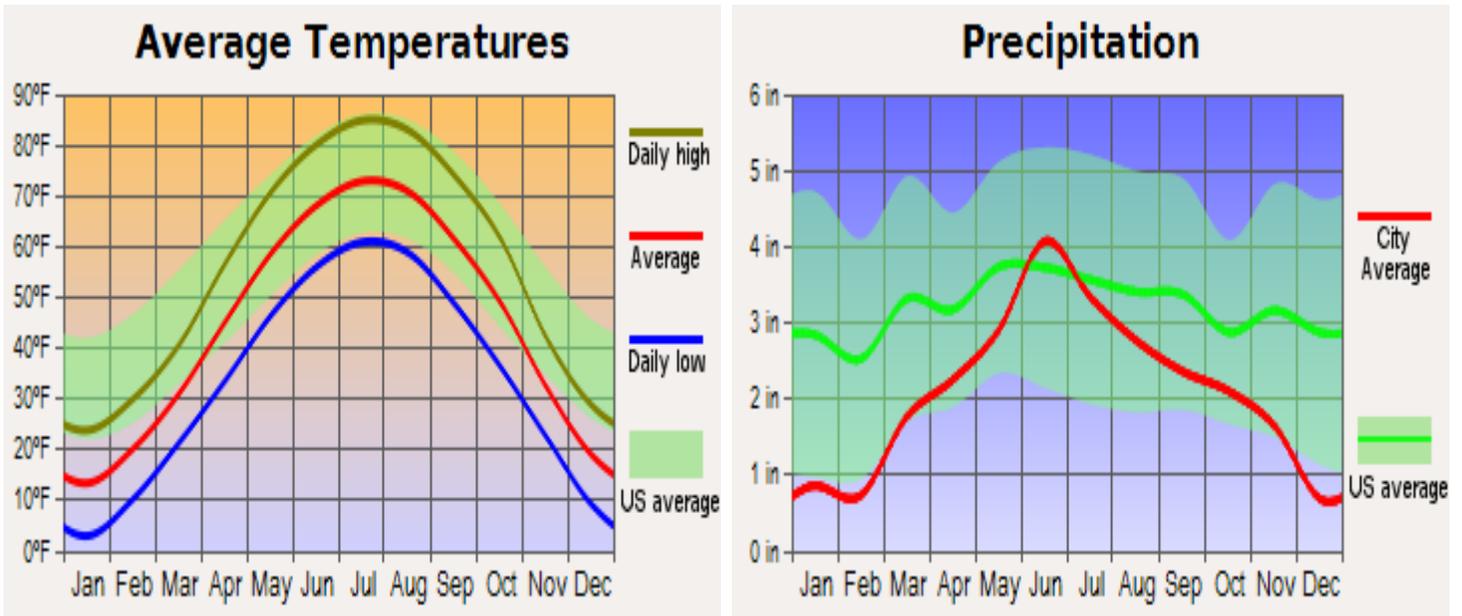
NATURAL RESOURCES

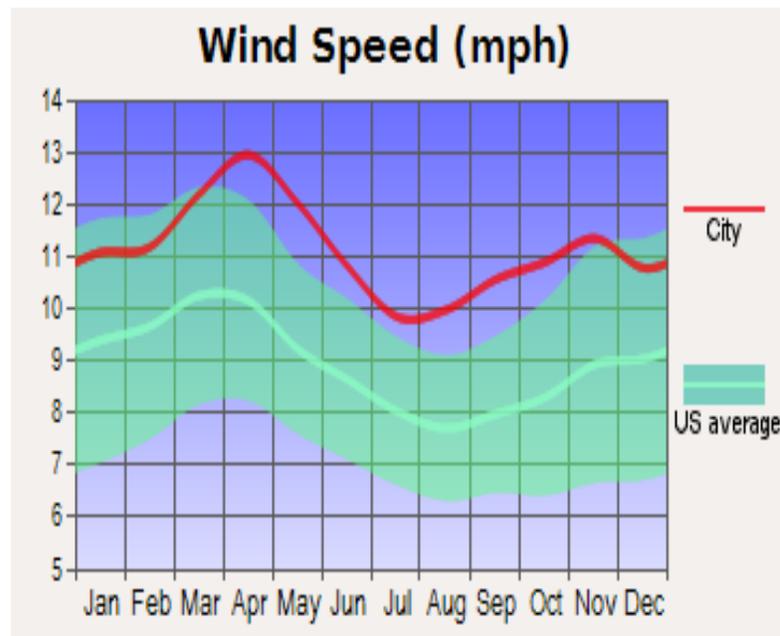
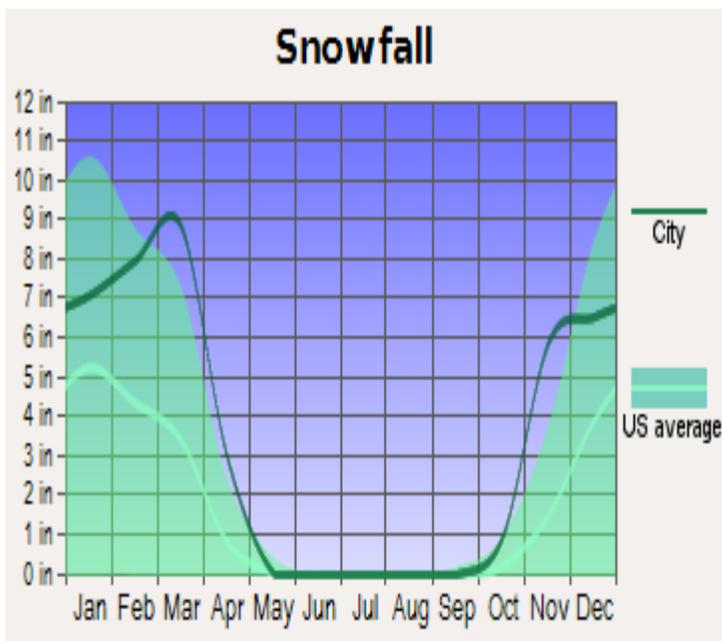
The following section provides a brief analysis of the natural resources in the City of Canby and the surrounding area. This information was gathered from the Yellow Medicine Soil Survey, the Minnesota Department of Natural Resources website and the Minnesota Pollution Control Agency website.

Climate

The City of Canby is located in the continental climate zone, which is characterized by a wide range of temperatures between summer and winter. Canby can also experience extreme temperatures. According to the Midwest Regional Climate Center and www.weather.com on average the warmest month is July usually ranging in the mid 80's. The highest recorded temperature was 111° F in 1936. The coolest month on average is January. The lowest recorded temperature was -33° F in 1936. During the growing season of approximately 147-152 days from May through September, 60 percent of the precipitation usually falls. Average annual precipitation is 24 to 26 inches with June averaging as the wettest month. The mean temperature for Canby is 45° F. Average annual runoff is estimated at 1-2 inches. The sun shines 65 percent of the time in the summer and 45 percent in the winter months. Prevailing winds are from the south. Canby has an average snowfall of approximately 36 to 40 inches per year.

Average Climate in Canby





Source: www.city-data.com

Geology

Canby's land area is 2.2 square miles. In central Minnesota, for tens of thousands of years, glaciers advanced, covered and retreated upon the land. As a result, left behind were several hundred feet (100 to 400 feet) of rock, sand and gravel known as glacial drift from the melting sheet. Cretaceous shale, sandstones and clays are the most common kinds of bedrock underlain by Precambrian igneous and metamorphic rocks. Wet prairie region is predominant; however, many of the potholes have been artificially drained for agriculture.

Vegetation and Wildlife

Before Yellow Medicine County was settled it was predominately covered with prairie, wet prairie and river bottom forest vegetation. It consisted of tall grasses and Indian grass, mixed with shorter grasses. It characteristically contained large numbers of forbs species. Shrubby species include roses, wolfberry and others. Fire undoubtedly prevented woody vegetation from invading the prairie. Most of the native vegetation in the area has since been removed for farm fields. Forested areas consist of planted groves and deciduous trees near water shorelines.

Today, land use surrounding the City of Canby can be divided into four general categories: agricultural, woodland, water/wetlands and urban uses. Agriculture composes about 92 percent of the county land. The climate, soil, topography and vegetation all create a productive

agricultural environment and prime farmland used for crops. Crops primarily grown include soybeans, corn, wheat and hay.

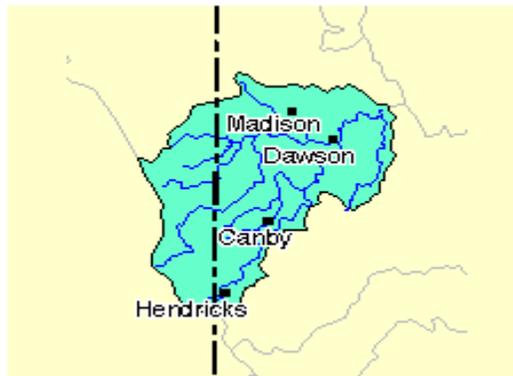
The area surrounding Canby supports deer, coyote, raccoon, fox and many other small mammals as well as many types of birds. Plant vegetation includes Northern Red Oak, Red (Norway) Pine, Showy Lady's Slipper, Sugar Maple, Eastern White Pine and wild rice.

Topography and Land Use

The topography of the area is closely related to glacial activity, which is responsible for most of the area's natural features. Deposits of clay, sand, and rocks from the melting ice sheet surround Canby. These deposits contain numerous closed depressions that trap and contain surface water in marshes and wetlands. Ground moraine topography is level to gently rolling. The land is well watered and drained by the Minnesota River and its tributaries, the Lac qui Parle and the Yellow Medicine Rivers.

Canby is located in the Lac qui Parle River Watershed, which is one of the 12 major watersheds of the Minnesota River Basin. The watershed is located in west central Minnesota within Lac qui Parle, Lincoln and Yellow Medicine Counties and northeastern South Dakota.

The Lac qui Parle Watershed drains an area of 806 square miles in Minnesota as well as another 350 in South Dakota. The Lac qui Parle River has its ultimate origin in Lake Hendricks on the South Dakota border in northwestern Lincoln County. The Lac qui Parle River flows for a total of 66 miles and drops over 800 feet at an average gradient of more than 12 feet per mile.



Lac qui Parle River Watershed

Source: MPCA Website

Overall, according to information compiled by the Department of Soil, Water, and Climate at the University of Minnesota, over 69 percent of the tillable acres within Minnesota's section of the Lac qui Parle Watershed have a high potential for water erosion, 29 percent are ranked as having moderate water erosion potential, and 1.7 percent have the potential for significant wind erosion. As a result, erosion control and water conservation are important within this watershed.

Land use is primarily agricultural, with approximately 80 percent of the available acres utilized for production of grain crops. Of these acres, the majority (92%) are classified as moderately

productive. Eighty-two percent is considered prime farmland. There are some 29,986 acres in voluntary conservation programs to protect and preserve the land such as CRP, CREP, RIM and WRP.

Soils

The success of an agricultural economy is partially dictated by the type of soil beneath it. For the most part, the soil is good black prairie till. Well to moderately drained loamy soils forged in gray calcareous till of Des Moines Lobe origin are dominant around the City of Canby. For the most part the soil in the county is of the Barnes-Aastad soil association. They are medium to fine texture, native prairie soils formed on calcareous glacial till. Developed on glacial till under prairie conditions the soil develops deep, dark topsoil. Both high in fertility and moisture-holding capacity the soil makes for good agriculture productivity and is dark in color.

Water Quality

Yellow Medicine County is extremely limited in surface water. In 1989 1.7 percent of the county's land surface was covered by water. The Lac qui Parle Watershed surrounding the City of Canby is particularly void of surface water.

Ground water in the Lac qui Parle Watershed's glacial-drift aquifers generally is of acceptable quality for most uses, including household supply, industrial use and irrigation. The aquifers generally contain calcium/magnesium/bicarbonate type waters.

The Lac qui Parle River is located in the watershed and runs to the east of Canby flowing north and south emptying into the Minnesota River. The headwaters of the Lac qui Parle River, although generally hard with alkalinities from 150-200 ppm, are relatively clear, flowing through rapids and over gravel bars.

Today, pollution of surface waters in the Minnesota River's major watersheds is a moderate to severe problem intensified by agricultural activities. Constituents of concern often include: suspended sediments, excess nutrients (primarily nitrogen and phosphorus), pesticides, pathogens and biochemical oxygen demand. High concentrations and loads of suspended sediments and nutrients can often be linked to artificial drainage patterns (ditches, tile, etc.) and wetland reductions. Alone or in combination, these landscape alterations have effectively increased the hydraulic efficiency and magnitude of storm and snowmelt runoff events. Another conservation concern is preservation of existing wetlands and restoration of former wetlands that have been drained.

Water Features

Wetlands

There are several wetlands in the area. The term "wetlands" refers to low depressions in the landscape covered with shallow and sometimes intermittent water. Wetlands are also commonly referred to as marshes, swamps, potholes, sloughs, shallow lakes and ponds. Wetlands are regulated and protected under Minnesota law. Any work done below the ordinary high water

mark of protected waters and wetlands requires a permit from the DNR. The Yellow Medicine County Board has designated the entire county as a high priority wetland preservation area.

Wetlands are some of the most diverse ecosystems in the world. Apart from filtering water before it enters aquifers, wetlands are the breeding sites of thousands of species of fish, shellfish, microorganisms, amphibians, reptiles, insects, invertebrates and birds. Without wetlands, many species would go extinct.

Lakes

There are eight natural lakes in Yellow Medicine County which include: Curtis Lake, Miller Lake, Cedar Lake, Highbank Lake, Lone Tree Lake, Wood Lake, Kvistid Lake and Mud Lake. None of the natural lakes support swimming. Two man-made lakes, Del Clark (the largest man-made lake in Minnesota) and Lake John, support recreational activities. Del Clark and the Stone Hill Regional Park surrounding the lake are to the southwest of Canby. The park is owned and maintained by the Lac qui Parle (LQP) and Yellow Bank (YB) Watershed Districts. Sylvan Lake within Canby's city limits does not support swimming; however, fishing and ice-skating are available.

In addition there are several lakes outside the county of particular interest and value to the area such as Salt Lake in Lac qui Parle County within 20 miles of Canby. Salt Lake Wildlife Management Area is 553-acres surrounding Salt Lake, a 312-acre meandered lake located 13 miles southeast of Madison. Salt Lake is known for its high salt content and is considered to be one-third as salty as seawater. Being located on the western border of Minnesota, it sometimes attracts more western bird species such as avocets, Wilson's phalaropes, and occasional nesting colony of eared grebes. With the highly alkaline soils in the area, unusual grass species such as glasswort and alkali-grass are also found.



Rivers and Creeks

All of Yellow Medicine County drains into the Minnesota River. The other two rivers in the County include the Yellow Medicine and Lac qui Parle Rivers. There are several creeks in Yellow Medicine County. They include: Spring Creek, Hazel Creek, Stony Run Creek, Wood Lake Creek, Canby Creek, Lazarus Creek and Cobb Creek. By definition a creek is a small stream flowing into a larger water feature. The closest creeks to Canby include Canby Creek that runs right through the City and Lazarus Creek to the northwest of the City.

Del Clark Lake

Nearest Town: Canby
Primary County: Yellow Medicine

Public Access Information

OWNERSHIP	TYPE	DESCRIPTION
Other	Concrete	West shoreline, owned by LQP-YB Watershed District.
Other	Concrete	Southwest shoreline, owned by LQP-YB Watershed District.

Lake Characteristics

Lake Area (acres): 154.00	Dominant Bottom Substrate: N/A
Littoral Area (acres): 88.00	Abundance of Aquatic Plants: N/A
Maximum Depth (ft): 30.00	Maximum Depth of Plant Growth (ft): N/A
Water Clarity (ft): 12.50	

Del Clark is a small 150-acre impoundment of Canby Creek located in Yellow Medicine County, near the City of Canby. Although small, Del Clark is one of the deepest and clearest lakes located in southwest Minnesota. Stone Hill Regional Park surrounds the entire lake. There are two access sites on the lake and 64 campsites, a beach/swimming area, and bathroom facilities. Interested campers should call ahead for arrangements. According to test nets, the 2004 walleye population was abundant. Walleye ranged in size from 8-25 inches, with most measuring 12-18 inches. Fry stocking will be discontinued. Bluegill and black crappie trap net catches were below what is considered normal for similar lake types. However, dense beds of submergence vegetation likely caused their numbers to be underestimated. Numerous bluegill and crappie were observed during spring and fall electro-fishing. Many of the observed bluegill measured over seven inches and many crappies over nine inches. Good fishing for both these species was reported in 2004. Yellow perch were abundant in test nets, but were generally too small to pique the interest of anglers. Northern pike have historically been sampled in low numbers in Del Clark Lake. Although not numerous, the availability of large forage fish and cool water refuges creates the potential for trophy pike, and reports of fish caught over ten pounds are not uncommon. Spring electro-fishing sampled a good number of largemouth bass in 2004. Sampled bass all measured 14-18 inches. Although no special regulations currently exist, anglers fishing Del Clark are encouraged to keep only enough fish for a meal and release the rest. Other fish species sampled in 2004 included low numbers of black bullhead, hybrid sunfish and white sucker. Most bullhead were quality-sized, measuring over 11 inches. Fishery activities planned for Del Clark Lake include annual monitoring of winter-dissolved oxygen and fishing pressure,

annual fall electro-fishing assessment of young-of-year walleye abundance, stocking as needed and fishery population assessment in 2007.
Source: MN DNR Website (www.dnr.state.mn.us)

Sylvan Lake

Nearest Town: Canby
Primary County: Yellow Medicine

Lake Characteristics

Lake Area (acres): 15.00	Dominant Bottom Substrate: N/A
Littoral Area (acres): 15.00	Abundance of Aquatic Plants: N/A
Maximum Depth (ft): 5.00	Maximum Depth of Plant Growth (ft): N/A
Water Clarity (ft): 5.50	

Sylvan Lake is a small impoundment of Canby Creek located within the Canby city limits. Although self-sustaining game fish populations have not become established in Sylvan Lake due to its marginal habitat, past assessments have found that fish migration from Del Clark Lake has provided some angling opportunities. Because of its high angler use, recent management of Sylvan Lake has focused on supplementing this migration by stocking various fish species. Adult bluegill were stocked in 2003. Most stocked bluegill is stunted and measured less than five inches. According to test nets in 2004, stocked bluegill had improved growth and had survived in good numbers. Nearly half of the bluegill sampled measured over six inches in 2004. Because of the lack of natural reproduction, bluegill anglers are encouraged to limit harvest to fish greater than seven inches. This would allow a quality bluegill fishery to be sustained over a longer period of time. Adult northern pike were also stocked in 2003. Stocked northern measured 21-24 inches. Although few northern were sampled in test nets, anglers reported fair catches during late spring. Channel catfish were stocked in 1998, 1999 and 2001. Except in 2000, catfish have not been sampled in test nets. However, anglers have reported numerous catfish catches in each year, including 2004. According to anglers, catfish caught in 2004 weighed over one pound. Migration from Del Clark accounted for the black crappie, walleye and yellow perch sampled in Sylvan Lake. Walleye were the most numerous, and fish up to 14 inches were sampled. Management plans include stocking additional adult walleye in 2005. Anglers should keep only a few walleye to eat and release the rest. As with bluegill, this will sustain the walleye fishery over a longer period of time. Management plans for Sylvan Lake will focus on frequent assessment and stocking of various game fish based upon availability and need.

Source: MN DNR Website (www.dnr.state.mn.us)

Map: Water and water features

Map: Soil and Ditches

Map: Land Cover

CHAPTER TWO:

Current Land Use and Community Investments

Canby is located in the Minnesota River Valley and Minnesota's corn belt. As a result, it is surrounded by rich agricultural land and abundant natural resources. Canby's current land use patterns have been strongly influenced by these two features. Chapter Two includes an analysis of Canby's current zoning districts and current land uses. In addition, the chapter includes an inventory of community investments including public facilities and services.

ZONING

Zoning is a method by which a city can control how and where land uses will develop. The zoning ordinances regulate and restrict the location of buildings designed for specified uses; the height and bulk of buildings erected; and regulate and determine the area of yards and other open spaces. Canby's zoning regulations are found in the City Code. As part of the implementation of this Comprehensive Plan, updating the zoning ordinances is a priority activity. The Planning and Zoning Commission is given the responsibility for Canby's planning, zoning ordinance administration, policy recommendation and handling variances, conditional uses and re-zoning. Canby's zoning districts are illustrated on the map on the following page. The current zoning districts and their intended purpose are as follows:

- | | |
|-------------------------|---|
| A - Agriculture | Rural land lying outside the area of apparent urban development that is reserved for agricultural purposes. Passive recreation development, cemeteries and the airport are permitted. Any provision for change of land use is to be subject to careful review by the Planning Commission and City Council. |
| RA – Residential | Single-family and duplex residences at a comparatively low concentration of development together with such other uses as schools, parks, churches and certain public facilities. Provision is made for customary home occupations and professional offices in the home. Uses permitted in the A District are also permitted in the RA District. |
| RB – Residential | Uses permitted in the RA District at a higher density of development with the inclusion of apartment residences. |
| CA – Commercial | Central Business District, permitting offices and a wide range of business and commercial enterprise. |
| CB – Commercial | Highway oriented and local business service with special emphasis on planned sites with off-street parking, loading and circulation facilities. Special consideration is given the provision of mobile home courts. |
| IA – Industrial | All industrial uses with provision for review by local officials to assure that the proposed industry would be protected from and compatible with |

neighboring uses. The utilization of this district is most applicable to existing industrial areas.

