

CANTON

Comprehensive Plan 2007 - 2027

*Prepared by the South Eastern Council of Governments at the direction of
the Planning Commission and City Commission of Canton, South Dakota*

ACKNOWLEDGEMENTS

This Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in the City of Canton. Through the preparation and adoption of this document, the governing officials of Canton have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

City Commission

Mayor: Pete Van Wyhe

Commission Members: Michele Magnuson, Reavis Heiskell Jr., Jerry Chaon, Jim Bolin

Finance Officer: Kyle Cwach

Planning Commission

Chairman: Tom Raymon

Board Members: Chuck Andresen, Gary Harpster, Tanya Iverson, Roger Voigt, Jerry Chaon

The South Eastern Council of Governments prepared this document under the direction of the Canton Planning Commission and Canton City Commission.

RESOLUTION NO. 1143

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR CITY OF CANTON, AS PROVIDED FOR IN SDCL 11-6.

Whereas, Chapter 11-6-14 of South Dakota Codified Law has empowered the Planning Commission and City Commission of Canton to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

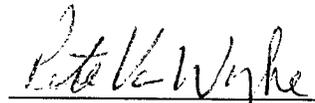
Whereas, the Canton Planning Commission has developed a Comprehensive Plan for the years 2007 - 2027, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Commission; and

Whereas, the Canton City Commission has received the recommendation of the Planning Commission and has held the required Public Hearing; and

Whereas, the adoption of the Comprehensive Plan would enhance the responsible development of Canton and the surrounding area.

Now therefore, be it resolved by the Canton City Commission, that the Comprehensive Plan for the City of Canton for the years 2007 through 2027 be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this 29th day of October, 2007.



Signed: Pete Van Wyhe
Mayor, City of Canton

ATTEST:



Kyle Cwach
Finance Officer, City of Canton

Publication Date: November 15th, 2007

Effective Date: December 5th, 2007

Affidavit of Publication

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

JULIE GERBER

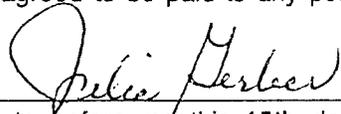
being first duly sworn on her oath says; that the Sioux Valley News is a legal weekly newspaper of general circulation as required by South Dakota Code of Nineteen Hundred Thirty-Nine, and any acts amendatory thereto, printed and published by the Sioux Valley News, Inc., in Canton, in said county and State, and has been such legal newspaper during the time hereinafter mentioned; that she is and during all of said time was bookkeeper of said newspaper and has personal knowledge of the facts stated in this affidavit; that the advertisement headed:

NOTICE OF ADOPTION AND SUMMARY OF THE COMPREHENSIVE PLAN

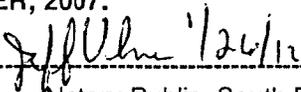
a printed copy of which is hereto attached, was printed and published in said newspaper for **ONE** successive weeks upon the following dates, to-wit:

NOVEMBER 15, 2007

that the full amount of the fees charged for publishing the same to-wit: the sum of **\$19.52** insures solely to the benefit of the publishers of said newspaper; that no agreement or understanding for any division of this sum has been made with any other person; and that no part of said sum has been agreed to be paid to any person whomsoever.

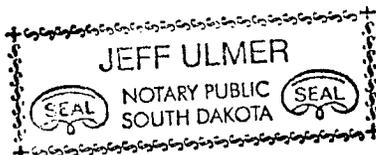


Subscribed and sworn to before me this 15th day of
NOVEMBER, 2007.



Notary Public, South Dakota

(Seal)



NOTICE OF ADOPTION AND SUMMARY OF THE COMPREHENSIVE PLAN FOR THE CITY OF CANTON

This document is the Comprehensive Land Use Plan for the City of Canton, adopted pursuant to SDCL 11-6, and is the official policy guide for future land decisions. The written goal and objective policies, along with the Future Land Use Map, provide guidance for decisions affecting the use and development of land and the expansion of public facilities and services. This document has been reviewed and approved by both the Planning Commission and the City Commission. The effective date of this document is December 5, 2007.

The City of Canton has adopted this Comprehensive Plan to address the requirements of state law, and to assist local residents, businesses, institutions and government, in their efforts to accommodate growth and development while maintaining a high quality of life. This plan is not intended to be a site development guide for specific parcels of land; rather, it is intended to provide a general outline of the best way the City can develop in the future.

In developing this Comprehensive Plan, the Canton Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission meetings. The purpose of the final product is to enable local officials to guide development in ways most appropriate and efficient for the community.

The centerpiece of this document is the Future Land Use Map. New residential and commercial development is expected to expand in and around the existing city limits.

The land uses and future major streets identified in this document are not set in stone. The Comprehensive Plan may be amended from time to time when revisions become necessary. The Comprehensive Plan is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies.

A copy of the Comprehensive Plan is available for public review at the Canton City Hall during regular business hours.

Kyle Cwach
Finance Officer

Affidavit of Publication

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

JULIE GERBER

being first duly sworn on her oath says; that the Sioux Valley News is a legal weekly newspaper of general circulation as required by South Dakota Code of Nineteen Hundred Thirty-Nine, and any acts amendatory thereto, printed and published by the Sioux Valley News, Inc., in Canton, in said county and State, and has been such legal newspaper during the time hereinafter mentioned; that she is and during all of said time was bookkeeper of said newspaper and has personal knowledge of the facts stated in this affidavit; that the advertisement headed:

NOTICE OF PUBLIC HEARING COMPREHENSIVE PLAN

a printed copy of which is hereto attached, was printed and published in said newspaper for **ONE** successive weeks upon the following dates, to-wit:

OCTOBER 11, 2007

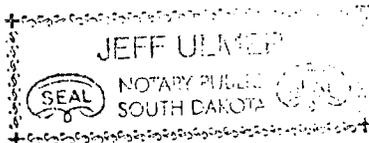
that the full amount of the fees charged for publishing the same to-wit: the sum of **\$8.60** insures solely to the benefit of the publishers of said newspaper; that no agreement or understanding for any division of this sum has been made with any other person; and that no part of said sum has been agreed to be paid to any person whomsoever.

Subscribed and sworn to before me this **11th** day of **OCTOBER, 2007**.



Notary Public, South Dakota

(Seal)



NOTICE OF PUBLIC HEARING

The City of Canton is in the process of developing a Comprehensive Plan through the year 2027. Some of the issues addressed in this plan include transportation, population projections and future land use development. A draft Comprehensive Plan has been prepared by the Canton Planning Commission and the South Eastern Council of Governments. A copy of the draft Comprehensive Plan will be available for public review at the Canton City Hall during regular business hours.

In order to solicit comments and suggestions from the public on the draft Comprehensive Plan, the Canton City Commission will hold a Public Hearing at 7:30 p.m. on Monday, October 29, 2007 at the Canton City Hall. All interested persons are encouraged to attend this hearing. Those interested persons not able to attend are invited and encouraged to send written comments to the City of Canton, 210 N. Dakota Street, Canton, SD 57013.

Kyle Cwach
Finance Officer

(10-11)

Affidavit of Publication

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

JULIE GERBER

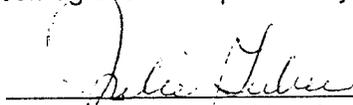
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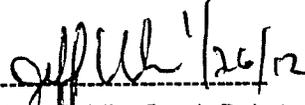
a printed copy of which is hereto attached, was printed and published in said newspaper for **ONE** successive weeks upon the following dates, to-wit:

AUGUST 16, 2007

that the full amount of the fees charged for publishing the same to-wit: the sum of **\$9.26** insures solely to the benefit of the publishers of said newspaper; that no agreement or understanding for any division of this sum has been made with any other person; and that no part of said sum has been agreed to be paid to any person whomsoever.

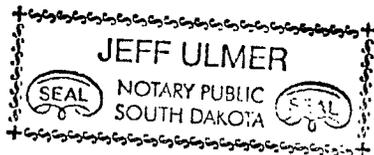


Subscribed and sworn to before me this **16th** day of **AUGUST, 2007.**



Notary Public, South Dakota

(Seal)



NOTICE OF PUBLIC HEARING

The City of Canton is in the process of developing a Comprehensive Plan through the year 2027. Some of the issues addressed in this plan include transportation, population projections and future land use development. A draft Comprehensive Plan has been prepared by the Canton Planning Commission and the South Eastern Council of Governments. A copy of the draft Comprehensive Plan will be available for public review at the Canton City Hall during regular business hours.

In order to solicit comments and suggestions from the public on the draft Comprehensive Plan, the Canton Planning Commission will hold a Public Hearing at 7:30 p.m. on Tuesday, August 28th, 2007 at the Canton City Hall.

All interested persons are encouraged to attend this hearing. Those interested persons not able to attend are invited and encouraged to send written comments to the City of Canton, 210 N. Dakota Street, Canton, SD 57013.

Kyle Cwach
Finance Officer

(8-16)

I. INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. PURPOSE OF THE COMPREHENSIVE PLAN

There are two primary purposes of this document:

- (1) To address the planning requirements of state law while also providing a sound and logical basis for city growth management strategies; and
- (2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.

2. AUTHORIZATION UNDER STATE LAW

Under 11-6-14 of South Dakota Codified Laws, the planning commission of a municipality is directed to *"propose a plan for the physical development of the municipality...[to] include the general location, character, layout and extent of community centers and neighborhood units..."*.

3. DEVELOPMENT AND ADOPTION

The Canton City Commission has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Canton Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission and City Commission meetings and public hearings. The land uses identified in this document are not set in stone. The Comprehensive Plan is a general guideline, and neither endorses nor prohibits development of a certain kind in a certain area. It is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies.

4. AREA OF PLANNING JURISDICTION

The City of Canton shall, under South Dakota statutes, have the authority to control development within the corporate limits of the City of Canton.

B. INTERGOVERNMENTAL CONSIDERATIONS

A comprehensive plan affects not only those living in the study area, but also (to some extent) those living and working throughout the Canton area. As a result, the Planning Commission provided a draft of this plan to, and has requested input from the Canton School District, the Lincoln County Planning Commission, and the Canton Economic Development Corporation.

C. APPROPRIATE USE OF THE COMPREHENSIVE PLAN

South Dakota laws require that zoning districts must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land within the study area, based on the potential for growth and development of the community.

II. DESCRIPTION OF THE STUDY AREA

Canton is located in north central Lincoln County in southeastern South Dakota. The City is located along the Big Sioux River and has an elevation between 1,250 and 1,300 feet.

III. DEMOGRAPHIC CONDITIONS

A. GENERAL DEMOGRAPHY

Table 1. Population History (Source: U.S. Census Bureau)

	Population	% Increase/Decrease
1960	2,511	N/A
1970	2,665	+ 6.13%
1980	2,886	+ 8.29%
1990	2,787	- 3.55%
2000	3,110	+ 11.59%

Table 2. Current Demographic Statistics (Source: U.S. Census Bureau)

	Canton	Lincoln County	South Dakota
1990 Pop	2,787	15,427	696,004
2000 Pop	3,110	24,131	754,844
1990 – 2000 % Change	+ 11.59%	+ 56.42%	+ 8.45%
2000 Median Age	36.2	34.0	35.6
Median Household Income in 1999 (dollars)	\$38,654	\$48,338	\$35,282

From 1990 to 2000 the City continued to grow by 12% in the 0-19 age group and by 27% in the 20-54 age group. There was decline in population in the 55-74 and 75+ age groups. United States Census 2000 data indicates that 30% of Canton's residents are 19 or younger. Approximately 46% of the community is between the ages of 20 and 54, illustrating the claim that Canton is a family-oriented community.

Table 3. Population by Age (Source: U.S. Census Bureau)

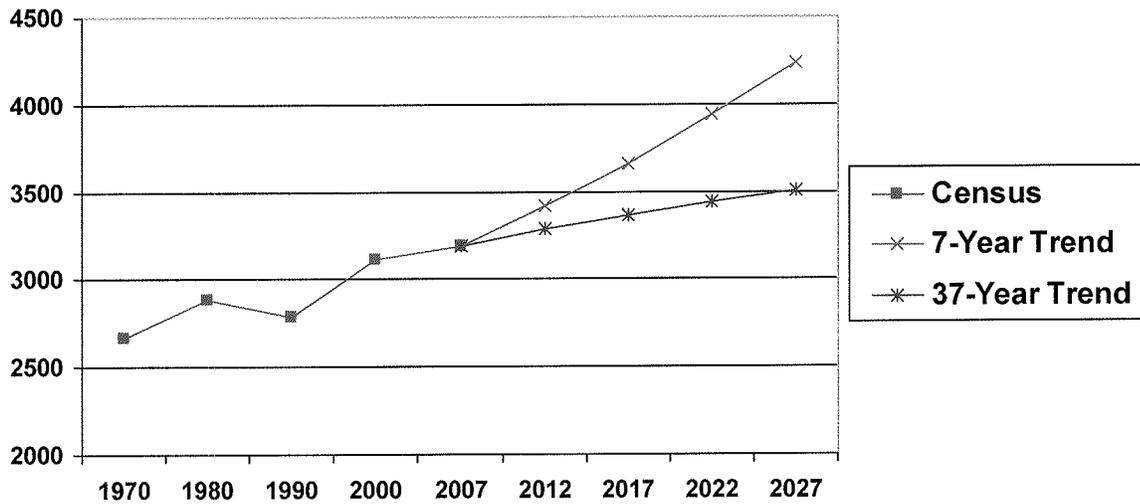
	0-19	20-54	55-74	75 & Over	Total
1990	833	1,126	482	346	2,787
2000	934	1,427	440	309	3,110

B. POPULATION PROJECTIONS

Based upon current trends, a population projection through the study period indicates that the City of Canton will have a population high of 4,242 and a low of 3,511. The 7-year population trend concludes a population of 4,242, while the 37-year population trend concludes a population of 3,511. For purposes of land-use planning, the upper end of the population trend was utilized to ensure adequate land was reserved and planned for future development.

Table 4. Population Projections City of Canton

	1970	1980	1990	2000	2007	2012	2017	2022	2027
7-Year Trend	2,665	2,886	2,787	3,110	3,187	3,416	3,664	3,938	4,242
37-Year Trend	2,665	2,886	2,787	3,110	3,187	3,287	3,362	3,436	3,511



IV. ENVIRONMENTAL CONSTRAINTS

A. PHYSICAL GEOGRAPHY

Canton is located in southeastern portion of South Dakota. The City is along the Big Sioux River and Beaver Creek. The landscape is primarily flat. The elevation drops from 1,300 feet in the north part of the City to 1,250 feet in south.

B. FLOOD HAZARDS

The Big Sioux River occasionally experiences severe spring flooding, and sometimes the flooding lasts into early summer. A portion of Canton lies within the Big Sioux River and Beaver Creek floodplain. According to the Federal Emergency Management Agency (FEMA) Canton is still classified as having special flood hazard areas. Continued wet weather into 1997 has demonstrated that flooding and drainage issues will remain crucial to the residents and industries of Canton well into the future.

C. DRAINAGE AND WETLANDS

Several small wetlands and potholes are found in the north and northeastern portions of the city's growth areas, with the large majority being temporary in nature. Wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. These natural resources provide a number of functions which are important to the health and welfare of the community. They provide storage for stormwater, help to control flooding, provide wildlife habitat, improve water quality, and they provide recreational opportunities.