IB – Industrial

All industrial uses with provision for review by local officials, the same as provided for in IA except that the district is applied to land not currently in industrial use. This provides for the establishment of more detailed restrictions on proposed development and permits the building of an area for industrial use that would have the true character of an “Industrial Park”, such as reservation of land, programmed provision of public facilities and guided development.

No building or structure shall be erected or altered which does not comply with the regulations of this Ordinance for the zoning use district wherein located nor shall any building or premises be used for any purpose other than a use permitted by this Ordinance in the district wherein located.

Source: Zoning Ordinance 125, City of Canby, Minnesota, September 19, 1978- amended)

Canby's Zoning Districts in Acres and as a Percent of the Total City

Zoning District	Acres	Percent of Total City
A - Agriculture	790	56%
CA - Commercial	19	1%
CB - Commercial	28	2%
IA - Industrial	75	5%
IB - Industrial	34	3%
RA - Residential	274	20%
RB - Residential	190	13%
TOTAL	1410	100%

Source: UMRDC GIS Service Bureau and City of Canby zoning map.

Existing Residential Land Use

Within the City of Canby 33 percent of their land is zoned for residential use (the sum of RA and RB residential zoning districts). Of this amount 20 percent is for single-family and duplex residences at a low concentration of development (RA). There are areas for future residential development. Neither residential zoning districts address manufactured homes (RM).

Existing Commercial Land Use

Approximately three percent of Canby's land is classified for commercial land use. Almost twice as much, 28 acres compared to 19, has been classified for commercial use that is highway oriented with special emphasis on planned areas depending on high traffic volume to generate customers. The downtown district depends more on the "local" customer even though main street is a major highway (U.S. Highway 75) with high traffic volumes.

Existing Industrial Land Use

There are 109 acres or eight percent of Canby's land zoned for industrial use. Thirty-four of these acres are land that is not currently in industrial use and will be the site of a future "industrial park" along U.S. Highway 75 on the northwest edge of the city.

Existing Agriculture Land Use

The largest portion of Canby's land, 56 percent, is zoned as agricultural and includes the 161 acres for the airport, 22 acres for the fairgrounds and 16.5 acres for the cemetery. Some of this land potentially could be suitable for other land uses and zoned differently through amending the zoning ordinances in the future if need be.

HOUSING LAND USE

Residential land accounts for 33 percent of land use in Canby. In addressing the demand for housing, it is important for Canby to focus its residential land use efforts on a wide variety of housing needs for all income and age groups. In addition it is important to diversify neighborhoods and not concentrate all one type of housing in one area of the City. Open spaces need to be included in neighborhoods to meet residential needs.

The 2000 Census was the last official count of housing in Canby. The Census reported 918 total housing units, including all single-family houses, mobile homes, rental units and vacant dwellings.

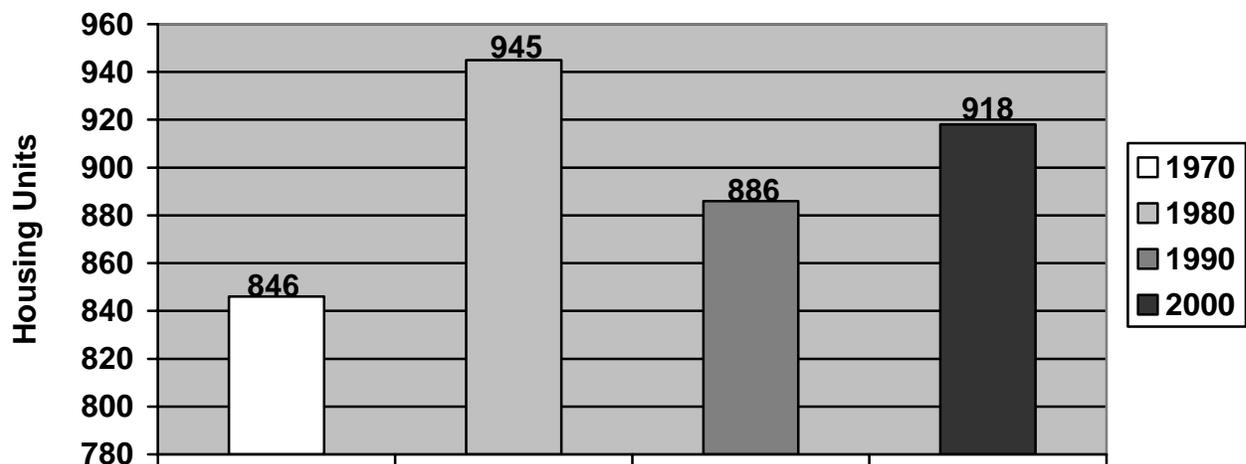
HOUSING UNITS AND HOUSEHOLDS

The U.S. Census reports statistics for both total housing units and households. Housing units are the total number of separate living quarters or dwellings that are occupied or intended for occupancy. Households refer to the total number of occupied housing units.

Housing values often serve as an indicator on how healthy the local economy is in a community. A city that is rapidly losing residents and is having difficulty retaining businesses would also likely have decreasing housing values. As a community becomes more or less attractive to new residents, the value of housing will rise and fall accordingly. Canby's median housing value is \$43,500.

Age, type and condition of housing stock is all too critical to the growth and development of a community. Included in this chapter is a closer look at housing information for Canby.

Total Housing Units Comparison for Canby from 1970 - 2000



Source: Minnesota Department of Administration Datanet– U.S. Census and Minnesota Demographic Center

**Housing Characteristics for Canby, Neighboring Cities and Yellow Medicine County
in 2000**

	Total Units	Owned Units	Rented Units	Occupied Units	Vacant Units	% of Units Vacant
Canby	918	597	245	842	76	8%
Clarkfield	429	291	80	371	58	14%
Granite Falls	958	652	228	880	78	8%
Ivanhoe	341	234	76	310	31	9%
Marshall	5,182	2,784	2,130	4,914	268	5%
Yellow Medicine County	4,873	3,528	911	4,439	434	9%

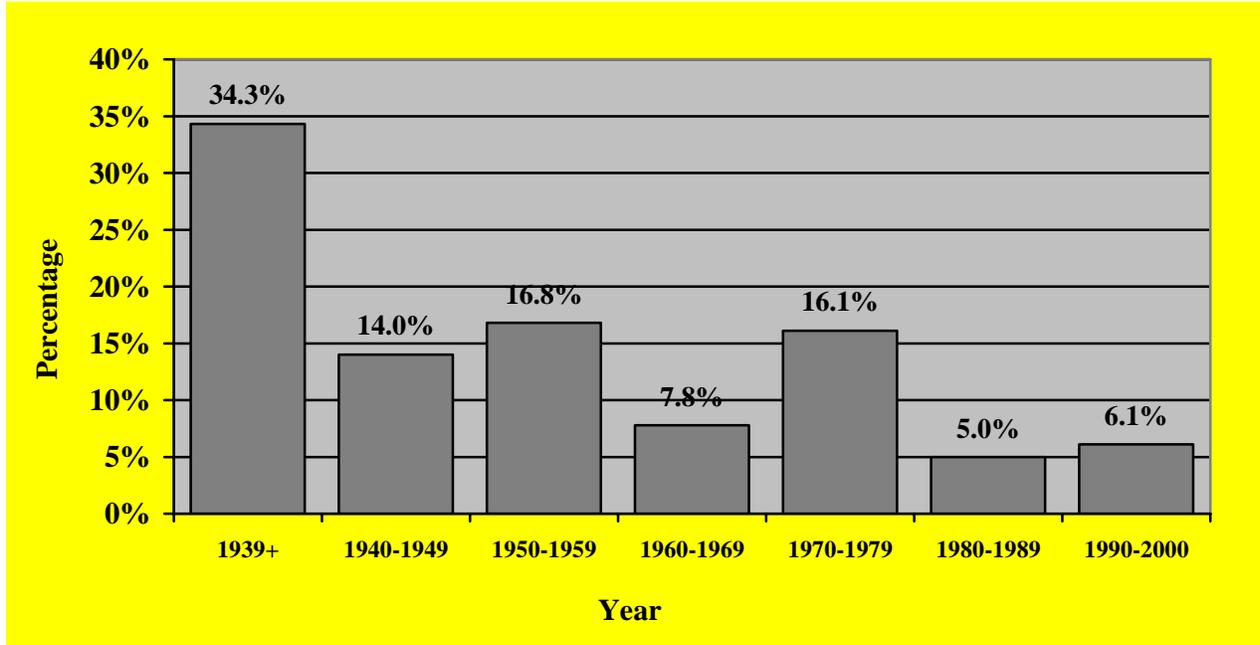
Source: Minnesota Department of Administration Datanet – U.S. Census

Canby's Tenure by Units in Housing Structures in 2000

	Total		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Data	Percent	Data	Percent	Data	Percent
Total	836	100.0%	592	100.0%	244	100.0%
1, detached	655	78.3%	572	96.6%	83	34.0%
1, attached	21	2.5%	13	2.2%	8	3.3%
2	21	2.5%	0	0%	21	8.6%
3 or 4	35	4.2%	3	0.5%	32	13.1%
5 to 9	18	2.2%	0	0%	18	7.4%
10 to 19	79	9.4%	0	0%	79	32.4%
20 to 49	0	0%	0	0%	0	0%
50 or more	0	0%	0	0%	0	0%
Mobile home	7	0.8%	4	0.7%	3	1.2%
Boat, RV, van, etc.	0	0%	0	0%	0	0%

Source: Minnesota Department of Administration Datanet – U.S. Census

Canby's Housing Age in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Single-family New House Construction Building Permits in Canby from 1996-2004

Year	# Houses	Average Cost
1996	5	\$102,000
1997	7	\$83,300
1998	2	\$87,500
1999	0	N/A
2000	4	\$111,500
2001	4	\$148,800
2002	3	\$95,000
2003	2	\$165,000
2004	4	\$165,000

Source: www.city-data.com/city/Canby-MN -- U.S. Census Bureau, 2000 Census

Canby's Value of Owner-Occupied Housing Units in 2000

	Owner-occupied Housing Units	
	Data	Percent
Total:	592	100.0%
Less than \$10,000	20	3.4%
\$10,000 to \$14,999	26	4.4%
\$15,000 to \$19,999	24	4.1%
\$20,000 to \$24,999	42	7.1%
\$25,000 to \$29,999	50	8.4%
\$30,000 to \$34,999	58	9.7%
\$35,000 to \$39,999	46	7.8%
\$40,000 to \$49,999	85	14.4%
\$50,000 to \$59,999	31	5.2%
\$60,000 to \$69,999	62	10.5%
\$70,000 to \$79,999	43	7.3%
\$80,000 to \$89,999	41	6.8%
\$90,000 to \$99,999	30	5.1%
\$100,000 to \$124,999	10	1.7%
\$125,000 to \$149,999	10	1.7%
\$150,000 to \$174,999	10	1.7%
\$175,000 to \$199,999	0	0%
\$200,000 to \$249,999	4	0.7%
Over \$250,000	0	0%

Source: Minnesota Department of Administration Datanet – U.S. Census

**Comparison of Median Rent and Median Housing Value in Canby, Neighboring Cities,
Yellow Medicine County and Minnesota in 2000**

	Median Rent	Median Value Owner Occupied
Canby	\$260	\$43,500
Clarkfield	\$274	\$38,200
Dawson	\$291	\$52,200
Granite Falls	\$334	\$63,800
Madison	\$240	\$40,600
Marshall	\$422	\$92,400
Yellow Medicine	\$276	\$60,900
Minnesota	\$521	\$43,500

Source: Minnesota Department of Administration Datanet – U.S. Census

Housing Land Use Summary

- The number of total housing units in Canby has increased by 32 since 1990 recapping 27 of the 59 units lost from 1980-1990.
- The rate of occupancy in Canby at 92 percent is comparative to the neighboring cities in our study and Yellow Medicine County except for Clarkfield at 86 percent and Marshall at 95 percent.
- Of the units occupied in Canby 71 percent are owner-occupied, which compared to neighboring cities is less except for Marshall at 57 percent. This may be due in part to the fact that Canby and Marshall have post secondary schools with a higher demand for rental units.
- A large portion of the housing units in Canby, 34.3 percent were built before 1939.
- The “Tenure by Units in Housing Structure” table shows that the largest portion, 78 percent are single-family detached owner-occupied units.
- Seventy-three percent of the housing units in Canby were built prior to 1960 making nearly three quarters of Canby’s housing over 40 years old. Housing permits for new construction increased in the 1990s over 1980s numbers.
- Canby’s median housing value in 2000 was \$43,500 and was the same as the state’s median housing value but 29 percent less than Yellow Medicine County’s at \$60,900.
- In 2000 six percent of Canby’s homes were valued over \$100,000 and 59 percent were valued under \$50,000.



Top Left: Sylvan Place; **Lower Left:** BAMG Townhouses; **Top Right:** Sara Ann Apartments; **Lower Right:** Valley View Apartments

INDUSTRIAL AND COMMERCIAL LAND USE

The industrial and commercial land uses make up a significant portion of Canby's land area. Proper planning for these land uses is vital to the economic health of the community. This section provides some key information regarding the occupations of employed workers and the largest employers. Looking at current industrial and commercial trends can help the City determine how to plan for growth or changes in each of these areas in the future.

Occupation by Industry for Canby's Employed Labor Force 16 Years and Over in 1990 and 2000

Occupation by Industry	1990		2000		# Change	% Change 1990 to 2000
	# Employed	%	# Employed	%		
Farming/Forestry/Fishing/Mining	31	4.9%	35	4.4%	4	13%
Construction	29	4.5%	54	6.8%	25	86%
Manufacturing	46	7.2%	138	17.3%	92	200%
Transportation	21	3.3%	44	5.5%	23	110%
Communications/Public Utilities	21	3.3%	14	1.8%	-7	-33%
Wholesale Trade	31	4.9%	20	2.5%	-11	-36%
Retail Trade	128	20.1%	75	9.4%	-53	-41%
Finance/Insurance/Real Estate	30	4.7%	19	2.4%	-11	37%
Business, Repair, Professional, Waste Management	20	3.1%	14	1.8%	-6	-30%
Personal Services/Entertainment	28	4.4%	36	4.5%	8	29%
Educational and Health	198	31.1%	290	36.3%	92	47%
Public Administration	12	1.9%	13	1.6%	1	8%
Other	42	6.6%	48	6.0%	6	14%
TOTAL	637	100%	800	100%	163	26%

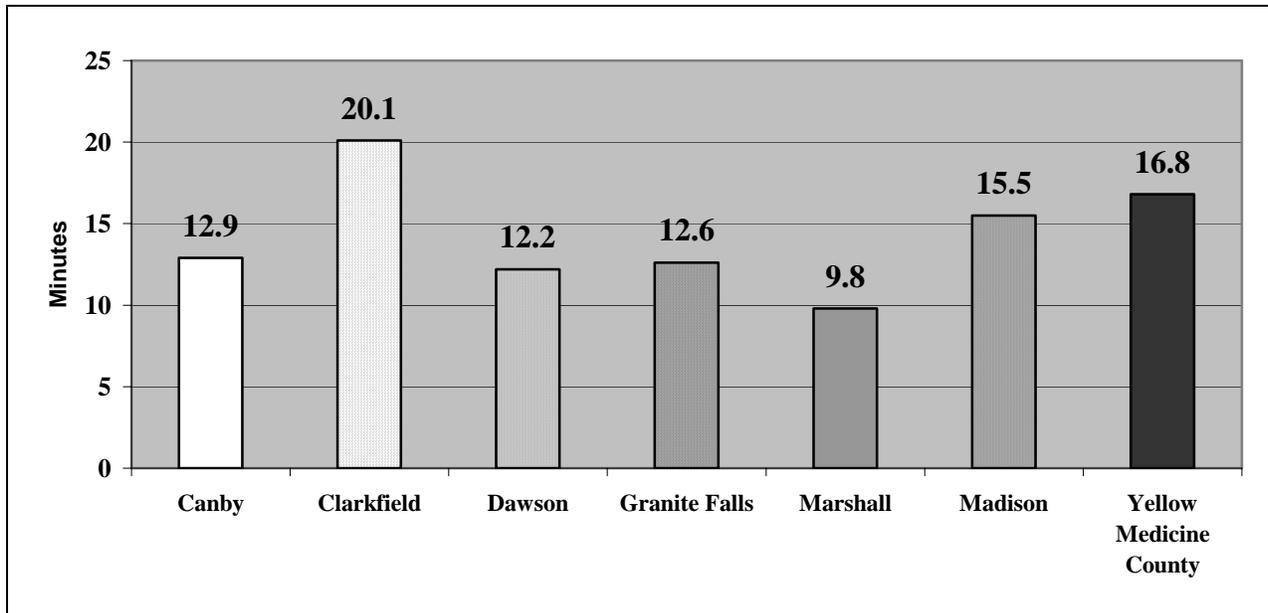
Source: Minnesota Department of Administration Datanet – U.S. Census

Canby's Largest Employers in 2006

Employer	Product/ Service	# of Employees
Sioux Valley Health Care	Health Care Services – hospital, clinic, wellness clinic, physical therapy, home health, behavior health and dental	290
Canby Public Schools	Education- elementary and secondary levels	140
REM Southwest Services, Inc.	Community-based housing and services for disabled adults	136
Farmer's Coop Association	Agricultural services	30
Minnesota West	Post secondary education	28
City of Canby	Government	25
Development Achievement Center	Community – based human services for disabled adults	23
Canby Drug	Retail – pharmacy and gifts	16
Border City Builders	Construction	14
St. Peters School	Elementary education	12
First Security Bank	Financial institute	10
Canby Farmer's Grain	Agricultural Services	9

Source: Interview of Canby City Administrator, 2006

Average Commuter Travel Time for Canby, Neighboring Cities and Yellow Medicine County in 2000



Source: Minnesota Department of Administration Datanet – U.S. Census

Industrial and Commercial Land Use Summary

- In 2006 the two largest employers were Sioux Valley Health Care Canby Campus and Canby Public Schools with 290 and 140 employees respectively.
- Education and health care services are the top-employing industries in Canby in 2006, a regional employment trend.
- Retail employment declined from 1990 to 2000 by 41 percent.
- Manufacturing employment increased by 200 percent and transportation by 110 percent from 1990 to 2000 for Canby. However, in 2003 Schotts closed impacting manufacturing statistics.
- Average travel time for Canby commuters at 12.9 minutes is less than Yellow Medicine County at 16.8 minutes but higher than neighboring Marshall's 9.8 minutes.



Top Left: Canby Historic Business District – St. Olaf Avenue; **Top Right:** Sioux Valley Canby Campus; **Bottom Left:** Cleveland Chevrolet; **Bottom Right:** Canby Farmers Grain

COMMUNITY INVESTMENTS

Over the years Canby has made great investments in the community. These community investments are vital to the quality of life in Canby today and tomorrow when they are looking at new development, change or potential growth.

The purpose of this inventory is to analyze what community buildings, infrastructure and services currently exist (2006) and to form a foundation for determining potential future changes or upgrades needed to these investments. The inventory is separated into the following categories: municipal buildings and facilities; transportation system and facilities; water, sewer and electric utilities; and park/recreation facilities. The inventory was compiled from discussion with City staff and the City's website.

Municipal Buildings and Facilities

City Hall/Community Center

Location - 110 Oscar Avenue North

Description – The Community Center built in 1973 houses the City offices, the public library and police department. It's located one block east of main street and is easily accessible to the public. Parking on the street and a parking lot to the west of the building is available. It has a large community room that non-profit organizations can use for meetings. The senior citizens meet regularly on Fridays at the Center and senior nutrition meals are held daily. It is the location for election polls of Canby's Wards I and II.

www.canby.govoffice.com

Police Department

Location – 110 Oscar Avenue North

Description – The police department has a chief of police plus two full-time employees and several part-time employees.

Fire Hall

Location – 310 First Street East

Description – Canby's Fire Department has 25 volunteer fire fighters and houses all the fire equipment. Trucks the department owns include three pumpers, two tankers, one rescue truck, one rescue boat and one grass rig. Specialty equipment the fire department owns includes Jaws of Life, water rescue gear, air bags, struts for auto extraction and rope rescue equipment. In addition to serving the City of Canby, service contracts have been signed with parts of ten townships in three different counties.

Sioux Valley Canby Campus

Location – 112 St. Olaf Avenue South

Description – Sioux Valley Canby Campus is “Dedicated to the Work of Healing” with a tradition of compassionate care and outstanding service. The facility was renovated in 2003 offering excellent care by a dedicated staff. Comprehensive services include assisted living, adult foster care, behavioral health, clinic, dental clinic, diabetes education, dialysis, home health, hospital, outreach, rehabilitation services, nursing home, surgery, congregate living, wellness center, volunteer program, foundation and ambulance services. It is part of the Sioux Valley Hospitals and Health System working together to better serve the community and its patients. Ownership is local and is leased by Sioux Valley. It employees 300, 200 are full-time equivalents.

www.siouxvalleycanbycampus.org

Sioux Valley Canby Ambulance

Location – 112 St. Olaf Avenue South

Description – The ambulance service is run by the hospital. There are 16 emergency medical technicians. Service is provided to 16 townships and 4 cities. There are two ambulances equipped with defibrillators and drugs. A decontamination shower is located in the ambulance garage. All emergency services are dispatched through the County 911 services.