Major surface drainage features found within the planning areas are the Big Sioux River and its tributaries, all part of the Missouri River System. The Big Sioux River flows on the southern portion of Canton. Tributaries to the Big Sioux with the area are Beaver Creek and South Fork Beaver Creek. The wetlands and floodplains of the Canton area are shown on **Map 1**.

D. SOILS

While the soils in the Canton planning area are excellent for agricultural purposes, their engineering properties present some limitations for urban development. Soil types found in many areas have severe limitations for various aspects of development including roads and streets, and dwellings with basements. These limitations are largely due to unfavorable shrink-swell characteristics, poor bearing capacity when wet, susceptibility to frost action, and/or a seasonally high water table. While these limitations do not rule out development, they do require compensating construction techniques and soil modification. Although soils with a specific engineering limitation may be more prevalent in some areas of the planning jurisdiction than others, soil types with a variety of limitations are found generally across the area.

E. ADDITIONAL ENVIRONMENTAL CONSTRAINTS

Major natural gas pipelines are located through portions of the growth areas. These pipelines must be considered when planning new development. The additional environmental constraints of the Canton area are shown on **Map 1**.

V. INFRASTRUCTURE

A. TRANSPORTATION

Street and highway improvements are a critical planning consideration because of the interactive relationship between transportation and land use. Location choices for many land uses are frequently made on the basis of access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development.

Arterial streets are designed to carry a large volume of traffic at higher speeds. Within the city, the function of arterials is to facilitate the movement of goods and people with few obstructions. These streets are generally four lanes wide with no on-street parking, are adjacent to mainly commercial uses, and have signalized intersections with dedicated turn lanes. Ordinarily, arterial streets are spaced at one-mile intervals.

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system. Collector streets are normally spaced one-half mile apart and include two lanes of traffic with turn lanes at major intersections, limited on-street parking, and may be adjacent to either residential or commercial uses. Local streets, while not shown on the City's Major Street Plan, provide access from low density residential developments to collector or arterial streets. Because their function is based on development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals.

Engineering Design Standards include provisions for street right-of-way, pavement width, and access controls. Yet even these standards must be applied sensibly within different settings. A number of arterial streets pass through established residential neighborhoods.

A Major Street Plan includes a list of current and future road and street improvement projects for the transportation needs of the City of Canton. The Major Street Plan showing projected future arterial and collector streets, has been developed as a part of the Comprehensive Plan (see **Map 2**). Major transportation improvements are listed in the Capital Improvements Summary (Page 25).

B. WATER FACILITIES

The City water supply is obtained from 7 wells in the Dakota Formation (#1, #6, #8, #9, #11, #12, #13) and one well, #7, taken from the Big Sioux Aquifer. Well #7, a backup well, is used in case of a water emergency. Well #12 is a new well and is located in the NW corner of 9th and Cedar Street. Well #12 should have a capacity of roughly 250 gallons per minute. All of the wells tie into the Ground Storage Reservoir except #13, which pumps directly into the water system.

Water from the Dakota Formation is of good quality and needs no filtration and only needs to be chlorinated. A polyphosphate is added to finish the water. The water is pumped into the distribution system with 3 pumps in service with a total pumping capacity of 1,300 gallons per minute. Add in Well #13 and the total pumping capacity increases to approximately 1,500 gallons per minute. The City also has an interconnect with South Lincoln Rural Water System that could add about 250 gallons per minute of capacity to a grand total of 1,750 gallons per minute.

The Ground Storage Reservoir (GSR) holds approximately 500,000 gallons of water. The Reservoir was built in the 1930's and rebuilt in 1966. The Reservoir had \$200,000 worth of repairs in 1999 when the interior was refurbished. The City has one elevated water storage tank of 250,000 gallons, which was built in 1966. Both the GSR and the water tower are cleaned and inspected every 2 to 5 years.

The water distribution system consists of approximately 26 miles of pipe. The piping system is made up of cast iron, plastic and reinforced concrete. Sizes vary from 2 inch to 12 inch. The City maintains 169 fire hydrants, of which only 80% were installed after 1970. All fire hydrants are operated and inspected twice per year.

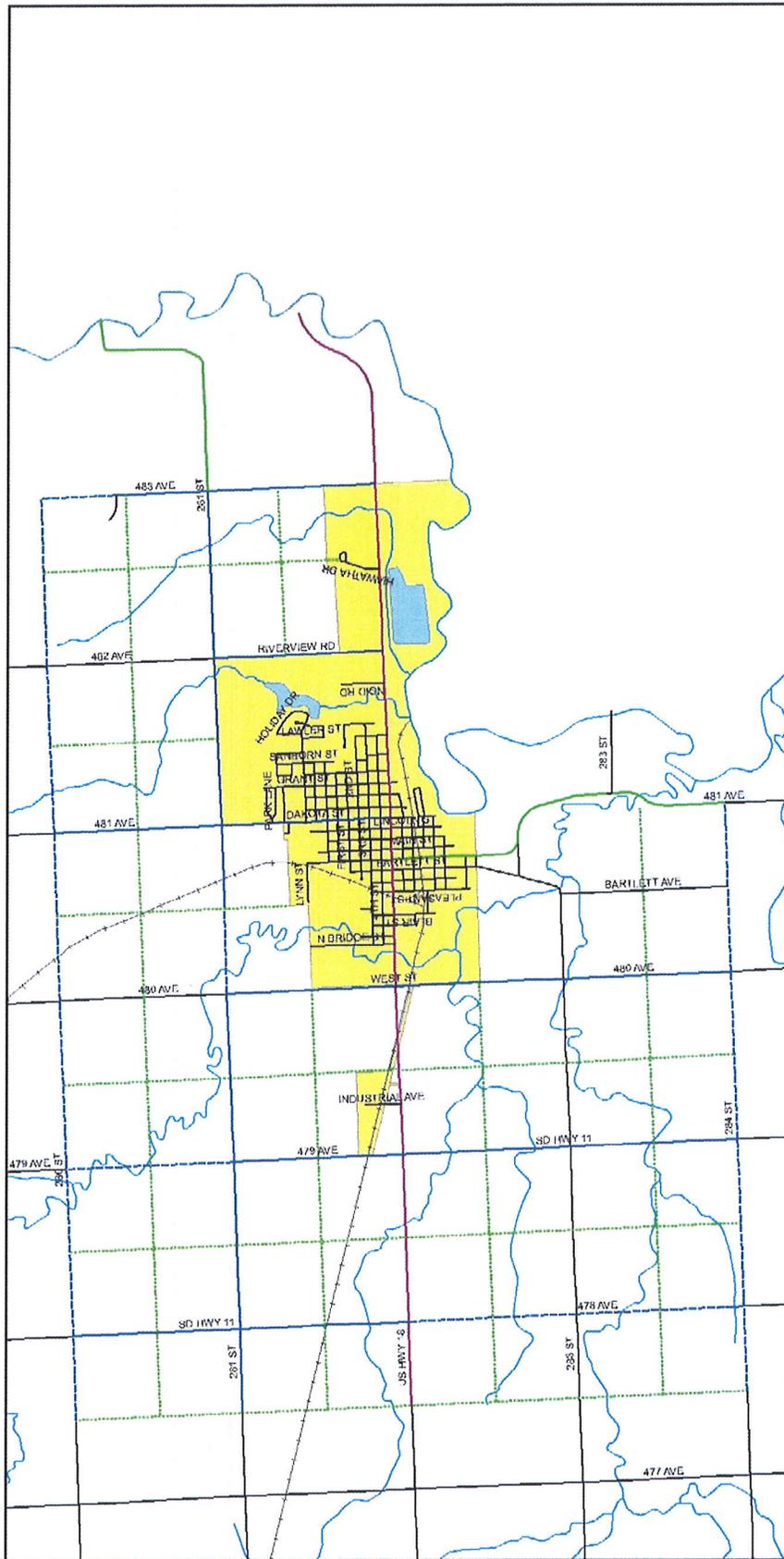
C. WASTEWATER FACILITIES

The wastewater collection system consists of clay tiles, with plastic pipe installed when replacement is necessary. All wastewater is lifted with lift stations. The City operates and maintains four lift stations and one metering station.

Wastewater treatment consists of a 50-acre lagoon system of four cells. The first two cells are approximately 15 acres each and the final two cells are approximately 10 acres each. The sewer force main has been replaced with a 12-inch main line including a new main lift station. Also, land has been purchased for a new cell west of the existing lagoon cells.

D. STORM WATER

Most of the City storm water system was in place before the streets were hard surfaced. A 54 inch storm water culvert was placed in 1990 to eliminate flooding on Dakota Street. In 1993, some preliminary work was done to extend this to the west and to the north. No action has been taken at this time.




 This plan is for informational purposes only. It is not intended to be used as a legal document. We do not warrant the accuracy of the information contained herein. This map does not constitute an offer of insurance. The map was compiled by the South Eastern Council of Governments.

Map 2
MAJOR STREET PLAN
 City of Canton, SD

- Legend**
- MISC. AGENS
 - Future Major Retail
 - MISC. AGENS
 - Future Major Retail
 - Community
 - Future CC Retail
 - Scenes
 - Chances, RVPs & J-ops
 - Rail
 - City Limits

VI. SCHOOLS, PARKS AND OPEN SPACES

A. SCHOOL FACILITIES

The Canton School District maintains two facilities (K-5 and 6-12) all located within the Canton City Limits. The district lies entirely within Lincoln County. One quarter of the students take the bus. All bus rides are under one hour with the average ride time being 30 minutes. The district enrollment is 940 and has increased by 10 students this past year. The district currently has three sections of each grade and has been able to maintain small class sizes. An addition was added to Lawrence Elementary in 2006 that included four Kindergarten rooms, an early childhood room, band room, gym and two special education rooms. The district has room to expand up to five additional classrooms before it will need to add space. The district currently has land to the east of Lawrence Elementary that is available for expansion needs. The district is also anticipating adding a wrestling room to the HS/MS building in the next couple of years. (Source: Superintendent Terry Majeres)

B. PARKS AND OPEN SPACES

Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities, and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking lots, and multi use paved areas for court games.

Community parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 20 to 40 acres. Specialized facilities such as swimming pools, picnic areas, and athletic complexes can be accommodated in community parks. Community parks that should be provided include areas for passive uses, nature conservation, pools and aquatic centers, and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space.

Conservation and nature areas are specialized locations which preserve wildlife habitat, woodlands, and wetlands through open space development. Most commonly developed along the stream corridors and natural drainageways are linear parts or greenways which provide variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

The parks and open spaces on the Future Land Use Map identify existing park facilities and proposed new facilities within the projected growth areas. A list of the new or expanded facilities is listed in the Capital Improvements Plan Summary on page 25. These facilities will bring nearly all residential development within the service area of both neighborhood parks and community parks. The specific improvements provided within in park facility should be tailored to meet the needs of the nearby population which it will primarily serve. Where feasible, proposed parks sites are integrated with future elementary school sites to permit joint use of facilities. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

If new parks are to be provided at reasonable cost and in proper locations, it is essential that park land acquisition take place prior to residential development. Integration of Park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development.

Canton Park Inventory

<u>Name</u>	<u>Acres</u>	<u>Type</u>	<u>Comments</u>
West Side Ballpark	7.35	Neighborhood	Heavy use, Camping
Chatuqua Park	10.2	Community	Undeveloped
Cedar Street Park	0.33	Neighborhood	Small/additional landscaping
Jack Fox Park	1.64	Neighborhood	Veteran's Memorial
Stand Pipe Park	2.27	Neighborhood	Good Condition
Betty Ann Everhart Park	.085	Neighborhood	Pleasant Garden Area in CBD

Kennedy Park
E.O. Lawrence School
Canton High School

9.64
7.00
12 .0

Community
Neighborhood
Community

Pool, Bathrooms
School Playground
Athletic Complex

VII. NEIGHBORHOOD CONSERVATION

Blighted neighborhoods tend to grow into adjacent areas and invite additional deterioration. Visual deterioration gives the impression that nobody cares, creating an atmosphere which fosters crime, antisocial activities, and further blight. Declining neighborhoods demand additional health, social, and public safety services, weaken the tax base, and make activities to promote new economic development in the city more difficult.

Strategies to strengthen and preserve the older residential neighborhoods will maintain the supply of safe, decent, affordable homes and limit the need for costly increases in public services and avoid the need for dramatic revitalization programs. The goals of affordability, variety, safety, and preservation are emphasized.

1. Land Use. Zoning changes to allow multifamily or commercial land uses into older neighborhoods should be carefully analyzed. Conservation of single-family homes is encouraged. Commercial uses are ideally limited to business which service the neighborhood needs and that have minimal impact on adjacent properties.

2. Infrastructure. Streets, utilities, and public facilities should be maintained and improved on an ongoing basis. Schools and parks contribute to neighborhood stability, and should set an example for residential areas in terms of maintenance and appearance. Parks near or within the city's south and west conservation areas will help stabilize and improve the appearance and image of the area.

3. Property Maintenance. Inspections and enforcement of building and zoning codes, and effective nuisance abatement activities help prevent neighborhood decline. Other activities include Fire Department inspection of apartment units and enforcement of health code requirements. Legal assistance through the City Attorney's office is a key component for the effectiveness of these activities.

4. Special Programs. A public program geared towards neighborhood conservation areas will utilize volunteer and city personnel and equipment to help maintain environmental conditions and provide assistance in cleaning up targeted older residential areas.