Chamber of Commerce

Location – 123 1st Street East

Description - The Chamber is located in the Canby News Office and staffed by the paper with a membership of about 70 businesses. The purpose of the Chamber of Commerce is to promote Canby.

www.canbychamber.com

Canby Public Library

Location – 110 Oscar Avenue North

Description - As a member of the Pioneerland Library System materials and resources that are available include over 300,000 books, magazines and newspapers, videos, Internet access, copiers, computers and CD Rom resources. They share a head librarian with the City of Madison and have one FTE and one part time employee. The library is open Monday thru Saturday.

www.pioneerland.lib.mn.us/canby

Canby Housing Redevelopment Authority

Locations – Oak Court Apartments, 15 units, 105 South Ring Avenue;

BAMG Town Homes – 4 units – 102-108 Maple Street North;

Duplex – 2 units – 302-304 North Oscar Avenue

Description – The Canby HRA owns and operates several housing units in the city. The HRA Board is appointed by the city council and operates under its own budget. The City provides staff for administrative functions of the HRA.

Industrial Park

Location: Intersection of Highway 75 and the Airport Road

Description: The conceptual plan for the 18-20 acre industrial park includes improving the existing landfill road and constructing a new road to serve the south portion of the park. The preliminary plan is to include 26 100' x 250' lots. Proposed improvements include: 1,700 linear feet of paved roadways; 1,700 linear feet of new watermain; 1,800 linear feet of new sanitary sewer and 2,100 linear feet of new storm sewer.

Canby Schools

Locations –

- Public Elementary – 601 4th Street West, 242 Students (2006)
- Public High School – 106 North Ring Avenue, 331 students (2006)
- St. Peters School – 410 Ring Avenue North, 53 students (2006)

Description – The mission of **Canby High School** is to create a learning community empowering all individuals to become respectful, responsible global citizens who are life-long learners. The staff at **Canby Elementary** believes in the dignity and self-worth of each child and will provide a safe, caring, learning environment in which all will be given the opportunity for a quality education. **School of St. Peter** is a private elementary school owned and operated by the Catholic churches of Canby and St. Leo.

www.canbymn.org

www.privateschoolreview.com

Minnesota West Community and Technical College

Location – 1011 West First Street

Description - **The Canby Campus of Minnesota West** has been providing an education to students in a variety of highly specialized technical programs since 1965. Current programs include electrician, dental assisting, automotive technology, diesel technology and wind energy technology as of the fall of 2005. An associate degree in liberal arts and science is also available through the Canby campus.

Distance learning opportunities allow students access to educational opportunities close to home. The Canby campus offers a learning environment that focuses on the individual student. The goal of faculty and staff is to work with you to achieve your educational objectives. In 2006 there were 170 students enrolled.

www.mnwest.edu/campuses/canby

Transportation

Local Streets

Location – Throughout Canby

Description – As of the summer of 2006, Canby had approximately 21 miles of surfaced city streets, 5.3 miles of surfaced county roads and 3.7 miles of surfaced state roads. Streets are 80 feet wide and have 60-foot right-a-ways. The City street maintenance department has four employees. The 2006 budget for street maintenance was \$231,919. Canby is currently working on a street maintenance plan.

Pedestrian and Bicycle Infrastructure

Location – Throughout Canby; Del Clark Stone Hill Regional Park

Description – Sidewalks exist in the downtown area and throughout most of the community. The paved two miles of pathway to Stone Hill Regional Park was built by the City and the Lac qui Parle and Yellow Medicine Watershed Districts.

Prairie Five RIDES Bus Service (Inter-city Bus, Regional Bus and Volunteer Driver Program)

Location – 305 Fairgrounds Street West

Description – Prairie Five RIDES is a public transportation system for all ages. Its flexible design can accommodate a wide variety of needs for various riders. A bus runs within the City on a dial-a-ride basis. Regional rides are available on weekly or monthly basis by contacting Prairie Five RIDES 24 hours in advance and may be provided by regional buses or a volunteer driver. Rates are \$.15/mile round trip for under 60 years and 60+ years a suggested donation of \$.15/mile round trip is requested. Federal Older American Act Funds help to defer the costs of 60+ year rides.

Toll free – (877) P5-RIDES – 877-757-4337

Federal, State and County Highways (Non-city owned and maintained)

Location – See streets, roads and highways map

Description – The federal, state and county highways that run through the community are vital links in the City's transportation system. U.S. Highway 75 and Minnesota Highway 68 provide much of the traffic through the community. U.S. Highway 75 runs north and south through Canby and is an international highway that stretches from Canada to the Mexican border.

Average Annual Daily Traffic (AADT) counts for U.S. Highway 75 outside of Canby's city limits were approximately 1,700 while the Heavy Commercial Average Daily Traffic (HCADT) was 260. Minnesota Highway 68 had an AADT of 1,300 and HCADT of 170.

Canby Airport Myers Field

Location – Airport Road (within city limits)

Description – The airport owned and operated by the City has a 75' x 4400' runway, an arrival/departure building, 100 LL fueling station, 12-stall city-owned hanger space, pilot controlled lighting system which includes REIL and PPI lights and a AWOS system – all new in 2005. Private flying lessons are available and a private aerial service is run out of the airport. A teacher at the high school has a pilot license and provides lessons at the high school.

Brookings Municipal Airport (Closest for certified carrier operations)

Location – 311 3rd Ave, Brookings, 57006; 47 miles

Description – The Brookings Municipal Airport is a public airport located in Brookings, South Dakota and is served by one commercial airline, Mesa Airlines operated by Air Midwest, with daily flight schedules. Transportation that is available includes taxi, car rentals and pilot courtesy van. Runway surface is asphalt, lighted and has 100 LL, Jet A fueling station.

www.cityofbrookings.org/departments/engineer/airport

Sioux Falls Regional Airport -

Location – 2801 Jaycee Lane, Sioux Falls SD 57104; 97 miles

Description – The Sioux Falls Regional Airport serves Sioux Falls, southeast South Dakota, southwest Minnesota and northwest Iowa. Services include a well-maintained airfield, modern and efficient passenger terminal, overnight cargo, complete general aviation services and an International Port of Entry. Sioux Falls Regional Airport (FSD) is amply served by Northwest Airlines and Northwest AirlinK, Delta Connection, United Express and Allegiant Air and offers connections to over 200 domestic cities as well as many international destinations. Avis, Enterprise, National/Alamo and Hertz all have rental counters in the terminal building. ABC Rentals, Budget and Rapp Chevrolet provide off-airport car rental service. Airport courtesy car service is available by several area motels.

www.sfairport.com

Water, Sewer and Utilities

Water Infrastructure and Facilities

Description – The water infrastructure of the plant and tower it has an elevated storage capacity of 300,000 gallons, on-site storage capacity of 60,000 gallons, pumping capacity of 500 gallons per minute. The average daily demand is 191,000 gallons with peak demands between 357,000 gallons. Water hardness is 50 grains or 850 ppm.

Wastewater Infrastructure/Facilities

Description – Wastewater infrastructure includes the plant, three lift stations and a collection system of three ponds on 16 acres with a 180-day detention. Wastewater is treated with a three-cell stabilization pond, which has a capacity of 460,000 gal/day. Average demand is 281,000 with the peak demand being 460,000 gal/day.

Storm Sewer Infrastructure

Location – Curb, gutter and distribution lines are located throughout most of the City.

Description – Storm Sewer lines are discharged into storm drainage ponds and county ditches.

Utilities

Description – Otter Tail Power Company is the local electric utility provider and has two substations within the City. MN Energy is the natural gas provider.

Communications

The following companies offer communication services in Canby (addresses are included):

Internet

Frontier Communications –High speed and dial
Farmer’s Co-op – High speed and dial
Minnesota Valley Television - High Speed and dial

Phone

Frontier Communications – Landline and long distance

Radio

KKCK (99.7 FM), Marshall, MN. Owner: KMHL Broadcasting Co.
KLQP (92.1 FM), Madison, MN. Owner: Lac qui Parle Broadcasting Co, Inc.
KLOH (1050 AM), Pipestone, MN. Owner: Wallace Christensen
KARL (105.1 FM), Tracy, MN. Owner: KMHL Broadcasting Company
KXRB (1000 AM), Sioux Falls, SD. Owner: Cumulus Licensing LLC
KDMA (1400 AM), Montevideo, MN. Owner: Iowa City Broadcasting Company
KWAT (950 AM), Watertown, SD. Owner: Three Eagles of Joliet, Inc.
KNCM (88.5 FM), Appleton, MN. Minnesota Public Radio
KNSW (91.7 FM), Marshall, MN. Minnesota Public Radio

TV

Charter Communications - Direct TV DSS, Cable
Dish Network – Satellite TV
ITC – Satellite TV
Wild Blue – Satellite TV

Cable Access

Channel 6 – Local broadcasting and announcements

Newspaper

Canby News – Weekly publication
Marshall Independent – Daily publication
Watertown Public Opinion – Daily publication

Parks and Recreation

Swimming Pool

Location – 202 Division Street West

Description – The municipal outdoor swimming pool is open to the public beginning the first week of June through the third week of August. It has a kiddy pool with aquatic toys surrounded by five acres of park area. The park has campsites, running water, electricity, shelter/tables/grills for picnics, restrooms, playground equipment, tennis courts, basketball court and baseball field.

Lake Sylvan Recreation Park

Locations – Highway 75 South

Description – A 10-acre park, excluding the lake, located on the south end of the City that has running water, a baseball field, picnic shelters/tables/grills, playground equipment, limited camping and fishing available.

Central City Park

Location – St. Olaf and 3rd Street

Description – A smaller 3.5-acre park located in the heart of the City on Highway 75 near the downtown district with running water, picnic shelters/tables, and playground equipment.

Triangle Park

Location – County Road 3 and Highway 75 North

Description – Triangle Park, appropriately named because of its shape, is ten acres on the northeast edge of town that has campsites with water and electricity hook-ups, picnic shelters/tables, playground equipment and a dump station.

Birthday Park

Location – Corner of 2nd Street and St. Olaf Avenue

Description – This small sitting park located in the downtown district has benches to rest on and flowers to enjoy. The Canby General Federated Women's Club built, designed and donated the park in commemoration of Canby's 125th birthday.

Stone Hill Regional Park and Del Clark Lake

Location – Southwest of Canby

Description – A 1 ½ mile paved bike trail from Canby leads to this park on the edge of town. Owned and operated by the Yellow Bank and Lac qui Parle Watershed Districts it is the home of the largest man-made lake in Minnesota. Amenities include basketball courts, volleyball courts, great year round fishing with handicap pier, 64 campsites with

water/electricity/sewer hook-ups for most sites, playground equipment, showers and restrooms, picnic shelters/tables/grills, sandy beach and hiking trails.

Canby School Playgrounds/Fields

Locations - Highway 68 West and 601 4th Street West

Description - The school district maintains several athletic fields and playgrounds that the public can enjoy and use by the school facilities.

Canby Golf Club

Location – 1933 240th Avenue

Description – A privately owned 9-hole course two miles north open daily to the public during the summer months. There are weekly men and women leagues, food is available and equipment can be rented. It is a par 36 course of 396 yards – 3,290 total yards for men and 2,713 total yards for women.

Lund–Hoel House Museum

Location – 101 4th Street

Description - A 15-room four-story American-Victorian style house along Highway 75. It was built by John G. Lund, a real estate dealer, in 1891 and then sold to Rev. Olaf Hoel in 1903. Open Wednesdays through Sundays Memorial Day to Labor Day from 1-4 p.m. it has free admission. The house has been owned by MECCA (Museum Encompassing Canby Community Area) since 1975 and is on the National Register of Historical Sites. In 1991 it celebrated its 100 Anniversary with Hoel family members from all over the United States attending including Omer, 97 years old, the last remaining Hoel child.

The Depot Museum

Location – 8 St. Olaf Avenue South

Description – The restoration of the Old Chicago-Northwestern Railroad Depot began in 2000 and serves as the visitor center for the City. Tourism information for the City and surrounding area is available at the Depot. Summer hours are Monday – Saturday 9:00 am - 4:00 p.m. and Sunday 1-4:00 p.m. The railroad came to Canby in 1873 and the last passenger train traveled on May 31, 1952. The rails were removed in the early 1980s. There were two previous depots but both were destroyed by fire. The current depot was built in 1945. Del Clark was the last depot agent. The Canby turntable can now be seen at Iron World in Chisholm, Minnesota.

Hat Daze Festival

Description – The summer festival is held Father’s Day weekend and sponsored by the Chamber of Commerce. It features a bridge tournament, stock tank races, pork supper, kiddy parade, pedal pull contest, old time music, tractor pull, craft show, flea market, 5K run, self-guided garden tour, walking tour, car/tractor/motorcycle show, kid’s fishing

derby, volleyball tournament, softball tournament, croquet tournament, beef supper, parade, firemen's dance and fly-in all in one fantastic weekend.

Artic Blast Festival

Description - A winter celebration held the weekend before Super Bowl. This festival holds a chili cook-off and dance, kid's fishing derby, court whist, Klondike Katie Contest, medallion hunt and the infamous polar plunge for those with strong winter constitutions.

Chamber of Commerce Citizen of Year Banquet

Description – Canby citizens are honored at this event held annually in March and sponsored by the Chamber of Commerce. Any organization or employer that has someone they would like to honor or recognize can do so at this event.

Yellow Medicine County Fair

Description - Canby has been the home of the Yellow Medicine County Fair for over 100 years. The fair is usually held the third weekend in July and features 4-H and Open Class exhibits and has free admission. There is lots of free entertainment on the grounds along with an exciting carnival. Grandstand shows includes musical groups, demo derbies, stock car races and most recently a very successful combine demolition derby. Every year brings something new along with the old favorites.

Canby Knights Baseball Team

Description – Amateur team sponsored by local organizations. Compete in area town league.

Community Organizations/Events (not limited to)

Men's Softball League
League Bowling
Youth Shooting Sports
Sportsmen's Club
4-H
Boys and Girls Scouts
Stock Car Races
Community Recreation/Education Programs
Wellness Center
Grain and Livestock Producer Organizations
Hospital Auxiliary
Tiny Tots
Ministerial Association
Knights of Columbus
Lions
Jaycees
Blue and Gold Foundation
School Booster Clubs
General Federated Women's Club



Upper Left: Triangle Park; **Center Left:** Stone Hill Regional Park; **Lower Left:** Sylvan Lake Park; **Upper Right:** Memorial Park; **Center:** Sylvan Lake Park



Upper Left: Canby Elementary School; **Center Left:** St. Peter School; **Lower Left:** Minnesota West Community and Technical College; **Upper Right:** Canby Public Schools; **Center:** Canby High School

Map – Zoning

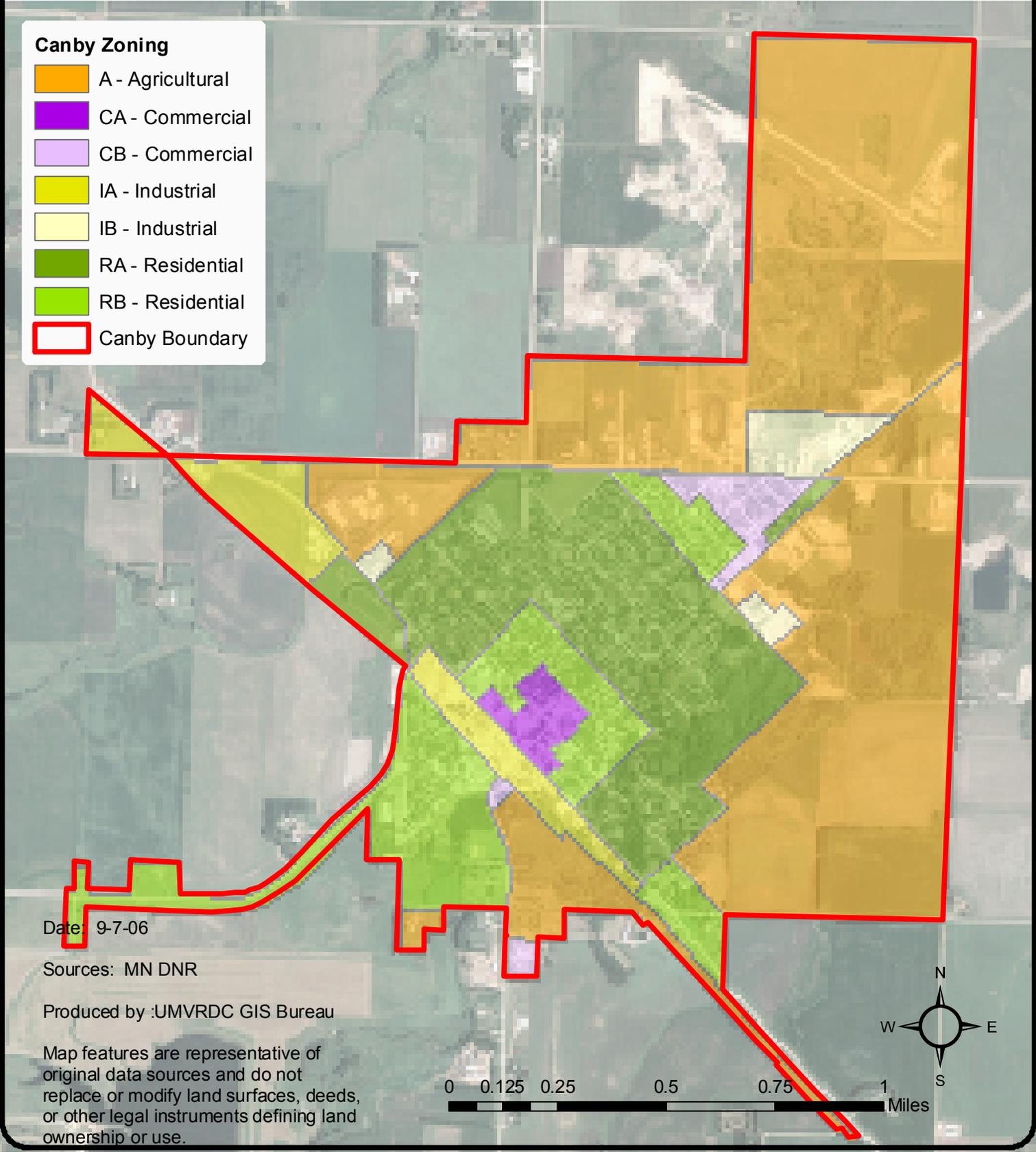
Map – Current Zoning

Map – Community Investments

Canby Zoning

Canby Zoning

-  A - Agricultural
-  CA - Commercial
-  CB - Commercial
-  IA - Industrial
-  IB - Industrial
-  RA - Residential
-  RB - Residential
-  Canby Boundary

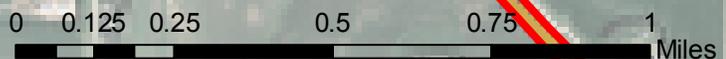


Date: 9-7-06

Sources: MN DNR

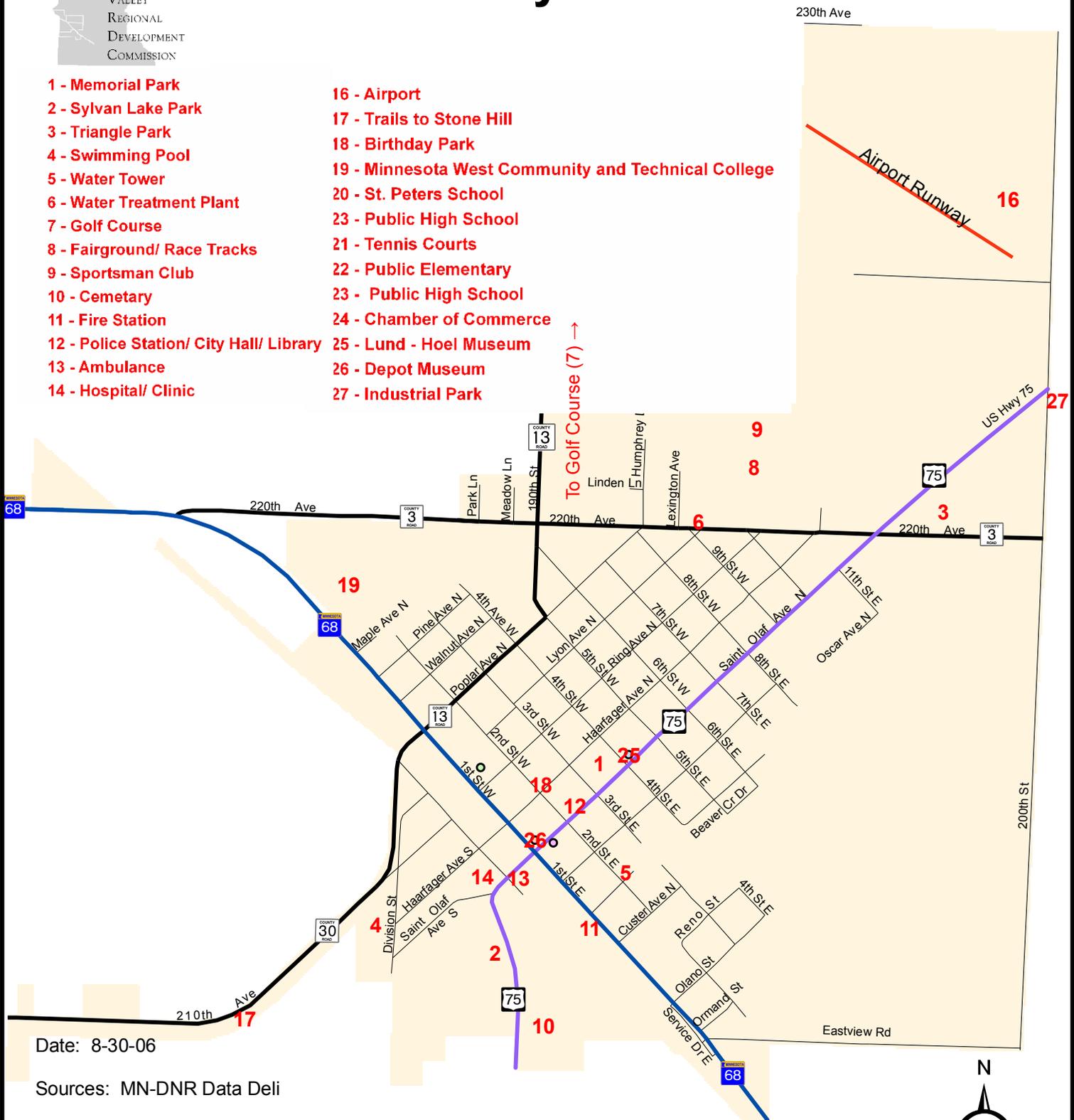
Produced by :UMVRDC GIS Bureau

Map features are representative of original data sources and do not replace or modify land surfaces, deeds, or other legal instruments defining land ownership or use.