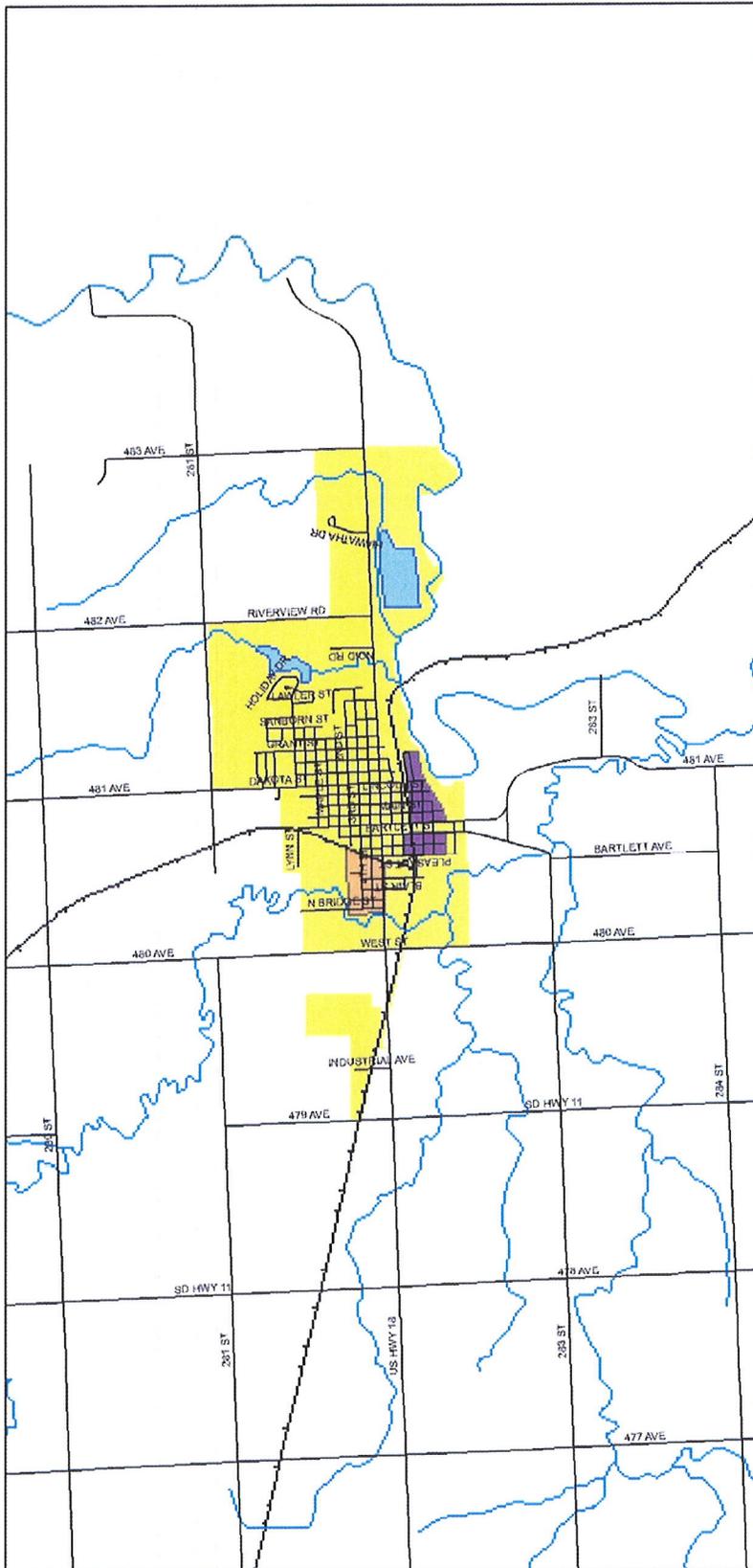
5. Neighborhood Conservation Areas. Windshield surveys and environmental and public facility conditions have been analyzed to identify the following neighborhoods as conservation areas. In general, neighborhoods with concentrations of homes built prior to 1950 and those with below average income levels are designated for conservation. **Map 3** illustrates the neighborhood conservation areas.

West Canton

Nonconforming mobile homes on scattered sites with mixed in with conventional single-family homes. Commercial uses along US Highway 18 are creating expansion pressure for potential commercial encroachments into the neighborhood. Commercial development should not be limited along the US Highway 18 corridor. Homes in the area are in good condition to scattered homes in moderate disrepair. A bike trail and linear park along Beaver Creek would help improve the appearance of the area.

South Canton

The east portion of this neighborhood has a significant amount of industrial encroachment. The industrial development and/or expansion should be limited to reduce the neighborhoods decline and to minimize any potential ground water contamination to wells. The remaining portion of the neighborhood includes homes in mild to moderate disrepair. The development of Chataqua Park and development of the Big Sioux River Area into a bike trail and conservation area would help improve the appearance of the area.



Map 3
NEIGHBORHOOD CONSERVATION AREAS
 City of Canton

Legend

- West Conservation Area
- South Conservation Area
- Roads
- Creeks, Rivers & Lakes
- Rail
- City Limits



 0 0.25 0.5 1 MILES
 This information has been acquired from the City of Canton and is provided for informational purposes only. We do not warrant the accuracy of the information contained herein. This map does not constitute the record for an ordinance or resolution.
 This map was compiled by:
 South Eastern Council of Governments

VIII. GROWTH AREA ANALYSIS

The costs of extending water and sewer services are the primary considerations in designating future growth. However, other factors must also be considered which includes capacity of the transportation system, environmental suitability, and compatible land uses. The following analysis is intended to provide the City of Canton and Lincoln County with a guide to land use decisions and direct implementation through subdivision and zoning regulations. **Map 5** illustrates all growth areas by the letter indicated.

It is appropriate to note that rezoning requests (and other development approvals) for land uses not consistent with the Future Land Use map (**Map 5**), except for previously established and approved land uses, should not be considered until the Comprehensive Plan has been amended, as necessary, to provide for such land uses. In those cases where development requests are not consistent with the Plan but represent a benefit to the community, the City should process such requests and Plan amendments concurrently and in a timely fashion. In addition, **the Future Land Use map is not the community's official zoning map**. It is a guide for future land use patterns. The Future Land Use element and all other aspects of the Comprehensive Plan are implemented primarily through development regulations (e.g., zoning and subdivision regulations). Text of the zoning regulations and its corresponding map determine which specific development requirements apply to a particular property.

Growth Area A

- A twelve inch water line would need to be brought from the water tower to obtain water service. A lift station at US Highway 18 and Beaver Creek may be able to provide sewer service although additional study is needed. Additional study is needed for adequate stormwater drainage. Development should not be allowed in the floodplain areas.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development. A commercial node buffered by multi-family is proposed at the intersection of SD Highway 11 and 281st Street. A second commercial node buffered by multi-family is proposed at the intersection of 480th Avenue and 280th Street.
- A proposed trail system traverses the growth area and could provide areas for neighborhood parks.

Growth Area B

- A twelve inch water line would need to be brought from the water tower to obtain water service. A lift station at US Highway 18 and Beaver Creek may be able to provide sewer service although additional study is needed. Additional study is needed for adequate stormwater drainage. Development should not be allowed in the floodplain areas. In order to provide a secondary access to the city and school, a road and bridge may need to be constructed to hook into Lynn Street.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development. A commercial node buffered by multi-family is proposed at the intersection of 481st Avenue and 281st Street. A second commercial node buffered by multi-family is proposed at the intersection of 480th Avenue and 280th Street.
- Two proposed trail systems traverse the growth area and could provide areas for neighborhood parks.

Growth Area C

- The water and sanitary sewer capacity are available to this area. A sewer lift station is located off of US Highway 18 at 482nd Avenue.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development.

- Some existing homes will create an obstacle to full development. In the future, scattered housing should be limited.
- A proposed trail system traverses the growth area and could provide areas for neighborhood parks.

Growth Area D

- For the immediate annexable area, the water and sewer capacity is available. The serviceability of the remaining area is currently unknown.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The majority of the growth area will accommodate industrial growth.
- The remaining portions of the growth area will include a buffer of multi-family and then transition into single-family residential development.
- The commercial corridor along US Highway 18 will be maintained and expanded.
- A commercial node buffered by multi-family is proposed at the intersection of SD Highway 11 and 281st Street.
- A proposed greenway traverses the growth area.

Growth Area E

- This area is serviceable by the extension of existing utilities.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development.
- A commercial strip is proposed along a portion of US Highway 18.
- A proposed park/recreational area is proposed for the portion of the growth area to the South of US Highway 18. A second park/recreational area is proposed along Riverview Road. A proposed trail system also traverses the growth area and could provide areas for neighborhood parks.

Growth Area F

- For the immediate annexable area, the water and sewer capacity is available. The serviceability of the remaining area is currently unknown.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- This northern portion of this growth area will be industrial and commercial with a buffer of multi-family.
- A commercial node buffered by multi-family is proposed at the intersection of SD Highway 11 and 283rd Street.
- The remaining portion of the growth area will include single-family residential development.
- A proposed greenway traverses the growth area.

Growth Area G

- A portion of this growth area will be serviceable by existing utilities. The serviceability of the remaining area is currently unknown.

DEVELOPMENT PATTERNS FOR FUTURE GROWTH

- The growth area will accommodate single-family residential development.
- A proposed trail system traverses the growth area and could provide areas for neighborhood parks.

IX. LAND USE PLAN

A. EVALUATION OF LAND USE IN RURAL LINCOLN COUNTY

The rural area of Lincoln County is dominated by agricultural uses. However, a great deal of rural residential structures (hobby farms, rural subdivisions) have been constructed over the past 20 years. Also, a great number of farms have been vacated with a dilapidated structure still standing. A land-use dilemma is the rural/urban fringe area along and near the city-limits of Canton. A common goal of the Lincoln County Planning Commission and all Lincoln County cities is to cooperate jointly within an urban growth area near all city limit boundaries. Therefore, the future land-use map specifies an area outside of Canton for land-use cooperation with Lincoln County.

B. EVALUATION OF URBAN LAND USE IN CANTON

To simplify preparation of this plan, land uses have been grouped into seven categories for Canton:

(1) Industrial includes light manufacturing, warehouses and other similar uses.

(2) Commercial includes retail businesses, offices, etc.

(3) Single Family Residential includes single-family, residential, and duplexes.

(4) Multi Family Residential includes all apartments.

(5) Institutional & Governmental includes schools, government offices and similar uses.

(6) Park & Recreation includes parks and athletic fields. Also included are areas which should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.

(7) Manufactured Housing includes all manufactured housing and manufactured home parks.

A map of **current (Map 4) and future land uses (Map 5)** in Canton and the planning area are included.

C. CURRENT LAND USE CONSUMPTION

Land Use	Acres Consumed
Single Family	305 acres
Multi Family	9 acres
Commercial	62 acres
Government/Institutional	73 acres
Vacant	946 acres
Industrial	119 acres
Park and Recreation	104 acres
Manufactured Housing Parks	5 acres

D. FUTURE LAND USE ESTIMATES

Households and a projected demand of certain land use categories are listed in the tables below.

City of Canton			
Household Projections			
	Population	Persons per Household <i>(assuming number remains constant)</i>	Households
1980	2,886	NA	NA
1990	2,787	NA	NA
2000	3,110	2.49	1,209 (actual)
2007	3,187	2.49	1,280 (projected)
2012	3,416	2.49	1,372 (projected)
2017	3,664	2.49	1,471 (projected)
2022	3,938	2.49	1,581 (projected)
2027	4,242	2.49	1,704 (projected)
Households Added 2007 to 2027			
New Households		495	

Land Use Consumption Needs – Housing		
Single-family Residential	3 units per acre (low density) x 2.49 persons per household (pph) = 7.47 persons per acre (ppa) *	7.47 ppa x 7,085 acres = 52,925 additional people
Multi-family Residential	3 units per acre (low density) x 2.49 pph = 7.47 ppa **	7.47 ppa x 427 acres = 900 additional people

Based upon the above referenced analysis, the City of Canton will be able to provide adequate housing through the year 2027.

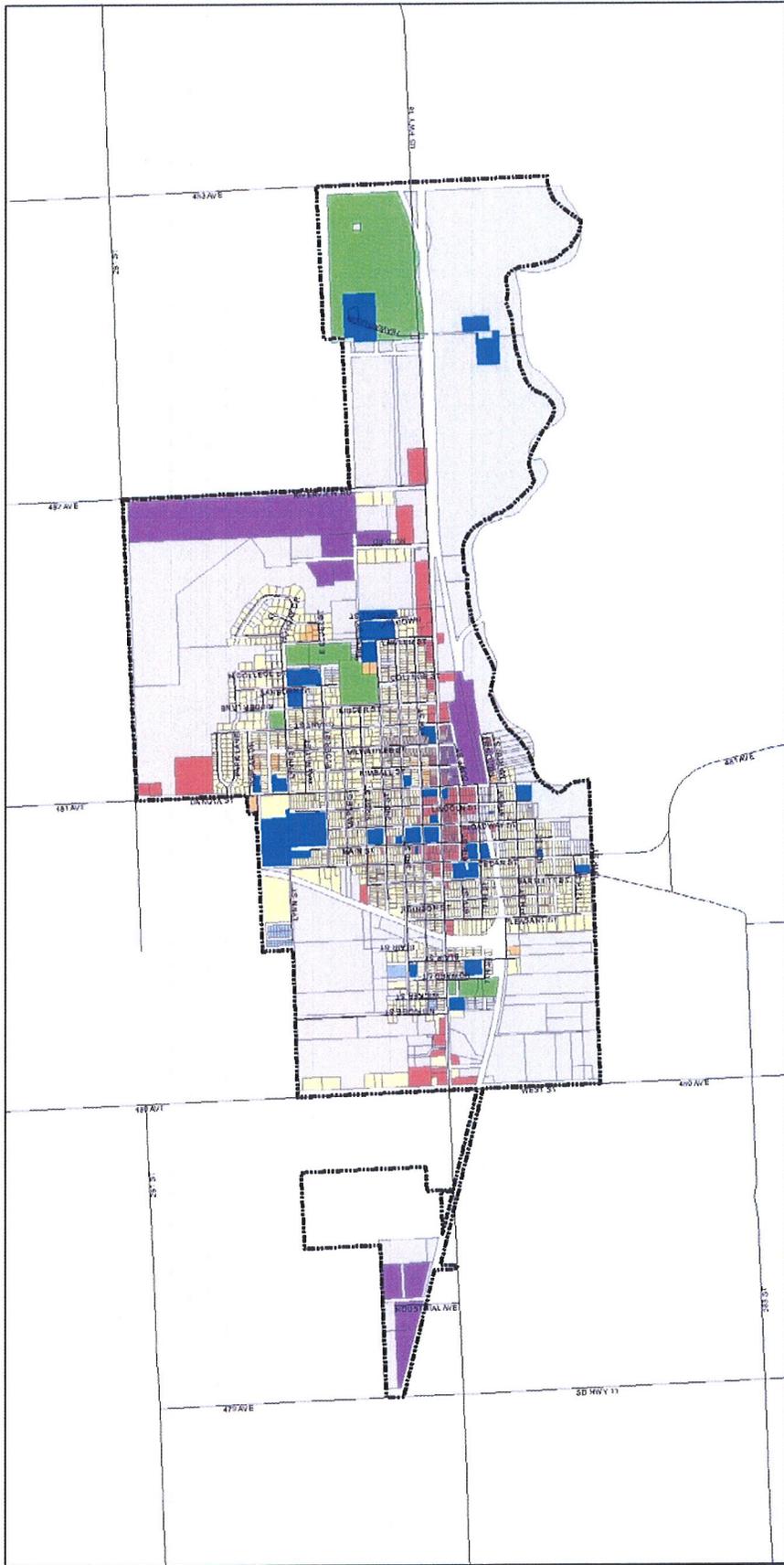
* Projections based upon low density single-family development

** Projections based upon low density multi-family development

Future Land Use Available

Land Use	Available Acres
Single Family	7,085 acres
Multi Family	427 acres
Commercial	503 acres
Industrial	719 acres
Park/Recreational/Greenway	262 acres

A review of the population projections and land use consumption needs should be reviewed every five (5) years to ensure enough land is available for future land use needs.