City of Canby Community Investments

- 1 - Memorial Park
- 2 - Sylvan Lake Park
- 3 - Triangle Park
- 4 - Swimming Pool
- 5 - Water Tower
- 6 - Water Treatment Plant
- 7 - Golf Course
- 8 - Fairground/ Race Tracks
- 9 - Sportsman Club
- 10 - Cemetary
- 11 - Fire Station
- 12 - Police Station/ City Hall/ Library
- 13 - Ambulance
- 14 - Hospital/ Clinic
- 16 - Airport
- 17 - Trails to Stone Hill
- 18 - Birthday Park
- 19 - Minnesota West Community and Technical College
- 20 - St. Peters School
- 23 - Public High School
- 21 - Tennis Courts
- 22 - Public Elementary
- 23 - Public High School
- 24 - Chamber of Commerce
- 25 - Lund - Hoel Museum
- 26 - Depot Museum
- 27 - Industrial Park

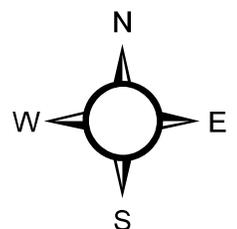


Date: 8-30-06

Sources: MN-DNR Data Deli

Produced by :UMVRDC GIS Bureau

Map features are representative of original data sources and do not replace or modify land surfaces, deeds, or other legal instruments defining land ownership or use.



CHAPTER THREE: Issues Identification

COMPREHENSIVE PLAN SURVEY

The Canby Comprehensive Plan Task Force decided early on in the planning process to do a comprehensive plan survey in an effort to gather as much input as possible from the public on key issues. Surveys were sent to every household in the City. A total of 754 surveys were sent in the mail in December 2005. The surveys were sent with a cover letter explaining the comprehensive planning process and the importance for residents to complete the survey. Self-addressed stamped envelopes were also sent with the surveys in an effort to make it easy for households to return their survey. At the time of the mailing a press release was in the local newspaper to further explain the purpose of a comprehensive plan and urge participation to identify issues. Another 133 were distributed by the city to renters and requests. Surveys were available at city hall if a household had not received one in the mail to complete.

A total of 323 surveys were returned for a return rate of 36.4 percent. This is a very good return rate for a mail survey and will make the results statistically reliable. The survey questions, survey results and summaries of data follow in this chapter. A copy of the letter and the survey that were sent are found in the appendix.

Total survey sent	Total received	Rate of return
UMVRDC distribution – 754 City distribution – 133 Total - 887	323	36.4%

Survey Results

NOTE – Survey results are in bold.

GENERAL INFORMATION

1. Male: **142 (44.2%)** Female: **171 (52.9%)** No response: **10 (3.1%)**
2. Education Level
- | | |
|---------------------------------|-------------------|
| Less than 9 th grade | 25 (7.7%) |
| 9-12, no diploma | 13 (4.0%) |
| High school diploma/GED | 91 (28.2%) |
| Some college, no degree | 83 (25.7%) |
| Associate’s degree | 30 (9.3%) |
| Bachelor’s degree | 41 (12.7%) |
| Graduate or professional degree | 35 (10.8%) |
| No response | 5 (1.5%) |

Summary

- Nearly 54 percent of the survey respondents indicated that they had a high school diploma/GED or some college/degree as their highest level of education.

3. Are you: married or single?
- | | | | | | |
|---------|--------------------|--------|--------------------|-------------|-----------------|
| Married | 197 (61.0%) | Single | 123 (38.1%) | No response | 3 (0.9%) |
|---------|--------------------|--------|--------------------|-------------|-----------------|
4. Do you own or rent your home?
- | | | | | | |
|-----|--------------------|------|-------------------|-------------|-----------------|
| Own | 274 (84.8%) | Rent | 44 (13.6%) | No response | 5 (1.5%) |
|-----|--------------------|------|-------------------|-------------|-----------------|
5. Your employment:
- | | | | |
|--------------------|--------------------|------------|--------------------|
| Part time employed | 29 (9%) | Retired | 135 (41.8%) |
| Full time employed | 135 (41.8%) | Unemployed | 4 (1.2%) |
| Disabled | 8 (2.5%) | Student | 2 (0.6%) |
| Homemaker | 10 (3.1%) | | |

Summary

- Only 1.2 percent of the survey respondents indicated they were unemployed and 41.8 percent are employed full time and 41.8 percent are retired.

6. Where do you work?
- Canby – 133
 - Clarkfield – 1
 - Dawson – 1
 - Ivanhoe – 3
 - Madison – 1
 - Marshall – 18
 - Minneapolis – 1
 - Minneota – 2
 - Morgan – 1
 - Other – 1
 - Out of town – 1

- l. Porter – 1
- m. Retired (didn't pick a city) – 127
- n. Stone Hill Park – 1
- o. St. Paul – 1
- p. South Dakota – 1
- q. SD, Clear Lake – 2
- r. SD, Gary – 2
- s. SD, Watertown – 2
- t. Upper Midwest – 1
- u. 30-mile radius – 1
- v. No response - 21

Summary

- Forty-one percent of the survey respondents work in Canby, 39 percent were retired and six percent work in Marshall.

7. How long have you lived in Canby? _____(Number of years)

- 0 – 5 yrs. **49 (15.2%)**
- 6 – 15 yrs. **77 (23.8%)**
- 16 – 25 yrs. **41 (12.7%)**
- 26 – 35 yrs. **50 (15.5%)**
- 36 – 45 yrs **37 (11.5%)**
- 36+ **64 (19.8%)**
- No response **5 (1.5%)**

Summary

- Thirty-nine percent of the survey respondents have lived in Canby for less than 15 years.

8. What type of home do you reside in?

- Single family house **270 (83.6%)**
- Apartment **32 (9.9%)**
- Duplex/Multiplex **5 (1.5%)**
- Manufactured Home **5 (1.5%)**
- Other **10 (3.1%)**
- No response **1 (0.3%)**

9. Age of your home _____(Number of years)

- | | |
|--------------------------------|---------------------------------|
| 0 – 10 yrs. 21 (6.5%) | 51 – 80 yrs. 76 (23.5%) |
| 11 – 20 yrs. 12 (3.7%) | 81 – 100 yrs. 33 (10.2%) |
| 21 – 30 yrs. 41 (12.7%) | Over 100 yrs. 19 (5.9%) |
| 31 – 50 yrs. 75 (23.5%) | No response 46 (14.2%) |

10. What age group are you in?

- Under 19 **1 (0.3%)**
- 19 – 34 **45 (13.9%)**
- 35 – 54 **79 (24.5%)**
- 55 – 64 **57 (17.6%)**
- 65 + **141 (43.7%)**

11. What are your reasons for choosing to live in Canby? (Check all that apply.)

	Yes	No	No response
Born here	119 (36.8%)	203 (62.8%)	1 (0.3%)
Retired here	82 (25.4%)	240 (74.3%)	1 (0.3%)
Rural atmosphere	107 (33.1%)	215 (66.6%)	1 (0.3%)
Family and friends	175 (54.2%)	147 (45.5%)	1 (0.3%)
Sense of community/friendly	104 (32.4%)	216 (67.3%)	1 (0.3%)
Low crime rate/safe community	108 (33.4%)	214 (66.3%)	1 (0.3%)
Cost of living	73 (22.6%)	249 (77.1%)	1 (0.3%)
Employment/job	127 (39.3%)	195 (60.4%)	1 (0.3%)
Quality of services	36 (11.1%)	286 (88.5%)	1 (0.3%)
Quality of life	94 (29.1%)	228 (70.6%)	1 (0.3%)
Good schools	110 (34.1%)	212 (65.6%)	1 (0.3%)
Low tax rates	23 (7.1%)	299 (92.6%)	1 (0.3%)
Housing/land values	40 (12.4%)	281 (87.0%)	2 (0.6%)
Recreation opportunities	28 (8.7%)	294 (91.0%)	1 (0.3%)
Family roots	123 (38.1%)	197 (61.6%)	1 (0.3%)
Other:	22 (6.3%)	299 (92.6%)	2 (0.6%)
a. Marriage - 6			
b. Own a business			
c. A rental available			
d. College			
e. Met someone here			
f. Had a job until Schott's closed. Now stuck here.			

Summary

- Personal reasons (birth, roots, family/friends, marriage, met someone) were the overwhelming reasons survey respondents choose to live in Canby.

12. What one thing do you like BEST about Canby?

- People; friendly & caring - 65
- Small town/atmosphere/neat town/rural – 69
- Excellent medical care - 5; hospital - 6
- Library
- Very good schools - 16
- Stores close to home - 2; close to most shopping needs
- Facilities
- My house is paid for
- Sense of community - 10; a very caring community
- Living here
- SVCC
- Safe living - 12
- Quiet - 6
- No storms attack here
- Swimming pool & recreation activities
- Homes well kept
- The laid back lifestyle - 2
- It's home - 5
- Family oriented

- t. Quick life and a lack of criminal activity
- u. Good place to live - 2
- v. Close to family - 3
- w. Del Clark Lake - 2
- x. Choice of church - 7
- y. I know lots of people - 5
- z. Clean - 4; lots of trees; well-kept lawns; preserved business area; shopping enhanced within uptown area with shops people would come here for; pride in community with well groomed yards
- aa. Availability of services, health, food, banking; number of services provided for citizens
- bb. It's ok — especially medical services
- cc. Airport
- dd. Transportation to Twin Cities
- ee. Family & friends
- ff. Job is here
- gg. Most things are convenient
- hh. Quality lifestyle
- ii. Recreation
- jj. Bus service
- kk. Spaces to improve
- ll. Clean, wide streets - 4
- mm. Close to work
- nn. My doctor
- oo. Sports programs
- pp. Fishing
- qq. One good restaurant
- rr. Cost of living
- ss. Activities
- tt. Nothing
- uu. All it offers for a small town
- vv. Movie theater

Summary

- Most survey respondents indicated what they liked BEST about Canby are the PEOPLE (friendly, caring, family, close-knit, know everyone) and its SMALL TOWN ATMOSPHERE (rural, sense of community, convenience, clean, quiet, community pride, laid back lifestyle, rural activities).

13. What one thing do you like LEAST about Canby?

- a. No job opportunities; very sparse - 41
- b. Industry - 6
- c. Sidewalk not everywhere
- d. Losing businesses – 5; lack of businesses - 4
- e. Need year round swimming pool
- f. Apathy of local business leaders - 3
- g. Only 1 grocery store - 2; shopping; not enough variety of stores - 29
- h. Water qualities
- i. People's attitudes (negative or superior) - 6; unfriendly - 4
- j. Everything
- k. City government – 5; that snowman just cracks me up
- l. City council members - 2

- m. Too many ‘Yes’ people on council of city
- o. Police - 9; driving habits that are allowed by the police department
- p. No bakery, no family restaurant - 5; too many vacant business places
- q. Lack of leadership and fear of change; unwillingness to change — attitudes, ultra-conservative
- r. Lack of working together
- s. Too far from interstate
- t. Job opportunities for kids & young people - 3
- u. Closing off city roads
- v. No sense of community - 2; lack of community growth - 1
- w. Not the most friendly - 5
- x. Rundown buildings & downtown - 2
- y. Taxes too high - 3 Stupid ordinances - 2
- z. There’s not a lot for our children to do
- aa. Street maintenance - 3; bad streets
- bb. Population decreasing - 2
- cc. Main street snow removal
- dd. Parking
- ee. Skunks
- ff. The crime (drugs) with teenagers
- gg. Access to other areas
- hh. Store hours
- ii. Doesn’t have big city shopping/eating; need more opportunities
- jj. Seventy-five percent social service jobs
- kk. Too many rules & regulations
- ll. Cost of living in town - 2
- mm. No growth
- nn. Weather
- oo. Lack of culture
- pp. Location of grocery store
- qq. Not aggressive enough
- rr. Liquor store - 2
- ss. Unfriendly merchants - 2
- tt. Crime
- uu. Remote; no choices
- vv. Bad dips at intersections in residential areas especially on N. Haarfager
- ww. Cost of water
- xx. No transportation to Marshall
- yy. Taxes - 2
- zz. Distance from family
- aaa. Having main street on a thru highway
- bbb. Some have junk piling up; people don’t clean property; not maintained – weeds, etc.
- ccc. Housing opportunities for disabled
- ddd. No expansion
- eee. No place to get GED
- fff. Wind
- ggg. Deer in town
- hhh. Closed up stores
- iii. Bad decisions
- jjj. Could be larger

- kkk. Lack of entertainment
- lll. Town doesn't let new businesses come in
- mmm. Nothing to do for fun
- nnn. Housing options
- ooo. Nothing
- ppp. Dilapidated homes
- qqq. Banks, fast food, no jobs, cost of living high for a poverty area

Summary

- Lack of job opportunities or businesses and work were the overwhelming things survey respondents said they liked least about Canby.

14. Overall, does Canby have a positive and appealing image as . . .

	Yes	No	Somewhat	No response
A place to live	248 (76.8%)	9 (2.8%)	54 (16.7%)	12 (3.7%)
A place to visit	151 (46.7%)	28 (8.7%)	79 (24.5%)	65 (20.1%)
A place to have a business	109 (33.7%)	60 (18.6%)	93 (28.8%)	61 (18.9%)

Summary

- Over three-fourths of the survey respondents felt Canby has a positive and appealing image as a place to live but only a third of the respondents felt Canby has a positive and appealing image as a place to have a business.

15. Do you feel the following activities should be a priority for the City of Canby?

	Yes	No	Somewhat	No response
Improvements to infrastructure (streets, sewer, water)	180 (55.7%)	18 (5.6%)	66 (20.4%)	59 (18.3%)
New business and industry	278 (86.1%)	1 (0.3%)	20 (6.2%)	24 (7.4%)
Tourism	99 (30.7%)	55 (17.0%)	109 (33.7%)	60 (18.6%)
Parks/recreation	125 (38.7%)	42 (13.0%)	96 (29.7%)	60 (18.6%)
Improvements to educational facilities	103 (31.9%)	61 (18.9%)	85 (26.2%)	74 (22.9%)
Historical restoration/preservation	75 (23.2%)	61 (19.0%)	118 (36.8%)	67 (20.9%)
Develop a community theme	75 (23.2%)	81 (25.1%)	95 (29.4%)	72 (22.3%)
Grow in population	224 (69.3%)	17 (5.5%)	40 (12.4%)	42 (13.0%)
Encourage a thriving downtown district	262 (81.1%)	4 (1.2%)	23 (7.1%)	34 (10.5%)
New land development	133 (41.2%)	31 (9.6%)	87 (26.9%)	72 (22.3%)
Job creation	268 (83.0%)	4 (1.2%)	13 (4.0%)	38 (11.8%)
Dilapidated bldg/home demolition or rehab	200 (61.9%)	13 (4.0%)	62 (19.5%)	47 (14.6%)
Discourage junk/trash accumulation	247 (76.5%)	10 (3.1%)	34 (10.5%)	32 (9.9%)
Regulate home businesses	67 (20.7%)	92 (28.5%)	103 (31.9%)	61 (18.9%)

Summary

- The top three activities survey respondents felt should be economic development priorities for the City were new business and industry development (86%), job creation (83%), and encouraging a thriving downtown district (81%).

16. Do you think the City of Canby should improve the aesthetics of the City (i.e., planting trees, benches flowers, crosswalks, sidewalks)?

Yes	No	Somewhat	No response
146 (45.2%)	38 (11.8%)	113 (35.0%)	26 (8.0%)

17. Would you support an increase in your property taxes to fund?

	Yes	No	Somewhat	No response
Improved roads	95 (29.4%)	77 (23.8%)	91 (28.2%)	60 (18.6%)
Economic development activities	122 (37.8%)	70 (21.9%)	66 (20.4%)	65 (20.1%)
Housing development activities	43 (13.3%)	116 (35.9%)	89 (27.6%)	75 (23.2%)
Parks/recreation	48 (14.9%)	104 (32.2%)	91 (28.5%)	79 (24.5%)
Public safety	93 (28.8%)	78 (24.1%)	84 (26.0%)	68 (21.1%)
Water/sewer	85 (26.3%)	92 (28.5%)	77 (23.8%)	69 (21.4%)

18. If you selected yes or somewhat to any option in question #17, how much more would you be willing to pay in property taxes each year?

None	50 (15.5%)
\$1 – 50	75 (23.2%)
\$51 – 100	36 (11.1%)
\$101 – 150	4 (1.2%)
\$151 – 200	6 (1.9%)
Over \$200	11 (3.4%)
No response	141 (43.9%)

Summary

- Nearly one-third of the survey respondents would support an increase in property taxes for economic development activities (37.8%), roads (29.4%), and public safety (28.8%) of less than \$100 each year.

19. What percentage of your total shopping do you do in Canby?

25% or less	45 (13.9%)	26-50%	65 (20.1%)	No response	9 (2.8%)
51-75%	112 (34.7%)	76-100%	92 (28.5%)		

20. Do you use the following services in Canby regularly (over 75% of the time)?

	Yes	No	No response
Groceries	287 (88.9%)	33 (10.2%)	3 (0.9%)
Gas	285 (88.2%)	34 (10.5%)	4 (1.2%)
Medical/prescription	279 (86.4%)	40 (12.4%)	4 (1.2%)
Appliances	107 (33.1%)	207 (64.1%)	9 (2.8%)
Hardware/bldg supplies	218 (67.5%)	99 (30.7%)	6 (1.9%)
Auto purchase/repair	201 (62.2%)	111 (34.4%)	11 (3.4%)
Office/school supplies	80 (24.8%)	222 (68.7%)	21 (6.5%)
Restaurant/entertainment	221 (68.4%)	93 (28.8%)	9 (2.8%)
Personal services (hair salons, fitness)	252 (78.0%)	62 (19.2%)	9 (2.8%)
Professional services (bank, law, insurance)	263 (81.4%)	53 (16.4%)	7 (2.2%)
Other:	15 (7.6%)	295 (91.3%)	13 (4.0%)
a. Need regular restaurant			
b. Church - 2			
c. No infant supplies, gifts, cleaning supplies			
d. Dentist			
e. Clothing – 2, all misc. items			
f. Plumber & electricians			
g. Canby print shop			
h. Floral & gifts			

- i. Books
- j. Hospital

Summary

- Survey respondents support the services available in Canby except for specialty products and services such as appliances and office equipment/supplies.

21. List the services you would use in Canby if they were available.

- a. Clothing store - 52
- b. Another grocery store - 8
- c. Event center; nice hotel
- d. More retail - 4, especially clothing - 3
- g. More restaurants/cafes/coffee shop - 20; walking trails
- h. Department store - 8
- f. A decent carwash; barber shop
- g. More cordial Prairie 5; better atmosphere
- h. Bus service - 2; larger bus line; bus on weekend
- i. Appliances - 3
- j. Banks, law, insurance, home improvement
- k. Canby will never improve – city administrator does not encourage business!
- l. Bakery - 8
- m. Shoe store - 15
- n. Wal-Mart - 5; K-Mart - 2; Subway - 2; KFC; fast-food places - 5
- o. Enclosed recreation center
- p. Businesses - 2
- q. Better jobs; competitive stores; craft outlet store
- r. Appliances - 2; building supplies
- s. Indoor pool – 5
- t. Another liquor store
- u. Dollar store - 2
- v. Oncologist
- w. Different cable provider
- x. Downtown computer
- y. Carpet cleaner
- z. Any 24-hr store
- aa. Bus to Sioux Falls, Willmar, Twin Cities Rochester Fargo
- bb. Friendly & better hotel/motel for guests; banquet room
- cc. Lower grocery prices
- dd. Competition: law offices, banks, auto services, clothing store
- ee. More retail open until 5 or 6 pm on weekends
- ff. Furniture
- gg. Good bookstore
- hh. More jobs for people with disabilities
- ii. Dentist

- jj. Cheaper exercise center; shuffleboard and other activities that aren't so strenuous
- kk. Commercial flights
- ll. Dances, music, plays
- mm. Roller rink
- nn. Rental cars
- oo. Cheaper wellness center
- pp. Malls, fitness center
- qq. Culture
- rr. Wells Fargo ATM, hotel, more dining out

Summary

- The top five services survey respondents would use if they were available in Canby are retail clothing, retail shoes, restaurants or fast foods, discount stores and an indoor pool.