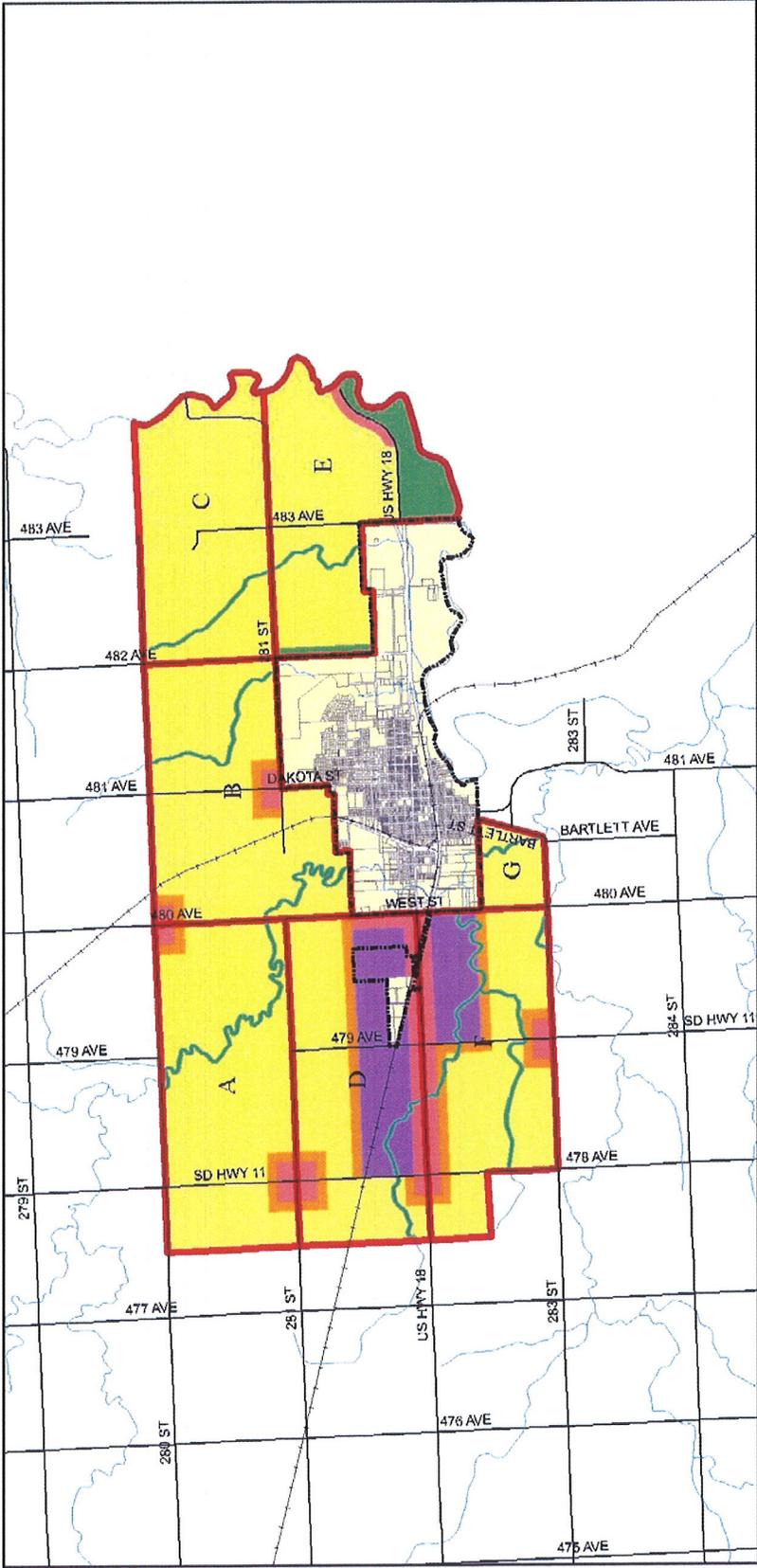


Map 4
CURRENT LAND USE
 City of Canton

- Legend**
- Single-Family Residential
 - Multi-Family Residential
 - Manufactured Housing
 - Commercial
 - Industrial
 - Public Utility
 - Open Space
 - City Limits

This information has been secured from sources we believe to be reliable. However, we do not warrant the accuracy of the information contained herein. This map does not constitute the need for an additional investigation. This map was compiled by the South Eastern Council of Governments.





This information has been prepared from sources we believe to be reliable, however we do not guarantee the accuracy of the information. The information is provided for informational purposes only and is not intended for use in any legal proceeding. The map was prepared by the South Dakota Council of Governments.

Map 5
FUTURE LAND USE
 City of Canton

- Legend**
- Single Family Residential
 - Multi Family Residential
 - Commercial
 - Industrial
 - Park/Recreational/Greenway
 - Current Land Use
 - City Limits
 - Creeks, Rivers & Lakes
 - Roads
 - Rail
 - Growth Area

X. PLANNING POLICY FRAMEWORK

Canton has adopted this Comprehensive Plan to provide a framework for specific future land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a growing urban population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. This plan is not intended to be a site development guide for specific parcels of land; rather, it is intended to provide a general outline of Canton's growth management.

The following community vision statements should provide direction to Canton's decision-making process on an ongoing basis.

1. To provide for the orderly arrangement of the parts of the City and adjoining future growth area enabling each part (residential, recreational, commercial and industrial) to perform its function economically and with minimum conflict to the other parts.
2. To provide an efficient, safe and economical system of transportation within the City and the surrounding area.
3. To promote the economic growth and social development of the City and the future growth area as a partner in cooperation with the private sector.
4. To provide ample opportunities for public participation at all stages of the planning and implementation process, including public hearings, rezoning notices and public awareness campaigns.
5. To retain flexibility within the planning and zoning process so as to readily cope with changing social and economic conditions.
6. To review and update the goals and policy guidelines every five (5) years.

GOALS AND POLICIES

The following goals and policies are a detailed expression of the community's aspirations for the future and can be considered the heart of the Comprehensive Plan. The goals and policies provide direction for future planning and city activities for the City of Canton and the contiguous planning area.

LAND USE

Land Use Goal #1: Allow compact and contiguous urban growth within city-limits.

Policies

1. Maintain the growth area boundary as the division between urban and rural densities and services, and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities, and other services.
2. Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access, and proper water and sewer systems.
3. Beyond the urban service boundary, encourage agriculture to remain the dominant land use activity and minimize the cost of providing future public services and facilities by maintaining a rural population density and preserving agricultural lands.
4. Require that properties served by public utilities be located within the City.
5. Establish and maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.

Land Use Goal #2: Maintain suitable transition zones between low density residential areas and more intensive nonresidential uses.

Policies

1. Zone stable neighborhoods to prevent encroachment by incompatible industrial, commercial uses and excessively high density residential.
2. Encourage apartment, office, and institutional uses as alternatives to commercial strip development along major streets.
3. Allow conveniently located neighborhood commercial centers in locations that will not create land use conflicts or traffic problems.
4. Require that new development be compatible with existing adjacent development.
5. Require the clustering of neighborhood and convenience commercial uses in accessible locations.
6. Provide sufficient multifamily housing around commercial and industrial areas.
7. Allow high density housing only in close proximity to major streets and activity centers.
8. Prevent commercial strip development along major thoroughfares in the City. Instead, encourage development of commercial clusters with appropriate transition zones to residential areas.
9. *See Appendix 1 for - Land Use Location and Design Criteria*

Land Use Goal #3: Preclude development of land which is environmentally unsuitable for construction by retaining floodplains, drainageways, and other significant natural areas as open space networks for recreation and environmental enhancement.

Policies

1. Develop a bike trail and linear park system along the Beaver Creek and Big Sioux River Floodplains and along the Christmas Lake drainage area.
2. Develop a park north of the hospital area focused around an identified wetland.
3. Protect stream corridors, the aquifer and other significant natural areas from incompatible development.

Land Use Goal #4: Enhance the character, identity, and historic preservation of the community.

Policies

1. Guide new development with urban design amenities that enhance community aesthetics and local identity.
2. Protect historic dwellings and other architecturally significant buildings from incompatible development, and encourage rehabilitation and reuse for the redevelopment of historic buildings.

Land Use Goal #5: Conserve, maintain, and improve the older neighborhoods of the city.

Policies

1. Allow flexibility of land use and density in the redevelopment of blighted areas, provided such development is compatible with surrounding residential areas.
2. Target older neighborhoods for assistance in cleaning up residential homes and yards.
3. Maintain the central business district (CBD) boundaries in order to prevent encroachment of commercial uses

into adjacent neighborhoods and to more fully utilize the existing CBD area.

TRANSPORTATION

Transportation Goal #1: Accommodate the city's major street system including a perimeter system of arterial streets.