22. Are you satisfied with the following services?

	Yes	No	Somewhat	No Response
Street maintenance	181 (56.0%)	67 (20.7%)	64 (19.8%)	11 (3.4%)
Emergency services/ambulance	297 (92.0%)	1 (0.3%)	12 (3.7%)	13 (4.0%)
Police protection	225 (69.7%)	28 (8.7%)	55 (17.0%)	15 (4.6%)
Medical	255 (78.9%)	17 (5.3%)	41 (12.7%)	10 (3.1%)
Schools	256 (79.3%)	4 (1.2%)	36 (11.1%)	27 (8.4%)
Public library services	219 (67.8%)	15 (4.6%)	50 (15.5%)	39 (12.1%)
Community events/programs	168 (52.0%)	35 (10.8%)	81 (25.1%)	39 (12.1%)
Internet	110 (34.1%)	60 (18.6%)	69 (21.4%)	84 (26.0%)
Cable	107 (33.1%)	107 (33.1%)	73 (22.6%)	36 (11.1%)
Phone	236 (73.1%)	29 (9.0%)	40 (12.4%)	18 (5.6%)
Sewer	247 (76.5%)	12 (3.7%)	36 (11.1%)	28 (8.7%)
Water	236 (73.1%)	20 (6.2%)	42 (13.0%)	25 (7.7%)
Electric	270 (83.6%)	9 (2.8%)	25 (7.7%)	19 (5.9%)
Water quality	182 (56.3%)	55 (17.0%)	60 (18.6%)	26 (8.0%)
Public transportation	193 (59.8%)	29 (9.0%)	60 (18.6%)	41 (12.7%)
Recreation/parks/open spaces	220 (68.1%)	7 (2.2%)	62 (19.2%)	34 (10.5%)
City government	134 (41.5%)	50 (15.8%)	103 (31.9%)	35 (10.8%)

Summary

- The following five services survey respondents are the least satisfied with in Canby include cable TV, Internet, city government, lack of community events/programs and water quality.

23. Do you feel that the transportation system (streets & public transit) in Canby today is adequate?

	Yes	No	Somewhat	No response
	156 (48.3%)	57 (17.6%)	72 (22.3 %)	38 (11.8%)
<u>If not, what is needed?</u>	Yes	No	No response	
Better road maintenance	77 (23.8%)	241 (74.8%)	5 (1.5%)	
Senior transportation options	48 (14.9%)	270 (83.6%)	5 (1.5%)	
Wider roads	5 (1.5%)	313 (96.9%)	5 (1.5%)	
More roads	7 (2.2%)	311 (96.3%)	5 (1.5%)	
Out of town bus service	71 (22.0%)	247 (76.5%)	5 (1.5%)	

Snow plowing	40 (12.4%)	278 (86.1%)	5 (1.5%)
Signs/signals	44 (13.6%)	274 (84.8%)	5 (1.5%)

Summary

- Forty-eight percent of the survey respondents felt the transportation system is adequate but road maintenance and transit service could be improved.

24. Is Canby a pedestrian friendly city? Yes	No	Somewhat	No response
178 (55.1%)	43 (13.3%)	82 (25.4%)	20 (6.2%)

If not, what areas in particular need attention?

	Yes	No	No response
More trails	37 (11.5%)	284 (87.9%)	2 (0.6%)
More signs	22 (6.8%)	298 (92.3%)	3 (0.9%)
More sidewalks	54 (16.7%)	266 (82.4%)	3 (0.9%)
More streetlights	57 (17.6%)	264 (81.7%)	2 (0.6%)
More/better crosswalks	69 (21.4%)	250 (77.4%)	3 (0.9%)
More signals	36 (11.1%)	283 (87.6%)	3 (0.9%)

Summary

- Although over half of the survey respondents (55.1%) felt Canby was pedestrian friendly improvements to crosswalks, streetlights and sidewalks need some attention.

25. Are there any hazardous or problematic intersections or roads that need more lights, traffic signs or redesign in the City?	Yes	No	Somewhat	No response
	108 (33.4%)	97 (30.0%)	33 (10.2%)	85 (26.3%)

If yes, where?

- Everyone in town just watch
- Poplar Ave. N
- Crosswalks to get kids and older people across highway
- Canby Drug - 8
- Four-way stop - 2; signal lights for Highways 68 & 75
- Main street, 1st Street
- Would be nice if employees wouldn't park in front of businesses!!!! - 2
- Highways 75 & 68 – 3; this makes 2nd & 3rd Blvd. streets bad; no intervals to get on 75 & 68
- Canby drug, True Valu corner – traffic lights, dangerous corner - 3
- By high school; slower speed limits by high school/elementary
- Need more yield signs
- Stop signs at all side street corners by park
- Ring & 68 – parking so can't see oncoming traffic
- Intersection of Oscar and 4th Street; Oscar Ave. intersections
- High school on 68. - 2
- Along St. Olaf; St. Olaf and 2nd, 3rd & 4th Streets - 2
- No one stops to let pedestrians cross
- Swimming pool road
- Park/corner store; school
- On Hwy. 75 coming around the corner by Dr. Welker's office & crossing from hospital to Hentges Center

- u. First Street & Haarfager; Haarfager and most intersecting streets
- v. When SUV's, vans, etc. are parked in the last spot at an intersection - 2
- w. Bridge on Custer
- x. Trees need trimming at numerous intersections - 2
- y. 208 Lac qui Parle needs more posts closer together as with ice, a car could go between posts head first over embankment with city lawsuit
- z. Hwy 75 √√; crossing Hwy 75 by DeToys & to Connection
- aa. No parking by elementary school
- bb. Hospital by elevator & also entering Hwy 75
- cc. The streets in general need more illumination.
- dd. Four-way stop & around the hospital & school
- ee. Uncontrolled intersections; Oscar Ave., etc. The extra stop signs around central park have helped a lot!
- ff. Too many stop signs on Haarfager
- gg. Need a safer crosswalk between hospital & Hentges Center
- hh. Central park; east-west streets
- ii. Yield signs
- jj. Dark residents after 3 coming out to Hwy 75 from any side street
- kk. Central Park/corner store
- ll. Back road behind elementary school. Teachers should not park on both sides of road – hard to see around; corner by clinic & Canby elevator
- mm. Driving out of bank window at drive-through window, take away the 2 parking spots on both sides
- nn. 2nd & St. Olaf - 5
- oo. Some intersections are very dangerous; hard to see if anything is coming
- pp. No system at all on stop signs
- qq. Side streets without signs at all
- rr. Downtown and by 3rd St. & Hwy 75
- ss. Next to bank
- tt. Fourth Street E
- uu. Ring Ave. N where the water runs and floods streets; Ring Ave. near high school curb drop off on east side
- vv. Road going into Jim's Market
- ww. In winter when cars park by the hospital therapy area (right where you turn off Hwy 75 by lake when coming from uptown; sometimes like one way traffic, not enough room
- xx. Several streets in residential areas
- yy. The swimming pool by the apartments corner
- zz. Bush moved on the corner of 6th Street
- aaa. Stop light at 4-way
- bbb. Stop sign at St. Leo road is obstructed with too many things to see before driving after stopping
- ccc. By bank & Casey's stop light
- ddd. Hwy 75 & 2nd St. N
- eee. Some blind intersections
- fff. More street lights in residential; blocks are too dark
- ggg. Pedestrian crossing signs would help
- hhh. Too many stop signs already
- iii. 4-way stop
- jjj. The broken sidewalks are a hazard for walkers

- kkk. Poplar & 4th St - 2; 4-way stop
- lll. The crossing at the funeral home
- mmm. St. Peter's school & church
- nnn. 4th & Lyon
- ooo. Just need to enforce laws & ordinances you have
- ppp. Haarfager Ave. between 5th & 6th streets — very dark now
- qqq. Oscar & 4th - 2
- rrr. Corner by Co-op & Cleveland
- sss. Corner by hospital & grain elevator on Haarfager & 1st Street; should be 4-way stop

Summary

- One third of the survey respondents felt there were some hazardous and dangerous intersections or roads in Canby including the intersections by Canby Drug, at Highway 75 and 68, around the high school, around the hospital, Central Park and the swimming pool. Respondents feel there is a need for more pedestrian crossing signs; trimming at intersections; more illumination throughout the city; more yield signs throughout the city; and enforcement of violations or laws.

NATURAL RESOURCES/PARKS/RECREATION

26. Are there adequate passive recreation opportunities in the City? (picnic areas, parks, open spaces)
 Yes **269 (83.3%)** No **11 (3.4%)** Somewhat **26 (8.0%)** No response **17 (5.3%)**
27. Are there adequate active recreation opportunities in the City? (ball fields, pool, golf, tennis, trails, etc.)
 Yes **249 (77.1%)** No **13 (4.0%)** Somewhat **43 (13.3%)** No response **18 (5.6%)**
28. Should the City develop more/better recreational opportunities?
 Yes **73 (22.6%)** No **116 (35.9%)** Somewhat **89 (27.6%)** No response **45 (13.9%)**

If yes, what type?

- a. More community events
- b. Very expensive but would love to see pool enclosed; better skating rink- 2; more trails - 3
- c. Go cart racing & drive-in movie theater - 2
- d. A skate trail or ring
- e. Walking trails - 6
- f. Play grounds - 3
- g. Be sure to maintain some type of pool - 2
- h. Better facilities for camper parking. Visitors and local people. Good parking means more visitors
- i. Skateboard park for the kids - 3
- j. Improve on active recreation opportunities
- k. Horse shoe; indoor swimming
- l. Community center; basketball courts
- m. Purchase and operate the present private golf course
- n. Basketball courts - 2; ice rink
- o. Better recreation program – define who is in charge of it
- p. Roller skating rink; more trails - 6; theater for plays (arts) - 2
- q. Keep up with what is available; develop a place for our young for skateboarding & biking
- r. City could help with golf course
- s. Indoor pool - 5; aquatic center - 2; keep pool open more
- t. Table tennis; competitive card games; shuffle board
- u. Ice skating - 3; rollerblading - 2; sledding; mini golf; horse shoe

- v. Maybe dancer
- w. Skate park; tennis court refinished
- x. Small parks in different areas around town
- y. Volleyball court; recreation center
- z. Golf course; sportsmen’s club; at least work with cooperatively with private recreation areas to be better
- aa. Something for teens to do - 3
- bb. Cheaper exercise center, indoor/outdoor less strenuous activities like shuffleboard
- cc. Recreation programs and special events
- dd. A park for dogs would be nice
- ee. Help the theater so it doesn’t have to close
- ff. Dance hall for seniors
- gg. Fitness expansion – racquetball, tennis, frisbee, golf course
- hh. For this size community Del Clark and other areas seem adequate
- ii. Bike path closer than to Del Clark Lake
- jj. Horseshoe at Del Clark
- kk. Softball fields; golf course; need play equipment for kids
- ll. Bike trail to Porter onto Marshall
- mm. Bathrooms for where kids softball & baseball games are played

Summary

- Twenty-three percent of the survey respondents felt more/better recreational opportunities such as walking trails; improving/maintaining a pool; skating rinks for all season; theaters; and small neighborhood parks.

29. Is the City doing a good job of protecting the environment and its natural resources?
 Yes **202 (62.5%)** No **15 (4.6%)** Somewhat **71 (22.0%)** No response **35 (10.8%)**

30. Should the City invest financially in tourism to promote economic growth?
 Yes **88 (27.2%)** No **95 (29.4%)** Somewhat **99 (30.7%)** No response **41 (12.7%)**

31. Should the City invest financially in promoting business growth and crating jobs?
 Yes **250 (77.4%)** No **10 (3.1%)** Somewhat **37 (11.5%)** No response **26 (8.0%)**

32. Do you think the City should focus on developing job opportunities with:

	Yes	No	Somewhat	No response
Existing businesses	87 (26.9%)	17 (5.3%)	23 (7.1%)	196 (60.7%)
New business	125 (38.7%)	5 (1.5%)	17 (5.3%)	176 (54.5%)
Both	239 (74.0%)	10 (3.1%)	22 (6.8%)	52 (16.1%)

33. Which of the following types of businesses should the City encourage for economic growth in the City?

	Yes	No	Somewhat	No response
Retail/commercial	218 (67.5%)	3 (0.9%)	24 (7.4%)	78 (24.1%)
Home-based businesses	96 (29.7%)	48 (14.9%)	66 (20.4%)	113 (35.0%)
Industrial/manufacturing	230 (71.2%)	5 (1.5%)	26 (8.0%)	62 (19.2%)
Technology	183 (56.7%)	10 (3.1%)	23 (7.1%)	107 (33.1%)
Ag related businesses	183 (56.7%)	16 (5.0%)	39 (12.1%)	85 (26.3%)
Renewable energy	204 (63.2%)	12 (3.7%)	32 (9.9%)	75 (23.2%)

Summary

- The majority of the survey respondents (71.2%) felt industrial/manufacturing economic growth should be encouraged in the City first followed closely by retail/commercial growth (67.5%) and renewable energy (63.2%).

34. Which of the following do you see as challenges or barriers for businesses to start or expand in Canby?

	Yes	No	Somewhat	No response
Taxes	82 (25.4%)	72 (22.3%)	61 (18.9%)	108 (33.4%)
Utility costs	50 (15.5%)	88 (27.2%)	61 (18.9%)	124 (38.4%)
Competition	53 (16.4%)	101 (31.3%)	55 (17.0%)	114 (35.3%)
Location	123 (38.1%)	52 (16.1%)	51 (15.8%)	97 (30.0%)
Infrastructure	35 (10.8%)	114 (35.3%)	45 (13.9%)	128 (39.6%)
Community image	52 (16.1%)	96 (29.7%)	52 (16.1%)	123 (38.1%)
Educational system	16 (5.0%)	152 (47.1%)	22 (6.8%)	133 (41.2%)
Incentives from City	95 (29.4%)	42 (13.0%)	65 (20.1%)	121 (37.5%)
Available labor force	59 (18.3%)	93 (28.8%)	55 (17.0%)	116 (35.9%)
Medical facilities	17 (5.3%)	160 (49.5%)	21 (6.5%)	125 (38.7%)
Telecommunication service	42 (13.0%)	119 (36.8%)	42 (13.0%)	120 (37.2%)
Recreational facilities	20 (6.2%)	132 (40.9%)	43 (13.3%)	128 (39.6%)
Highways (maintenance, 4-lane)	45 (13.9%)	109 (33.7%)	49 (15.2%)	120 (37.2%)
Housing Availability	58 (18.0%)	95 (29.4%)	62 (19.2%)	108 (33.4%)

Summary

- No one businesses challenge or barrier stood out for survey respondents. Location ranked the highest at 38.1 percent.

35. What type of home-based businesses do you feel are acceptable in residential areas:

	Yes	No	Somewhat	No response
Small retail	130 (40.2%)	62 (19.2%)	57 (17.6%)	74 (22.9%)
Auto repair	89 (27.6%)	108 (33.4%)	31 (9.6%)	95 (29.4%)
Professional services	141 (43.7%)	48 (14.9%)	46 (14.2%)	88 (27.2%)
Hair salon	201 (62.2%)	28 (8.7%)	26 (8.0%)	68 (21.1%)
Daycare	217 (67.2%)	18 (5.6%)	28 (8.7%)	60 (18.6%)
Other	18 (5.6%)	7 (2.2%)	6 (1.9%)	292 (90.4%)

- a. Canby should promote any business it can get. ✓✓

36. Which of the following problems are issues with home-based businesses in Canby?

	Yes	No	Somewhat	No response
Traffic	71 (22.0%)	94 (29.1%)	39 (12.1%)	119 (36.8%)
Fire/safety	46 (14.2%)	104 (32.2%)	46 (14.2%)	127 (39.3%)
Noise	82 (25.4%)	92 (28.5%)	48 (14.9%)	101 (31.3%)
Property values	93 (28.8%)	68 (21.1%)	60 (18.6%)	102 (31.6%)
Aesthetics	66 (20.4%)	75 (23.2%)	52 (16.1%)	130 (40.2%)
Expansion	77 (23.8%)	68 (21.1%)	56 (17.3%)	122 (37.8%)
Parking	119 (36.8%)	59 (18.3%)	53 (16.4%)	92 (28.5%)

Summary

- The survey respondents felt home businesses were generally acceptable but were concerned about parking, property values and traffic associated with home businesses.

HOUSING

37. Do you feel there is a shortage of housing in Canby?

	Yes	No	Somewhat	No response
	82 (25.4%)	156 (48.3%)	54 (16.7%)	31 (9.6%)
If yes, check what type: (Check all that apply.)				
	Yes	No	No response	
Single family	52 (16.1%)	266 (82.4%)	5 (1.5%)	
Senior housing	33 (10.2%)	285 (88.2%)	5 (1.5%)	
Rental	53 (16.4%)	265 (82.0%)	5 (1.5%)	
Low-income	64 (19.8%)	254 (78.6%)	5 (1.5%)	
Apartments	40 (12.4%)	277 (85.8%)	5 (1.5%)	
Townhouse/condo	32 (9.9%)	286 (88.5%)	5 (1.5%)	
Moderate income	64 (19.8%)	254 (78.6%)	5 (1.5%)	
Upscale/high end	16 (5.0%)	303 (93.8%)	4 (1.2%)	

Summary

- Most of the survey respondents (48.3%) did not feel there is a housing shortage in Canby but they felt they needed more low and moderate-income housing.

38. Is there any type of housing you feel is not desirable for Canby? If yes, what type?

	Yes	No	Somewhat	No response
	68 (21.2%)	133 (41.2%)	16 (5.0%)	106 (32.8%)
a. Townhouse/condo - 3				
b. Trailer court/mobile homes - 24				
c. Prison				
d. More apartments - 5				
e. Low income - 8				
f. Run down places - 10				
g. Upscale/high end - 3				
h. Duplexes				
i. Half-way housing				
j. High-rise apartments - 3				
k. Trailers in designated areas only				

Summary

- Most of the survey respondents didn't feel there was any type of housing that would be undesirable for Canby although trailer court/mobile homes were checked the most.

39. Which of the following are important housing needs in Canby?

	Yes	No	Somewhat	No response
New construction	139 (43.0%)	31 (9.6%)	53 (16.4%)	100 (31.0%)
Housing rehabilitation	157 (48.6%)	17 (5.3%)	55 (17.0%)	94 (29.1%)

Housing demolition	133 (41.2%)	30 (9.3%)	62 (19.2%)	98 (30.3%)
a. Get rid of drug places				
b. More townhouses				

Summary

- Almost half of the survey respondents (48.6%) felt there is a need for housing rehabilitation in Canby while new construction and housing demolition ranked high as well.

40. Do you feel there are adequate locations in the City of Canby to build a new home?

Yes	No	Somewhat	No response
223 (69.0%)	24 (7.4%)	40 (12.4%)	36 (11.1%)

CHAPTER FOUR: Work Plan

This chapter of the Comprehensive Plan establishes the City of Canby's vision statements, goals, objectives and strategies – the work plan. The vision statements were established by the Comprehensive Plan Task Force and are used as the framework for developing the work plan. They have been organized into the five planning areas of housing, business/economic development, transportation, natural resources/recreation and community services. The goals, objectives and strategies were based on the public input collected in the community survey and summarized in Chapter Two; were developed by the Comprehensive Task Force; and were reviewed and adopted by the Canby City Council. Collectively, they should be used to help make land use and planning decisions for the City of Canby in the future on a day-to-day basis. They are based on the identified current issues and should be updated as needed.

DEFINITIONS

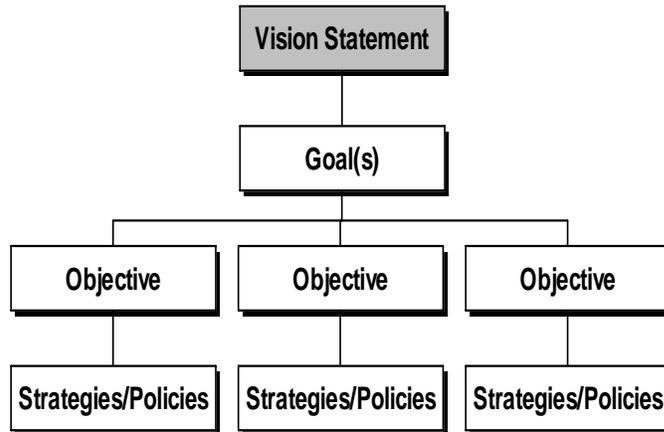
The following definitions are used in developing the Comprehensive Plan Work Plan:

- ***Vision Statements*** are the **internal hope** or what you hope to become in the future. They are a picture or dream for the future that captures values and concerns/issues.
- ***Goals*** are broad, general statements to be accomplished or attained in the future. They are the **destination** or the target and are tied directly to the vision statements.
- ***Objectives*** are action-oriented and operational. They tell specifically what will be accomplished in order to reach the goal. They always begin with an action verb and are usually time sensitive. They are the intended **outcomes or results** and are measurable.
- ***Strategies*** are the **activities** that support the objectives and serve as the basis for evaluation. These strategies will serve as guidelines for the city to use in their decision-making processes. It should be noted that these strategies are not all-inclusive to address every issue, project and decision the city will encounter. Rather, these strategies should be used as general policy guidelines. In addition to policy guidelines, these strategies can be converted into work plans for the City.



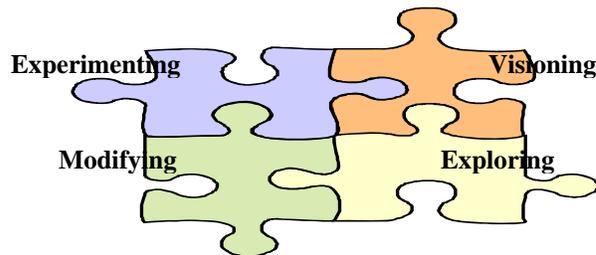
You can shoot your arrows (objectives) many ways. The important thing is that they reach your target (goals) and score the bull's eye!

GOALS, OBJECTIVES AND STRATEGIES HIERARCHY



COMPREHENSIVE PLANNING

Comprehensive planning is putting together different “decision-making styles” to set a course for the future. Good planning uses them all to put the “puzzle” or the plan together.



Visioning

Myth: There are creative people who are early adopters and less creative people who resist change.

Truth: To successfully create change, you need to involve all of the styles.

Exploring

Myth: To come up with breakthrough ideas, you should try to be “original”.

Truth: Trying to be “original” is another way of censoring our ideas. Breakthrough ideas come when we just let all the ideas flow.

Experimenting

Myth: There is a right way to be creative.

Truth: Einstein and Edison were both very creative, with very different styles. Einstein had a preference for exploring and visioning. Edison had a preference for experimenting.

Modifying

Myth: Some people are not creative, and they can’t be taught to be creative.

Truth: Everyone has the capacity for creative ideas. The trick is to distract our natural blocks to creative expression.

PROCESS

When writing a comprehensive plan for any entity it is critical to include the current and emerging issues. It is these issues that largely dictate what actions **are taken or not taken** in the future. Public input is essential to the planning process. Canby's Comprehensive Plan Task Force was charged with two responsibilities: 1) identify the issues, and 2) assist in the writing of the plan. Once identified, the issues are used as the foundation for the development of the work plan – the visions, goals, objectives and strategies. Several tools were used during the planning process. They included:

- review of other adopted City plans and policies currently in place;
- input from members of the Comprehensive Plan Task Force;
- public input from the comprehensive plan community survey;
- public review period of the draft comprehensive plan; and
- public hearing to consider the draft comprehensive plan.

Canby's Comprehensive Plan has the five key topics of housing, business/economic development, transportation, natural resources/parks/recreation and community services as the priority planning areas. Each planning area was evaluated and reviewed to determine what the public identified as the current and emerging issues around this topic and to set strategies of direction for the future. The data collected from the tools listed above were used by the Task Force to develop the work plan and will be used in future decision-making by the City. ***It is important to note that identifying these issues and developing planning activities around the issues does not guarantee that the City will exclusively pursue the activities in the Plan. Rather, these strategies are meant to be recommendations for action and are meant as a guide only. Before implementation of the strategies, the City will need to determine whether the action fits the overall mission and remains an issue as time passes for the City.***

Part of the work plan is an overall vision and vision statements for each of the planning areas. They are included in this chapter. The purpose of vision statements is determining that internal hope for the future. They will articulate what is valued and are the hopes and dreams for the future based on current reality and anticipated change. Vision statements usually include elements of things that already exist in the community, elements that can be improved on and elements to actively pursue. Canby's vision statements represent what people envision in 20 years for the City. It is the wish for the future.

WORK PLAN: VISIONS/GOALS/OBJECTIVES AND STRATEGIES

Overall Vision Statement

*“In 20 years we want Canby to be...
a progressive community that is friendly, safe, clean and comfortable
with a strong sense of pride - a place where people want to live, raise
a family and work.”*

Planning Area Vision Statements

Housing	We envision having an array of quality, affordable housing stock for people of all ages and incomes.
Business/Economic Development	We envision having a variety of business/economic development opportunities that provide an adequate number of jobs, livable wages and are environmentally sound.
Transportation	We envision maintaining our current quality transportation system to move products and people.
Natural Resources/ Parks/Recreation	We envision having multiple natural resource/park/recreation opportunities to attract visitors and for residents of all ages to enjoy.
Community Services	We envision maintaining core services that are high quality, affordable and meet residents’ basic needs.

“Vision without action is merely a dream. Vision with action can change the world.”

“Vision is our organizational attempt to fill the space of possibility.”

“If you don’t know where you’re going, you will probably end up somewhere else.”

“The difference between a goal and a dream is the written word.”

“Man’s mind stretched to a new idea never goes back to its original dimensions.”

“Success is connected with action.”

HOUSING VISION STATEMENT: We envision having an array of quality, affordable housing stock for people all ages and incomes.

GOAL 1: To increase new housing development.

Objective 1: Continue to eliminate substandard housing to make room for new housing development of all kinds.

Strategies:

- Develop substandard housing criteria/definition.
- Work with the City's Planning Commission and Housing Redevelopment Authority (HRA) to identify substandard housing and blight areas in the City for elimination.
- Map out identified housing sites for new developers and builders.
- Weigh elimination versus restoration/preservation of housing stock and pursue appropriate resources for each.
- Help to protect housing values so people feel confident about their investments.
- Investigate the feasibility of hiring a building inspector as city staff.

Objective 2: Encourage the development of low-maintenance housing such as condominium or townhouse housing stock.

Strategies:

- Conduct a housing study to identify needs and gaps in housing stock in the City.
- Identify and collaborate with key partners to build housing stock.
- Seek out developers and other funding sources.

Objective 3: Concentrate on developing affordable housing options.

Strategies:

- Explore opportunities through community land trusts and programs through the Greater Minnesota Housing Finance Authority that keep housing affordable.
- Explore the use of tax-increment financing to fund new multi-unit housing projects.
- Work with the HRA to explore programs available for funding affordable housing options.
- Identify other partners such as the Southwest Minnesota Housing Partnership to meet housing needs

Objective 4: Investigate the need and feasibility for student rental housing near Minnesota West Technical and Community College.

Strategies:

- Commission a committee to investigate the need in collaboration with Minnesota West Technical and Community College.

- Investigate the funding possibilities.
- Work with the HRA.
- Investigate legislation that may support funding of such a project.
- Provide continued support for Minnesota West Technical and Community College in the community.

Objective 5: Maintain a balance of housing stock for all ages and incomes.

Strategies:

- Conduct or update a housing market study by age, income and housing type for the city and surrounding area to determine the regional geographic market.
- Inventory the existing housing stock by age, condition and use.
- Identify the gaps in housing options.
- Share results of the survey with developers and builders.
- Diversify the existing housing stock by filling gaps.
- Disperse types of housing stock throughout the city eliminating neighborhoods of all one type or targeted group.
- Integrate low-income housing units into existing moderate to higher end income housing to create mixed-income buildings.
- Avoid “cookie cutter” housing to add variety and interest.
- Encourage the “village” or “campus” housing development concepts – including trails, open spaces and amenities.

GOAL 2: Create building and land use standards for new construction and existing housing to ensure high quality homes in beautiful neighborhoods.

Objective 1: Uphold existing building and land use standards.

Strategies:

- Review and update current standards if applicable.
- Consider options for enforcement such as stricter fines, hiring a building inspector, law enforcement, both, others.
- Require developers to meet standards set by the Planning Commission.
- Hold firm to the standards in place.
- Consider adoption of the Minnesota Building Codes.

Objective 2: Promote community activities that will encourage a sense of pride and maintain the quality of homes and neighborhoods.

Strategies:

- Encourage “helping hand” programs or community groups that will assist others in maintaining properties to keep neighborhoods safe and aesthetically pleasing.
- Organize annual “home and garden” tours to promote property pride/curb appeal.
- Support ongoing, widespread education to the public on the range of housing stock, financing options, first home ownership, homeowner

responsibilities and roles, and available resources to assist homeowners or renters. Work with local real estate offices/businesses.

- Use home improvement grants and loans to maintain properties.
- Hold landowners accountable when in violation of City standards.
- Encourage community clean-up days.
- Ensure development that will preserve natural resources and environmentally sensitive areas identified by the City.

Objective 3: Consider implementing new standards for “gap” areas not sufficiently covered by the current standards and implement stronger enforcement policies.

Strategies:

- Do not adopt non-enforceable rules.
- Make standards readily available for the public through a variety of tools and media sources for education and awareness.
- Revisit mobile home park standards to address current issues.
- Adopt standards for cleaning up commercial businesses in residential areas.

BUSINESS/ECONOMIC DEVELOPMENT VISION STATEMENT: We envision having a variety of business/economic development opportunities that provide an adequate number of jobs, livable wages and are environmentally sound.

GOAL 1: Encourage attracting, maintaining or preserving businesses/industries that pay livable wages and are environmentally sound.

Objective 1: Promote and market the City as an attractive place for businesses/economic development opportunities – new and old.

Strategies:

- Maintain existing strong residential neighborhoods; promote good neighborhood design and amenities; and encourage a user-friendly environment.
- Identify and build on the City’s assets.
- Seek and encourage local support and investment in business/economic development opportunities from other local sources (banks, loaning agencies, Economic Development Authority, private businesses).
- Maintain a variety of affordable housing options for all life-cycles. Investigate a motel/hotel as an alternative for temporary housing and a business opportunity.
- Encourage business/economic development around renewable energy (wind power, ethanol, bio-diesel) and health care.
- Reclaim residential support and ownership in the “Clean City” theme of the past to help build community pride.
- Market the smaller, viable businesses/industry to match the local workforce.
- Encourage a strong Chamber of Commerce committed to the success and formation of a cohesive business environment.
- Market Canby as a great place to live and work using a variety of media tools – brochures, website, videos, billboards, booths at tradeshow, word of mouth, MNPro Community Profile, etc.
- Upgrade the “gateways” to the City along Highways 75 and 68 as welcoming tools or entrances.
- Keep the public informed and aware of land use issues and policy development using the website, local paper, cable access, bulletins displayed in public places, etc.
- Support retention and preservation of existing businesses/industry. Identify incentives for businesses/industry such as lower operational costs (low-interest loans, decreasing infrastructure costs, underwriting start-up costs, and Tax Increment Financing).
- Promote industry-to-industry services within the City and surrounding area.
- Foster a sense of entrepreneurship by encouraging creativity and innovation.
- Create a mentor network for technical assistance.

- Strengthen connections to local schools and technical colleges to draw and/or keep young professionals.
- Promote high-density commercial development in the downtown area.
- Encourage satellite offices for larger businesses from surrounding communities.
- Update operational boundaries allowing home-based services or businesses that are compatible with neighborhoods.
- Have available large-lot opportunities for moving or expanding outside the downtown area.
- Maintain the low level of crime in Canby by working cooperatively with law enforcement at all levels.

Objective 2: Develop the industrial park to meet industrial needs and growth.

Strategies:

- Identify current space and use of the industrial park (i.e., commercial space for commercial development).
- Identify opportunities for growth.
- Work with Yellow Medicine County and townships on growth opportunities and needs.
- Inventory services and service gaps in the industrial park.
- Identify and pursue sectors that would drive growth.
- Develop an orderly annexation agreement/policy.
- Assure that existing water, sewer and street infrastructure can meet the existing and future planning needs.

Objective 3: Continue to maintain and improve City infrastructure to meet the capacity and needs of businesses/industry.

Strategies:

- Identify land uses and land set aside for special purposes that will drive infrastructure needs.
- Pursue grant programs or other sources of funding that assist in improving and maintaining infrastructure.
- Inventory infrastructure including age, condition and level of use.
- Develop a capital improvement plan to prioritize projects and identify needs. Create phases for implementation and a work plan.
- Coordination needs to take place amongst the City, Yellow Medicine County and townships on zoning and ordinances.
- Utilize existing infrastructure.

Objective 4: Encourage businesses/industry to be environmentally sound.

Strategies:

- Identify areas that should be preserved and maintained for environmental purposes.
- Set environmental standards that would require businesses/industry to meet and enforce violations.
- Avoid businesses/industry that would have a negative environmental impact on the City and its residents.
- Create environmentally sound standards for home-based businesses in residential areas.

TRANSPORTATION VISION STATEMENT: We envision maintaining our current quality transportation system to move products and people.

GOAL 1: Encourage legislation that will provide funding revenues that are adequate for the City transportation system.

Objective 1: Take an active leadership role in advocating on behalf of the City for funding revenues for transportation.

Strategies:

- Become proactive in transportation legislation to ensure adequate funding revenue for the transportation network.
- Work cooperatively with Minnesota Department of Transportation (Mn/DOT) and other entities on legislation complimentary to the City.
- Engage legislators and other elected officials' efforts to support transportation funding for maintenance and improvements.
- Support the Minnesota Highway 23 project.
- Support multiple modes of transportation projects – roads, bridges, transit, airports and trails.
- Encourage funding for the improvement of air transportation services and facilities to continue the recent upgrading efforts.
- Invest strategically in transportation infrastructure to enhance the vitality of the City.
- Priority should be given to the preservation and maintenance of the existing transportation network.
- Transportation growth should be consistent with land use and other development plans.
- Private – public entity partnerships should be encouraged to maximize resources.
- Create a multi-year transportation plan including a capital improvement plan that is fiscally sound to justify use of funds.
- Guarantee no duplication of services.
- Encourage investment in rural transportation infrastructure which is critical to employment growth and economic productivity and fosters economic competitiveness.

Objective 2: Work earnestly on legislation and funding that will continue to support the upgrading and improvements of the airport.

Strategies:

- Set the airport as a priority for funding.
- Increase opportunities and encourage the use of the airport.
- Link the airport to economic development.
- Development should be encouraged to locate near the airport.
- Work cooperatively with Yellow Medicine County and nearby cities and townships to support the airport.

- Recognize the airport as a critical part of the transportation network in moving services and people.
- Identify new services and ways to utilize and integrate the airport into the community transportation network such as a commuter service to meet economic and social needs for growth and development.
- Create an annual legislative agenda that reflects ongoing input.

Objective 3: Conduct ongoing long-range transportation planning and the development of a transportation plan to use as the foundation for legislative funding.

Strategies:

- Encourage public input and involvement in the planning process.
- Identify what services are available in the private and public sectors and the gaps in service.
- Ensure safety standards in the planning of the transportation network.
- Work cooperatively with other transportation entities for input and perspective and legislative support.
- Consideration should be given to the aging population for future planning.
- Opportunities and access to the use of the transportation network should be encouraged and increased when possible.
- Create a fiscally sound transportation network.
- Make a conscious effort to include pedestrian and bicycle friendly trails in the overall transportation network.
- Support programs, projects and growth that reduce or minimize damage to the road network.
- Ensure there is a minimum of transportation barriers that would impact the vitality of the City.
- Improvements should be made in anticipation of problems rather than in reaction to them.
- Consider and develop access management standards for land use, zoning and subdivision zoning and ordinances. Current and future right-of-ways should be identified and preserved.
- Keep an updated and current inventory of the entire transportation network as part of a capital improvement plan including functional classification.
- Plan to locate new major traffic generators and sites with heavy commercial traffic on roadways designed to handle useage.
- New development should connect to the existing system in design and construction and be environmentally sensitive and sound.
- Revisit commercial bus service to the City.

NATURAL RESOURCES/PARK/RECREATION VISION STATEMENT: We envision having multiple natural resource/park/recreation opportunities to attract visitors and for residents of all ages to enjoy.

GOAL 1: Maintain and improve Canby’s natural resources/parks/recreation and historic structures.

Objective 1: Ensure that a variety of natural resources/parks/recreation options are available to residents and visitors.

Strategies:

- Inventory current opportunities and identify gaps.
- Consider the interests of residents, the different seasons and all ages when planning improvements and new development.
- Provide passive and active options.
- Plan for both neighborhood parks/recreation areas and community parks/recreation areas.
- Assure an equitable distribution of natural resources/parks/recreation throughout the community.
- Tailor options to neighborhood needs and where gaps exist.
- Create new pedestrian and bike trails within the City.
- Improve the city swimming pool as a priority.
- Develop a capital improvement plan for improving or replacing existing equipment and facilities (i.e., shelters, playground equipment, day use equipment, trails and sidewalks) and annual repairs.
- Ensure that trees and other natural materials are planted to enhance parks and recreational areas making them aesthetically pleasing.
- Assure easy access of amenities for all people to these resources.

Objective 2: Work with other entities and organizations to preserve and enhance natural resources/parks/recreation and historic structures.

Strategies:

- Work with local and regional organizations on tourism promotion and strategies.
- The City should support and be actively involved with Museums Encompassing Canby Community Area (MECCA) and their efforts to enhance and preserve community historical structures.
- Coordinate with the watersheds on the promotion and enhancement of Stone Hill Regional Park to maximize on their recreational opportunities.
- Work to preserve and maintain the two local museums – the Depot and Lund-Hoel House and coordinate efforts.
- Collaborate on maintaining and enhancing existing natural resource areas, parks and recreation areas provided in or around Canby.
- Value open spaces as an asset.
- Seek out funding for projects and work collaboratively with other entities and organizations if feasible (i.e., DNR grants).

- Assure that new development and redevelopment of open spaces, parks and recreational activities are planned for and are environmentally sensitive and sound.
- Coordinate all city plans to assure maintenance and preservation of natural resources/parks/recreation and historic structures are referenced and carry consistent messages and policy (i.e., transportation plan, recreation/park plan and capital improvement plan).
- Preserving Canby's history or past whenever feasible and within Canby's means should remain a high priority.
- Coordinate recreational efforts with the school district to guarantee no duplication of services and create potential joint fiscal ventures.
- New development should be consistent with reasonable use of the land and in accordance with applicable federal, state and local regulations by careful planning.

Objective 3: Engage community involvement to maintain and preserve Canby's natural resources/parks/recreation and historic structures.

Strategies:

- Work with local civic and community organizations as volunteers for programs or projects.
- Encourage community pride projects that maintain or improve natural resources/parks/recreation and historic structures.
- Provide positive, public recognition to groups and individuals for efforts to maintain or enhance these resources and improve Canby's overall image.
- Educate the community and public on the benefits of park and recreation investments in attracting and keeping residents, businesses and visitors.
- Create a citizen group to assist in setting priorities and guidelines.
- Create community efforts to maintain and preserve Canby's natural resources/parks/recreation and historic structures such as community clean-up days, neighborhood or organization challenges, city themes, city celebrations or awards.
- Involve the public in planning and development of natural resource areas/parks/recreation.
- Respond to the public's needs and interests.

COMMUNITY SERVICES VISION STATEMENT: We envision maintaining core services that are high quality, affordable and meet residents' basic needs.

GOAL 1: Encourage the use and support of community services.

Objective 1: Educate the public on available community services.

Strategies:

- Include the public in planning efforts and processes.
- Create community service directories – printed hard copy, on the website and use of other media methods.
- Enhance the “welcome wagon” service of the community.
- Interface with other organizations on public education efforts.
- Conduct a community marketing campaign that includes community service options.
- Make “state of the art” technology investments that are accessible to all and keep the community competitive for growth and development.
- Feature or recognize a “business of the week” through the media.
- Coordinate educational efforts with the local chamber and support its initiatives.
- Foster enthusiasm and pride of community services.

Objective 2: Support existing services in the community.

Strategies:

- Encourage use of community services first.
- Work with providers to identify and meet community needs.
- Include infrastructure needs in a capital improvement plan with annual investments for improvements and repairs.
- Seek funding for maintenance and improvement of services.
- Investments for maintenance rather than replacement should take priority.
- Maintain communication with non-city owned service providers to enhance community services and the community’s competitive edge for growth and development both economically and socially.
- Assure services meet population needs, economic development strategies and anticipated trends.
- Encourage services that are “user-friendly” and “generation sensitive” to meet demographics.
- Guarantee services meet high quality standards.
- Create utility/telecommunications guidelines/ordinances for utility and telecommunication services such as natural gas, electricity, Internet and phone that are consistent with City land use plans.
- Provide incentives that support community services.

Objective 3: Encourage the development of new services.

Strategies:

- Inventory current community services such as sanitary and storm sewer; water supply and treatment; telecommunication services; fire, ambulance and police protection; garbage service; medical services; education; and utilities for condition and capacity and identify gaps in the service network.
- Include new development of community services in a city capital improvement plan and land use plan that is reviewed annually and updated regularly.
- Encourage satellite service providers on a part-time or full-time basis.
- Adopt clear guidelines that identify who will pay for and maintain new development infrastructure and services.
- Coordinate efforts with other providers/organizations/partners to share costs and investments to extend or develop new services and save money.
- User fees should be considered to maintain or create future community services.
- Assure no duplication of services by local or regional providers.

PRIORITY ACTIVITIES

The Comprehensive Plan Task Force selected the following activities from the work plan as the activities the City should begin work on after adoption of the Plan. These activities come from all five planning areas and may represent activities the City has already begun work on or activities the Task Force identified as a high priorities. It gives the City a place to start in completing the work plan.

- **Develop a marketing/promotion campaign for the City of Canby.** Focus on developing a sense of community pride and involvement; identifying and promoting Canby's assets; supporting and building on what the community has and putting Canby first; maximizing technology as a valuable tool for promotion and marketing; and attracting new people and/or businesses to the community.
- **Create a capital improvements plan for community investments and infrastructure.** Collaboratively with the comprehensive plan, a capital improvements plan is an excellent planning tool for the City. A capital improvements plan lists improvements in order of priority and provides information on the proposed means of financing. These plans assist cities in planning for future financial commitments while avoiding the financial stress of paying for those projects on short notice. The plan should include recreational/natural resource/historic areas as well. The Task Force felt particular attention should be given to the downtown historic district, the swimming pool and the two museums in the City.
- **Concentrate on removing or improving blight areas of the City that may or may not have substandard housing.** This initiative would work hand-in-hand with the marketing campaign by encouraging improvement programs, community cleanup projects or events and engaging volunteers.
- **Review and update the City's land use controls so they conform to this Comprehensive Plan.** The two should be consistent with each other. These land use controls include the building and zoning ordinances and are critical to growth and development. A list of criteria can be used to help make consistent and well-planned land use decisions. In this review process the City needs to consider adopting the Minnesota Building Codes, the use of subdivision ordinances and the feasibility of hiring a building inspector. Ordinances need to be practical, enforceable and meet the issues at hand.
- **Continue community investment in the industrial park and airport.** Industrial parks are primarily created to attract industrial development. They are also created to focus industry on suitable building sites and on compatible locations with existing land use. The airport may add industry to a community thus increasing the tax base, creating jobs and attracting new residents. It does afford some creative opportunities for the community.
- **Further develop the City's Economic Development Authority (EDA) functions and responsibilities to assist and stimulate business/economic development and retain existing economic development activity.** Economic development authorities have

statutory powers (Minnesota Statutes 469.094 - 108) that enable them to utilize a wide variety of resources to promote economic development. Once established, an EDA becomes a public body, both corporate and political, as well as a political subdivision of the State of Minnesota. An EDA can have a significant number of economic development powers and functions such as business retention; creating economic development district; issue general obligation and revenue bonds; purchase, sell or lease land; make loans; enter into contracts; utilize tax increment financing and property tax abatement; maintain a revolving loan fund; and operate and maintain public facilities.

The Task Force felt there were some activities/strategies that need to be addressed on an on-going basis and should guide how the City does business that impacts all five planning areas. These guiding principles include:

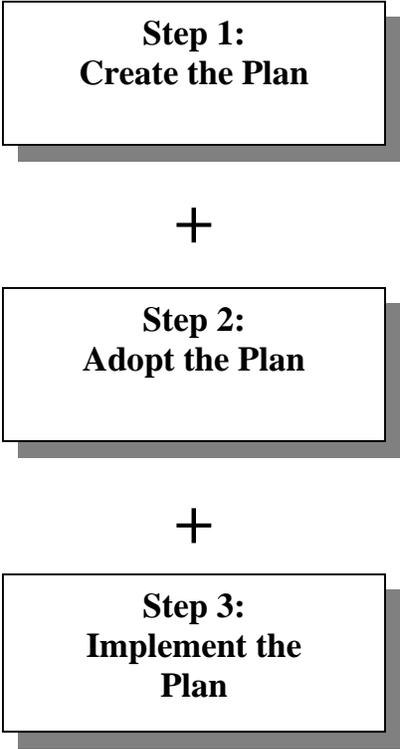
- Enforce the City's current appropriate rules/regulations.
- Make investments in technology.
- Work cooperatively and collaboratively with others to meet the goals, objectives and strategies of the Plan.
- Encourage and engage public involvement.
- Be environmentally sensitive.

CHAPTER FIVE: Implementation

THE FINAL PLANNING STEP

The Comprehensive Plan is an official planning and policy document for the City. Its primary purpose is to help guide decision-making processes over the “life” of the Plan. A successful planning process includes three steps: 1) create the plan; 2) adopt the plan; and 3) implement the plan. The final planning step to comprehensive planning is implementation – last, but far from least. In fact it is probably the most important step. Without proper implementation the goals, objectives and strategies will have little impact. It would be like a good photo album that is never looked at. Implementation involves many steps in order to successfully reach the “visions” outlined. Chapter Five outlines many of these steps by including the following information to assist the City: a time frame for implementation activities; a list of priority projects, both immediate and long range; and the review/updating process to use in the future.

THE PLANNING PROCESS



Step 1 + Step 2 + Step 3 = Successful Comprehensive Planning

IMPLEMENTATION TOOLS AND STEPS

There are several tools that can be used to assist in implementation of the Comprehensive Plan. Laying out the implementation process is a good place to start. The City of Canby shortly after adopting the Plan should develop an official implementation strategy. It should identify specific tasks, the responsible party for each task, and a timeline when tasks should be completed. Realistically, it may take several years to complete all of the goals, objectives and strategies in the Comprehensive Plan.

Develop a Timeline for Implementation

The Plan is designed to be a 20-year planning tool. Progress towards meeting the visions, goals, objectives and strategies should begin immediately but, of course, will not occur all at once rather in increments or phases over time. Implementation should include participation by the entire City Council, Planning Commission, EDA and department heads. The City does not have the time or financial resources to address all of the goals, objectives and strategies in the short-term. As a result, the City should determine the timing of its implementation activities. Implementation steps can be divided into:

- **Short-term activities** that start within three years of the Plan's adoption.
- **Mid-term activities** that begin three to ten years after the Plan's adoption.
- **Long-term activities** that look ten years out and beyond.

Source: Information for parts of this section was obtained from "Under Construction – Tools and Techniques for Local Planning" Minnesota Planning – June 2002

Canby's Priority Activities

Activities in a work plan can be divided into the following categories for organization:

- **Ongoing activities** that are already happening and will continue throughout the implementation and review processes.
- **Immediate activities** that begin with the adoption of the Plan and are typically completed, or significant progress has been made, within the first year.
- **Priority activities** are considered ongoing, immediate and short-term activities that should be given precedence.

The Plan has a number of activities. To completely address all of the goals, objectives and strategies identified in this Plan, the following priority list was established to help focus the City's implementation efforts on key areas or issues addressed throughout the Plan. ***It should be noted that although these projects and activities are listed as priorities, they will only be completed if City's staff, time and financial resources will allow.***

- **Develop a marketing/promotion campaign for the City of Canby.** Focus on developing a sense of community pride and involvement; identifying and promoting Canby's assets; supporting and building on what the community has and putting Canby first; maximizing technology as a valuable tool for promotion and marketing; and attracting new people and/or businesses to the community.
- **Create a capital improvements plan for community investments and infrastructure.** Collaboratively with the comprehensive plan, a capital improvements plan is an excellent planning tool. A capital improvements plan lists improvements in order of priority and provides information on the proposed means of financing. These plans assist cities in planning for future financial commitments while avoiding the financial stress of paying for those projects on short notice. The Plan should include recreational/natural resource/historic areas as well. The Task Force felt particular attention should be given to the downtown historic district, the swimming pool and the two museums in the City.

Benefits of a Capital Improvements Plan

- Excellent project and financial planning tool.
 - Keeps citizens and city council updated on future needs.
 - Prioritizes projects based on need.
 - Helps reduce or level off the municipal tax rate.
 - Manages a city's debt in a way that avoids extreme financial changes and burdens.
 - Allows a city to be less reliant on long-term debt (bonding) and provides the ability to pay for a greater portion of projects as they occur.
 - Provides sufficient time for detailed and careful planning of anticipated projects.
 - Creates an organized plan for capital improvement projects to occur.
 - Coordinates projects from all the city's departments while eliminating the issue of who should get money, how much they should get and when they should receive it.
 - Helps create a financial reserve for emergencies and prevents a city from unnecessary borrowing.
- **Concentrate on removing or improving blight areas of the City that may or may not have substandard housing.** This initiative would work hand-in-hand with the marketing campaign by encouraging improvement programs, community cleanup projects or events and engaging volunteers.

- **Review and update the City’s land use controls so they conform to this Comprehensive Plan.** The two should be consistent with each other. These land use controls include the building and zoning ordinances and are critical to growth and development. A list of criteria can be used to help make consistent and well-planned land use decisions. In this review process the City needs to consider adopting the Minnesota Building Codes, the use of subdivision ordinances and the feasibility of hiring a building inspector. Ordinances need to be practical, enforceable and meet the issues at hand.
- **Continue community investment in the industrial park and airport.** Industrial parks are primarily created to attract industrial development. They are also created to focus industry on suitable building sites and on compatible locations with existing land use. The airport may also be able to add industry to a community thus increasing the tax base, creating jobs and attracting new residents. It does afford some creative opportunities for the community.
- **Further develop the City Economic Development Authority (EDA) functions and responsibilities looking to secure funds to assist and stimulate business/economic development and retain existing activity.** Economic development authorities have statutory powers (Minnesota Statutes 469.094 - 108) that enable them to utilize a wide variety of resources to promote economic development. Once established, an EDA becomes a public body, both corporate and political, as well as a political subdivision of the State of Minnesota. An EDA can have a significant number of economic development powers and functions such as business retention; creating economic development district; issue general obligation and revenue bonds; purchase, sell or lease land; make loans; enter into contracts; utilize tax increment financing and property tax abatement; maintain a revolving loan fund; and operate and maintain public facilities.

The Task Force felt there were some activities/strategies that need to be addressed on an on-going basis and should guide how the City does business that impacts all five planning areas. These guiding principles include:

- Enforce the City’s current appropriate rules/regulations.
- Make investments in technology.
- Work cooperatively and collaboratively with others to meet the goals, objectives and strategies of the Plan.
- Encourage and engage public involvement.
- Be environmentally sensitive.

REVIEW AND IMPLEMENTATION PROCESS

Process

It is difficult to implement a comprehensive plan that sits on the shelf and collects dust. In order to be successful and effectively implement the Plan and achieve the identified goals and strategies, it should be periodically reviewed. The following provides an example of the types of steps that can be used to review the Plan and implement activities:

- **City Plan Review**

Annually the City Council, Planning Commission, EDA, and other city boards, committees, task forces, etc. should meet **individually** to specifically discuss issues and goals addressed in the Comprehensive Plan. Other things they should consider include: emerging issues; implementation progress; amendments suggested for the plan; and activities that should occur in the coming year, who should do them and when they should be completed. All comments should be forwarded to a review committee.

- **Form a Comprehensive Plan Review Committee**

This committee should meet at least twice a year, more often if needed, to review the Plan. The city council should designate a staff person to lead the review committee process. City officials and appointed individuals could serve on this committee. Citizen input in the planning process is important. Since this is a *comprehensive* plan, the committee could also include department head officials or staff.

- **Create an Annual Work Plan**

The comprehensive plan review committee should assess the Comprehensive Plan's goals, objectives and strategies along with other emerging issues in the City to *develop a list of short-term, mid-term and long-term activities*. From this list, identify a list of priority projects and activities. Identify which activities are on-going activities and/or immediate in nature. (See the "Time Frame for Implementation" section in this chapter.) Assign who will have primary responsibility for the activity and set deadlines. Update this list of priority projects as activities occur and projects are completed. One way to go about identifying these activities is to determine what **has** been done, what **has not** been done, what **has changed** since the Plan was written and what should be **added or deleted** to the Plan. Use the five major planning areas identified in the Plan – *housing, business/economic development, transportation, natural resources/parks/recreation and city services* – to help categorize activities.

- **Assignment of Responsibilities**

Implementation activities should also include the party responsible for completing the activity, whether its city staff, the planning commission, another organization like the Upper Minnesota Valley Regional Development Commission or a private consultant or engineer.

When creating an annual work plan, other things to consider include:

- **Special Task Forces/Committees**

Certain issues and activities may be controversial or technical and could require extra time and attention before the activity is completed. Creating special task forces or committees to address these issues and activities may prove beneficial, efficient and cost-effective. The City may also choose to involve the public, other units of government, state and federal agencies, regional organizations and other key stakeholders in this process. Be inclusive. Include technical assistant professionals for their expertise and experience when needed. The City should work jointly with neighboring cities and townships as well as the county to avoid duplication and find cost-effective solutions.

- **Identify and Maintain Inventories**

Annually take inventory of what is available in the City and in the communities and counties that are your neighbors. Evaluate how they could impact the strategy or activity you need to address. Be inclusive and detailed in the data you collect. Each year this task will get easier. Maintain a future land use map that reflects anticipated growth and land use change. Geographical Information Systems (GIS) capabilities can be a real asset here in creating a visual reference that can be layered to get the “bigger picture”. It can assist in making future land use decisions, determine the need for changes or upgrades, and to facilitate cooperative efforts between potential partners.

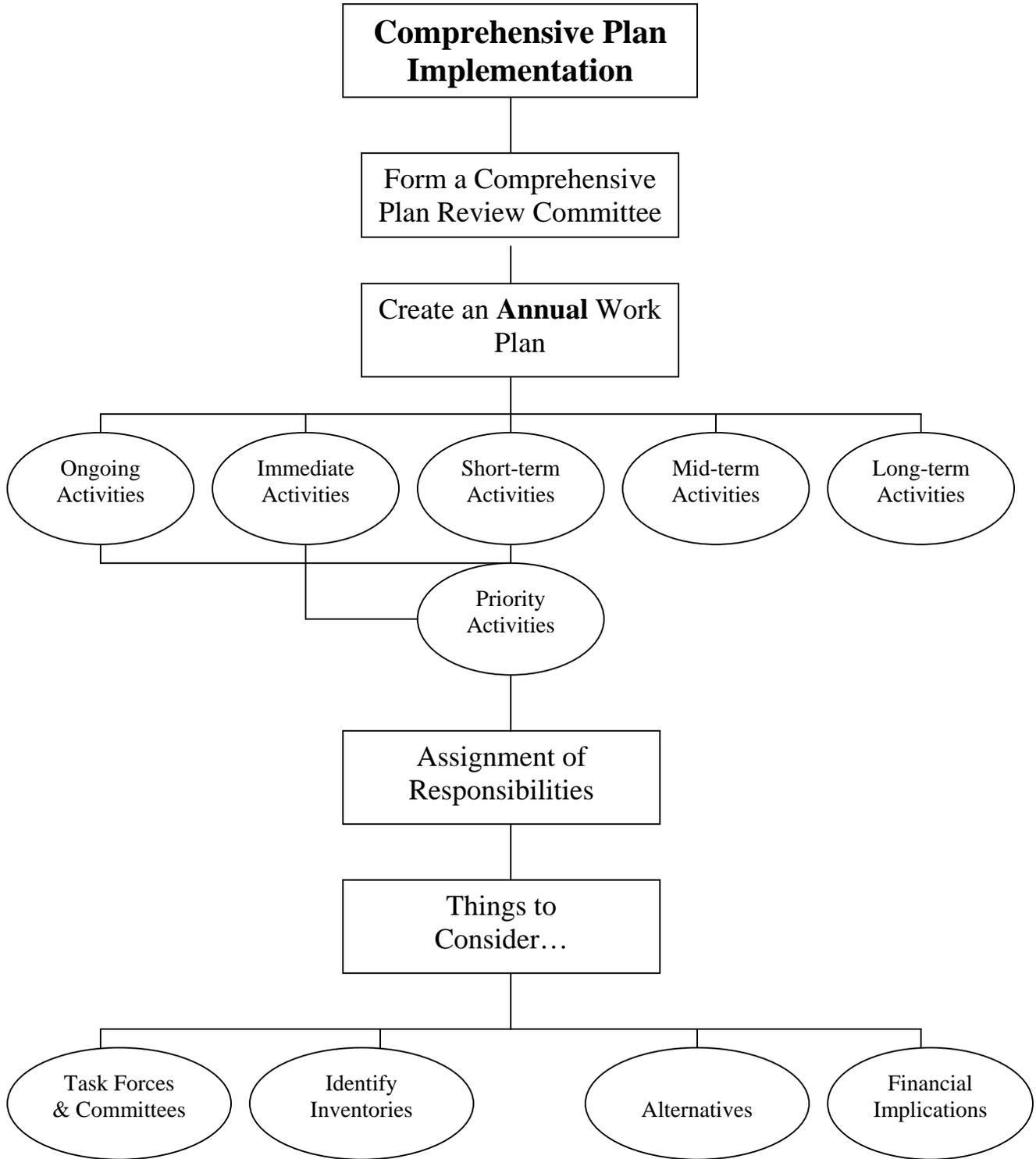
- **Alternatives**

Consider all your options – be creative, ask the experts, look at what others have done, and don’t “reinvent the wheel”. Learn from other’s successes and failures and plan for the future. Make use of the current and projected demographics and census data. Consider the population’s diverse needs (young, old, disabled, different ethnicity, incomes) remembering it is impossible to be everything to all. Coordinate your efforts and use other adopted plans and ordinances as reference points. Try to be comprehensive in your approach but realize that it is almost impossible to plan for everything. Be flexible.

- **Financial Implications**

Determine what the activity will cost. Then determine how it can be paid for. Consider the current budget(s); cost sharing or joint ventures; user or dedication fees; funding programs; grants or loans; bonding referendums; donations or fund raising; public and private partners; taxes; and capital improvement.

Implementation Summary



UPDATING THE PLAN

Even though this Plan is designed as a 20-year planning document, this **does not** mean the Plan should be updated every 20 years. The City should regularly review this Plan to make sure it remains up-to-date and addresses changes, needs and issues. The following are specific examples of when a comprehensive plan should be updated or amended:

- After completion of several implementation activities;
- After significant physical, economic, technological, infrastructure or demographic changes occur or are projected to occur;
- When changes in priorities, trends, issues and needs happen;
- When regulatory changes by the state or federal government occur;
- After a Census is completed and the new demographic data is available; and/or
- Prior to adopting or amending any regulatory control that is **not** in harmony with this Plan.

A good benchmark for doing a complete review and update of a comprehensive plan is at least once every five years. Depending on the frequency and pressures from some of the examples above, a plan may need to be updated more often but definitely not less often. A comprehensive plan that is reviewed and updated periodically will not become outdated and is much easier to implement. A major revision of a comprehensive plan should include citizen participation.

Minnesota State Statutes 462.355 explains the process for updating or amending a municipal comprehensive plan. A public hearing is required before the enactment of any ordinance adopting or amending a comprehensive plan. Notice of the hearing must be published in the official City newspaper not less than ten days before the hearing.

ANNEXATION

Adding land into a city's corporate boundary is called annexation. Minnesota State Statutes provide for three different annexation procedures. The three annexation procedures are annexation by ordinance, orderly annexation and annexation by petition and hearing. Orderly annexation is encouraged because it emphasizes negotiation and agreement between affected units of government. The Minnesota Statute on Orderly Annexation (Statute 414.0325) provides instruction on the steps to follow and can be found at the following website: www.leg.state.mn.us/leg/statutes.

The following provides a list of considerations that a city should evaluate before proceeding with any annexation.

1. Minnesota State Statutes require land to be adjoining the corporate limits of a city before it can be annexed.

2. Evaluate if the annexation is necessary to protect or promote public health, safety and welfare.
3. Study the impact on residents, landowners and property in the area to be annexed.
4. Determine the costs the city will obtain through taxes and other charges received from the annexed area.
5. Evaluate the present land uses and condition of the land available in the growth area and its potential to handle future development.
6. Analyze the outlook for future development opportunities in the area to be annexed.

Suitable land within Canby's corporate boundary should be developed *before* annexing new land into the City. Exceptions to this may include an obvious need to annex land in order to provide essential services to existing development; prevent a negative environmental impact to the land; and/or protect the public's overall health, safety and welfare. Potential development, population, household projections and current land uses should be reviewed. It is important that open communication and cooperation be encouraged amongst the City, affected township(s) and the County in an effort to promote good intergovernmental cooperation.

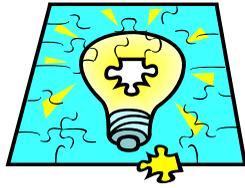
The Task Force discussed annexation and detachment of land by the City. The map at the end of this chapter outlines potential annexation areas and urban areas that could be rezoned to meet the City's residential and industrial needs in the future. No land was suggested for detachment.

TAX FREE DEVELOPMENT ZONES (JOBZ)

Passed into law by the 2003 Legislature and launched on January 1, 2004, the Job Opportunity Building Zone (JOBZ) initiative boasts as Minnesota's marquee rural economic development stimulus program. The program provides substantial tax relief to companies that start up or expand in targeted areas of Greater Minnesota. The program identifies 10 zones encompassing more than 300 communities in every region of the state (except in the seven Twin Cities metropolitan counties). Besides targeting areas hit by economic distress, the program also aims to promote development in places that are already poised for business growth and have adequate infrastructure in place. It also seeks out places where favorable conditions exist for restoring productivity to under-used and unproductive properties through development, redevelopment, reclamation or recycling. Canby is one of the 300 communities that have this program as an option for new businesses or expansion. There are 407.9 acres of land in the JOBZ program located in different areas of the city – 124 acres along County Highway 3; the 268 acres of the Airport Industrial Park; and 15.9 acres near Oscar Avenue and 11th Street.

Map of zoning, annexation and detachment

CANBY COMMUNITY SURVEY
Comprehensive Plan
2005



We need your input!

The City of Canby is preparing a comprehensive plan. The plan will help give direction to the City for future decision-making and policy development.

Please take a few minutes to complete this survey. Input will ensure Canby is meeting the needs and desires of its residents. Please do not exceed one survey per person. Additional copies are available at City Hall.

Return by: December 9, 2005
(Use the enclosed self-addressed envelope or drop off at the City Offices)

DIRECTIONS: Please answer all of the questions.

GENERAL INFORMATION

- Male Female
- Education Level: (Check only one)
 - Less than 9th grade
 - 9-12, no diploma
 - High school diploma/GED
 - Some college, no degree
 - Associate's degree**
 - Bachelor's degree
 - Graduate or professional degree
- Are you: Married Single
- Do you own or rent your home?

- Own Rent
- 5. Your employment: (Check only one)
 - Part time employed Retired
 - Full time employed Unemployed
 - Disabled Student
 - Homemaker
- 6. Where do you work?
 - Canby Other: (List) _____
- 7. How long have you lived in Canby?
 _____ (Number of years)
- 8. What type of home do you reside in?
 - _____ Single family house _____ Apartment
 - _____ Duplex/Multiplex _____ Other
 - _____ Manufactured home
- 9. Age of your home? _____ (Number of years)
- 10. What age group are you in?
 - _____ Under 19 _____ 19-34
 - _____ 35-54 _____ 55-64
 - _____ 65+

COMMUNITY IMAGE

- What were your reasons for choosing to live in Canby? (Check all that apply)
 - _____ Born here
 - _____ Retired here
 - _____ Rural atmosphere
 - _____ Family and friends
 - _____ Sense of community/friendly city
 - _____ Low crime rate/safe community
 - _____ Cost of living
 - _____ Employment/job
 - _____ Quality of services
 - _____ Quality of life
 - _____ Good schools
 - _____ Low tax rates
 - _____ Housing/land values
 - _____ Recreation opportunities
 - _____ Family roots
 - _____ Other: _____

- What one thing do you like BEST about Canby?

- What one thing do you like LEAST about Canby?

NOTE: For questions with "Y N S" select one of the following: Y = Yes, you agree; N = No, you do not agree; S = Some what, you agree some or a bit

- Overall, does Canby have a positive and appealing image as?
 - Y N S** A place to live
 - Y N S** A place to visit
 - Y N S** A place to have a business
- Do you feel the following activities should be a priority for the city of Canby?
 - Y N S** Improvements to infrastructure (streets, sewer, water)
 - Y N S** New business and industry
 - Y N S** Tourism
 - Y N S** Parks/recreation
 - Y N S** Improvements to educational facilities
 - Y N S** Historical restoration/preservation
 - Y N S** Develop a community theme
 - Y N S** Grow in population
 - Y N S** Encourage a thriving downtown district
 - Y N S** New land development
 - Y N S** Job creation
 - Y N S** Dilapidated building/home demolition or rehabilitation
 - Y N S** Discourage junk/trash accumulation
 - Y N S** Regulate home businesses

- Y N S** Do you think the city of Canby should improve the aesthetics of the city? (i.e., planting trees, benches, flowers, crosswalks, sidewalks)

- Would you support an increase in your property taxes to fund: (*Check one for each topic*)
 - Y N S** Improved roads
 - Y N S** Economic development activities
 - Y N S** Housing development activities
 - Y N S** Parks/recreation
 - Y N S** Public safety
 - Y N S** Water/ sewer
- If you selected yes or somewhat to any option in question #17, how much more would you be willing to pay in property taxes each year?
 \$ _____

SERVICES

- What percentage of your total shopping do you do in Canby?
 - Less than 25% 51-75%
 - 26-50% 76-100%
- Do you use the following services in Canby regularly (over 75% of the time)?
 - Y N** Groceries
 - Y N** Gas
 - Y N** Medical/prescription
 - Y N** Appliances
 - Y N** Hardware/building supplies
 - Y N** Automobile purchase/repair
 - Y N** Office/school supplies
 - Y N** Restaurant/entertainment
 - Y N** Personal services (hair salons, fitness)
 - Y N** Professional services (bank, law, insurance)
 - Y N** Other: _____
- List the services you would use in Canby **if** they were available.

- Are you satisfied with the following services?
 - Y N S** Street maintenance
 - Y N S** Emergency services/ambulance
 - Y N S** Police protection
 - Y N S** Medical

- Y N S Schools
- Y N S Public library services
- Y N S Community events/programs
- Y N S Internet
- Y N S Cable
- Y N S Phone
- Y N S Sewer
- Y N S Water
- Y N S Electric
- Y N S Water quality
- Y N S Public transportation
- Y N S Recreation/parks/open spaces
- Y N S City government

TRANSPORTATION

23. Y N S Do you feel that the transportation system (streets & public transit) in Canby today is adequate?

If not, what is needed?

- Better road maintenance
- Senior transportation options
- Wider roads Snow plowing
- Signs/signals Out of town bus service
- More roads

24. Y N S Is Canby a pedestrian friendly city?

If not, what areas in particular need attention:

- More trails More signs
- More sidewalks More streetlights
- More/better crosswalks More signals

25. Y N S Are there any hazardous or problematic intersections or roads that need more lights, traffic signs or redesign in the City?

If yes, where: _____

NATURAL RESOURCES/PARKS/RECREATION

26. Y N S Are there adequate passive recreation opportunities in the city? (picnic areas, parks, open spaces)

27. Y N S Are there adequate active recreation opportunities in the city? (ball fields, pool, golf, tennis, trails, etc.)

28. Y N S Should the city develop more/better recreational opportunities?

If yes, what type? (List no more than three)

29. Y N S Is the city doing a good job of protecting the environment and its natural resources?

30. Y N S Should the City invest financially in tourism to promote economic growth?

BUSINESS/ECONOMIC DEVELOPMENT

31. Y N S Should the city invest financially in promoting business growth and creating jobs?

32. Do you think the city should focus on developing job opportunities with:

- Y N S Existing businesses?
- Y N S New business?
- Y N S Both?

33. Which of the following types of businesses should the City encourage for economic growth in the city?

- Y N S Retail/commercial
- Y N S Home based business
- Y N S Industrial/manufacturing
- Y N S Technology
- Y N S Agriculture related businesses
- Y N S Renewable energy (wind, ethanol, etc.)

34. Which of the following do you see as challenges or barriers for businesses to start or expand in Canby?

- Y N S Taxes
- Y N S Utility costs
- Y N S Competition

- Y N S Location
- Y N S Infrastructure (streets, sewer, water)
- Y N S Community image
- Y N S Educational system
- Y N S Incentives from the city
- Y N S Available labor force
- Y N S Medical facilities
- Y N S Telecommunication service (internet, cable, phone service)
- Y N S Recreational facilities
- Y N S Highways (maintenance, lack of 4-lane)
- Y N S Housing availability

35. What type of home-based businesses do you feel are acceptable in residential areas?

- Y N S Small retail Y N S Hair salon
- Y N S Auto repair Y N S Daycare
- Y N S Professional services
- Y N S Other _____

36. Which of the following problems are issues with home-based businesses in Canby?

- Y N S Traffic Y N S Aesthetics
- Y N S Fire/safety Y N S Expansion
- Y N S Noise Y N S Parking
- Y N S Property values (reduced or increased)

HOUSING

37. Y N S Do you feel there is a shortage of housing in Canby?

If yes, check what type: (Check all that apply)

- Single family Apartments
- Senior housing Townhouse/Condo
- Rental Moderate income
- Low-income Upscale/high end

38. Y N S Is there any type of housing you feel is not desirable for Canby?

If yes, what type? _____

39. Which of the following are important housing needs in Canby?

- Y N S New construction
- Y N S Housing rehabilitation
- Y N S Housing demolition

Other: _____

40. Y N S Do you feel there are adequate locations in the City of Canby to build a new home?

VISIONING

Please describe how you would like Canby to look in 20 years.

ADDITIONAL

COMMENTS: _____

Thank you for participating in this survey. Your input is very important to the City of Canby's planning efforts.

**PLEASE RETURN BY
DECEMBER 9, 2005**

(Use the enclosed self-addressed envelope or drop off at the City Offices)

S:\Shared\Comm.-Econ.
Development\Community
Development\Comp.
Plans\Canby\surveys\CANBY
COMMUNITY SURVEY 2.doc

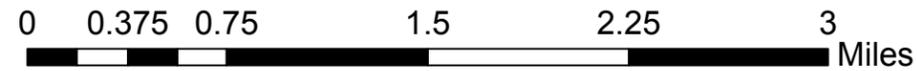
City of Canby Water Features

Date: 6-20-06

Sources: MN DNR, FEMA, NWI

Produced by :UMVRDC GIS Bureau

Map features are representative of original data sources and do not replace or modify land surfaces, deeds, or other legal instruments defining land ownership or use.



1 Mile Radius

2 Mile Radius

Lakes

FEMA Floodplains

100

500

Watersheds

Hawk Creek/Yellow Medicine

Lac qui Parle River

Canby Boundary

NWI Wetlands

Aquatic Bed

Emergent

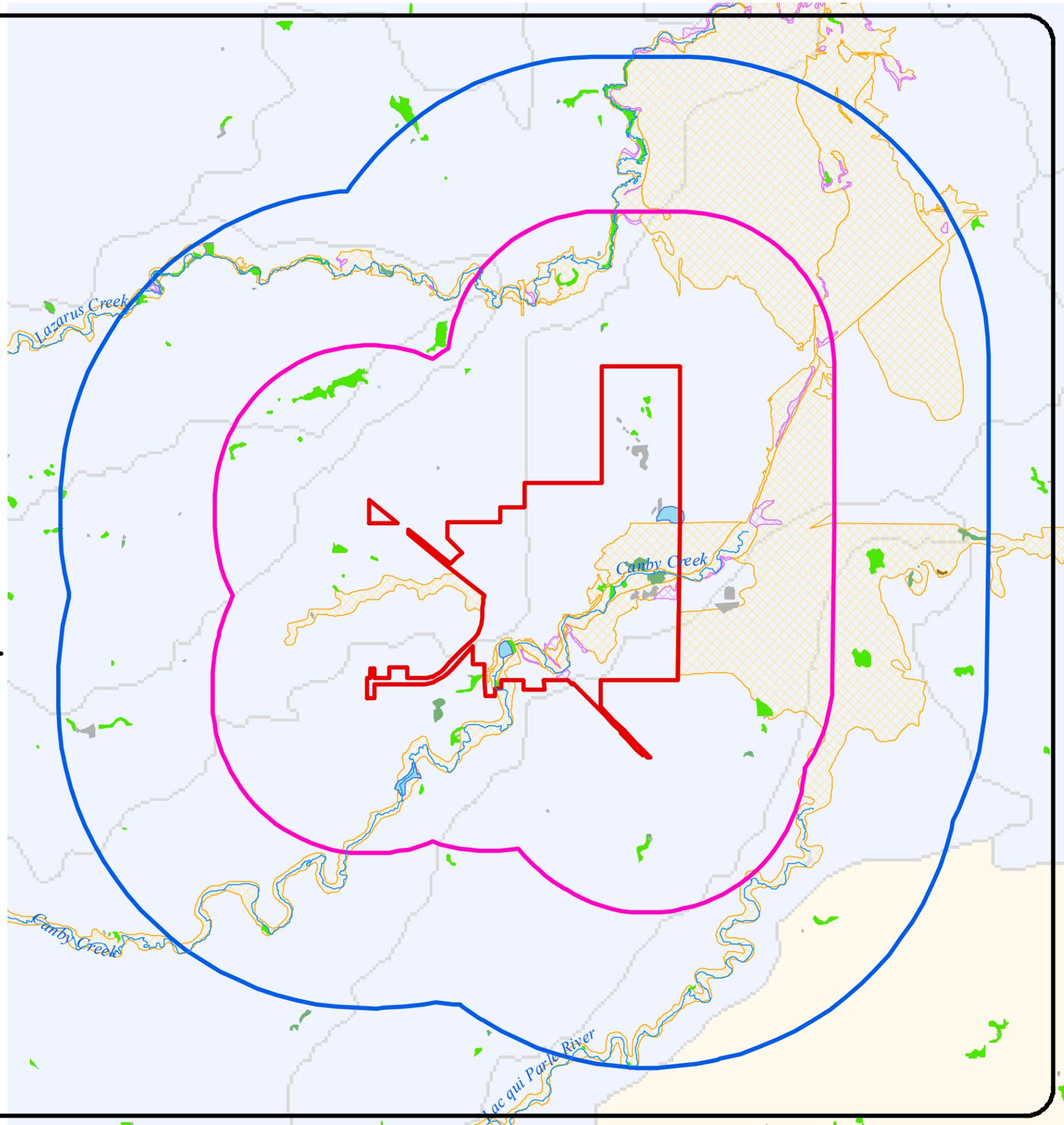
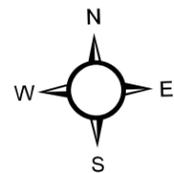
Forested

Stream Bed

Scrub Shrub

Unconsolidated Bottom

Unconsolidated Shore





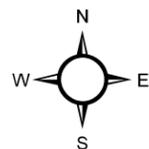
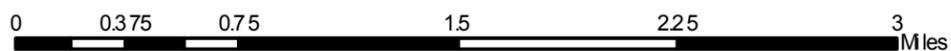
City of Canby Soils

Date: 6-25-06

Sources: MNDNR

Produced by :UMVRDC GIS Bureau

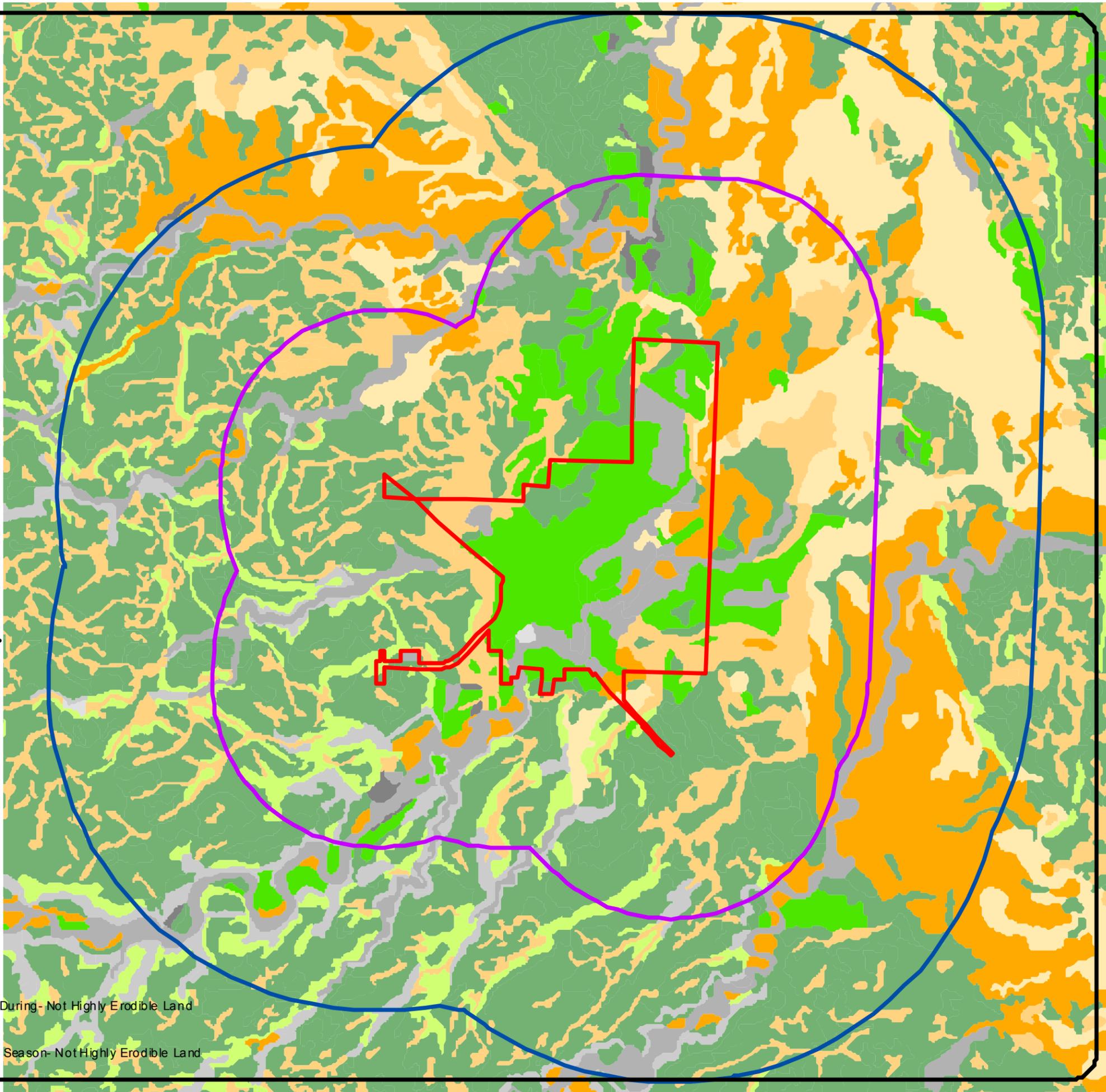
Map features are representative of original data sources and do not replace or modify land surfaces, deeds, or other legal instruments defining land ownership or use.



-  Current Boundary
-  1 Miles Radius
-  2 Miles Radius

Soil Types

-  All areas are Prime Farmland- Not Highly Erodible Land
-  Farmland of Statewide Importance- Not Highly Erodible Land
-  Farmland of Statewide Importance- Potentially Highly Erodible Land
-  Not Prime Farmland
-  Not Prime Farmland- Highly Erodible Land
-  Not Prime Farmland- Not Highly Erodible Land
-  Not Prime Farmland- Potentially Highly Erodible Land
-  Prime Farmland if Drained and Either Protected From Flooding or Not Frequently Flooded During- Not Highly Erodible Land
-  Prime Farmland if Drained- Not Highly Erodible Land
-  Prime Farmland if Protected From Flooding or Not Frequently Flooded During the Growing Season- Not Highly Erodible Land



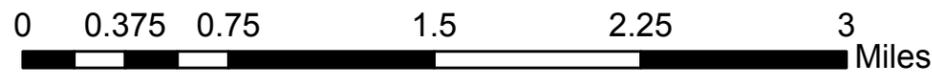
City of Canby Land Cover

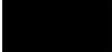
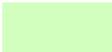
Date: 6-25-06

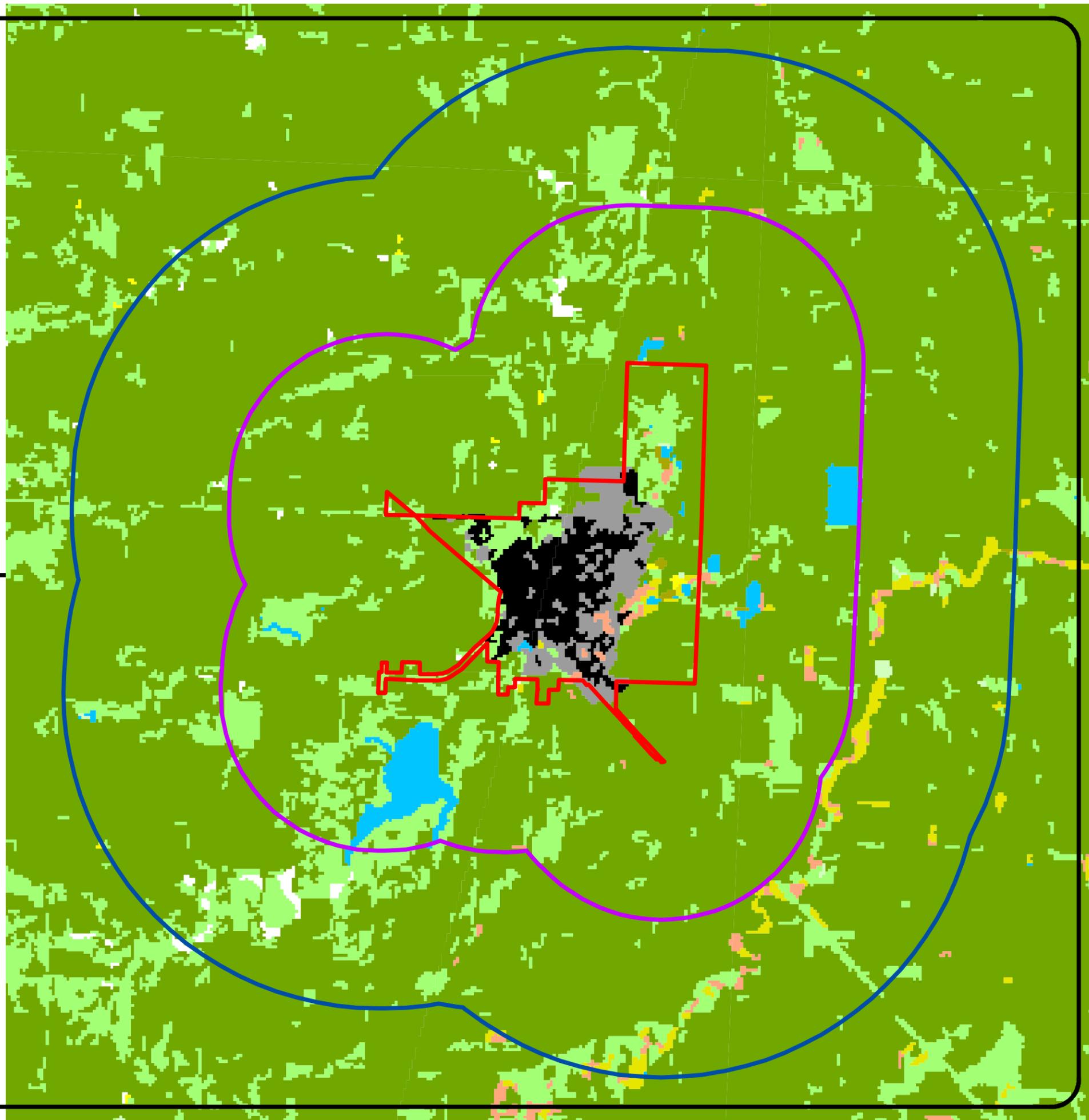
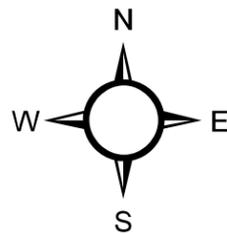
Sources: MN DNR

Produced by :UMVRDC GIS Bureau

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- | | | | |
|--|------------------|---|-------------------------|
|  | Current Boundary |  | Broadleaf Sedge/Cattail |
|  | 1 Miles Radius |  | Bur/White Oak |
|  | 2 Miles Radius |  | Cottonwood |
| | |  | Cropland |
| | |  | Grassland |
| | |  | High intensity urban |
| | |  | Low intensity urban |
| | |  | Sedge Meadow |
| | |  | Upland Shrub |
| | |  | Water |



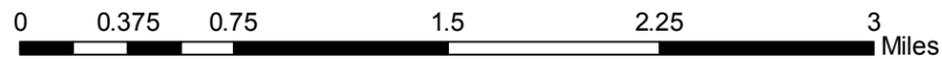
City of Canby Potential Annexations, and Zoning Changes

Date: 6-25-06

Sources: MN DNR

Produced by :UMVRDC GIS Bureau

Map features are representative of original data sources and do not replace or modify land surfaces, deeds, or other legal instruments defining land ownership or use.



- | | |
|-----------------------|---|
| Current Zoning | Possible Annexation/ Urban Growth Areas |
| A - Agricultural | Current Boundary |
| CA - Commercial | Possible Agriculture to Residential |
| CB - Commercial | Possible New Industrial |
| IA - Industrial | Possible New Residential |
| IB - Industrial | 1 Miles Radius |
| RA - Residential | 2 Miles Radius |
| RB - Residential | |