Policies

1. Secure sufficient rights-of-way ahead of development.
2. Encourage arterial corridors to be developed on an existing section line roads on the northeastern and northwestern portions of town to facilitate adequate crosstown traffic.
3. Avoid driveway entrances on arterial streets and wherever possible, on collector streets.
4. Strip development, especially along US Highway 18, must be controlled to help reduce safety hazards and enhance traffic flow.

Transportation Goal #2: Prevent heavy through traffic on minor residential streets by requiring a system of collector streets between adjacent subdivisions.

Policies

1. Encourage the development of collector streets including the extension of Lynn Street to the west.
2. Encourage the development of intersecting collector streets in the hospital/golf course future growth area.
3. Encourage the development of collector streets in the industrial park area and future commercial area near US Highway 18.
4. Require limited access to the collector roads to enhance safety and traffic flow.
5. Connect South Park Lane all the way to Marshik Addition.
6. Connect Elder Street through to Marshik Addition.

Transportation Goal #3: Maintain a safe and efficient local street system for movement of people and goods.

Policies

1. Design residential street layouts to minimize both overall street lengths and the quantity of site grading required.
2. Provide direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers, and recreation areas.
3. Avoid widening and signalization of local residential streets where the livability and safety of adjacent neighborhoods would be diminished by such action.
4. Require the design of local streets to discourage unsafe speeds.
5. Require the provision of safe and adequate access to all properties through the implementation of subdivision regulations.

HOUSING

Housing Goal #1: Encourage the development of affordable housing opportunities including manufactured housing, apartments, and modest single family homes.

Policies

1. Encourage the development of a variety of housing types to meet the needs of all citizens.
2. Require all manufactured homes to locate in manufactured home parks.
3. Encourage the location of manufactured home parks in appropriate locations.
4. Require all manufactured home parks to construct landscape buffer strips to separate adjoining land uses.

Housing Goal #2: Encourage the development of assisted living facilities to meet the needs of the growing elderly population.

Policies

1. Work with the hospital, nursing homes and other facilities to find appropriate locations and shared services for assisted living facilities.
2. Locate assisted living facilities near or adjacent to elderly support services.
3. Require assisted living facilities to compliment the adjacent land uses.

COMMUNITY FACILITIES AND INFRASTRUCTURE

Community Facilities and Infrastructure Goal #1: Prevent unlimited outward expansion by maintaining urban growth area boundaries with provisions for phased annexation and extension of utilities.

Policies

1. Extend sewer utilities in connection with development to growth areas that have capacity with existing liftstations.
2. Reconstruct the sewer main on North Dakota Street to rectify capacity and depth problems.
3. Maintain a consistent street pavement maintenance program.
4. Employ an area-wide approach in planning utility and drainage systems.
5. Utilize and preserve natural drainage systems to the greatest extent possible.
6. Minimize soil erosion and downstream sedimentation through appropriate design.

Community Facilities and Infrastructure Goal #2: Provide and maintain parks, streets, and other public facilities at a uniformly high standard in all neighborhoods of the city.

Policies

1. Secure suitable park sites and other public facility sites ahead of development.
2. Integrate park and open space areas into residential neighborhoods whenever feasible.
3. Construct and maintain a multi-purpose community center.

4. Improve the quality and quantity of supervised recreational activities in the community.
5. Maintain and encourage the growth of the Canton-Inwood Memorial Hospital.

ECONOMIC DEVELOPMENT

Economic Development Goal #1: Work with the Canton Economic Development Corporation and Lincoln Economic Development Association to improve economic development opportunities.

Policies

1. Expand the industrial park area to improve industrial business locations.
2. Support expanded retail opportunities with the location of a commercial district on West US Highway 18 and in other appropriate neighborhood locations.
3. Encourage a strong supportive retail sector which will complement commercial uses.
4. Allow development for commercial sites within appropriate community regulations.

Economic Development Goal #2: Annex land already developed for industrial, commercial, and residential use including the strip area on the west side of Canton near the industrial park.

Policies

1. Educate community residents about annexation and its advantages.
2. Provide incentives to industry and business willing to annex.
3. Work with Lincoln County to gain approval of annexation.

XI. PLAN IMPLEMENTATION

The best possible way to implement a comprehensive plan is to utilize all of the administrative tools available in order to influence development in a positive manner. There are many tools which can be utilized, including zoning regulations, subdivision regulations, policy plans, capital improvements plans, annexation studies, and well rounded community involvement.

Local Governing and Advisory Boards. The key players in the implementation of a Comprehensive Plan are the Planning Commission and the City Commission. It is the duty of the governing body of Canton to encourage progress by utilizing all of the tools available, so that orderly growth and development can take place. With public input, the Planning and Zoning and the City Commission can create a balance between industry, commerce, and housing, and can utilize all of the resources available to facilitate civic improvement.

Local Regulatory Tools. Perhaps the most widely utilized administrative tools are the Zoning and Subdivision regulations. It is essential to revise either or both of these documents when they conflict with the Comprehensive Plan. It is especially important to create a cooperative agreement between Lincoln County and the City of Canton to insure the Canton urban growth area is developed as the Comprehensive Plan recommends.

Annexation. If the orderly growth of Canton is to continue over the planning period, it is essential the city continue an active annexation program. The boundaries for providing municipal services should generally coincide with the corporate limits. Areas designated by the land use plan as future growth areas of the city should be annexed in advance of major development as should existing rural subdivisions which lie adjacent to the city. This policy will assure that sufficient development land to accommodate the future growth of the urban areas is maintained.

Capital Improvements Planning. The purpose of capital improvements planning is to provide local government officials with a guide for budgeting for major improvements which will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies which need to be corrected prior to the development. It is the intention of the City to upgrade a portion of existing utilities and transportation routes on an annual, ongoing basis. Information within the Comprehensive Plan will be utilized in constructing the Canton capital improvement plan. Below is a list of major capital improvements over the 20-year study period.

Capital Improvements Summary of Needs 2007 - 2027

2007 to 2012

West Road South from Lynn Street to US Highway 18
482nd Avenue (Riverview Road) from US Highway 18 to Canton Airport
479th Avenue North from US Highway 18 to ½ mile section
Beaver Creek bike trail
12-inch water line from Beaver Creek to water tower
Swimming pool/aquatic center
Senior citizens center
Ball fields
Extend Park Lane South, East to Christmas Lake
Extend Elder Street East to Lawler Street
West Road watermain loop
Industrial park watermain loop

2012 to 2017

Big Sioux River bike/walking trail and canoe area
Multi-purpose community center
Skateboard park
Wastewater treatment facility improvements
Additional water storage
Replace Beaver Creek lift station

Replace South West lift station or put in trunk line
Relocate airport operations to combined facility with Lincoln County or reconstruct at present location
Addition to Canton Public Library
Replace North Dakota Street (including replacement of sanitary sewer lines, water lines and storm sewer lines)
Replace South Cedar Street (including replacement of sanitary sewer lines, water lines and storm sewer lines)
Rebuild Bridge Street bridge on Lynn Street

2017 to 2022

482nd Avenue (Riverview Road) from Airport to 281st Street
281st Street from 482nd Avenue (Riverview Road) to Dakota Street
Park east of Airport
Bike trail between Canton and Newton Hills
Extend West Lynn Street from Cedar Street to North West Street

2022 to 2027

281st Street from ½ mile section to 482nd Avenue
483rd Avenue from ½ mile section to US Highway 18
Additional parking at Canton Public Library
281st Street from Riverview Road to West Street
Chatuqua Park development

APPENDIX 1

Land Use Location and Design Criteria

Residential

Low density (3 to 6 units/acre)

- *Access to local street system-avoid direct access to arterial streets
- *Convenient to neighborhood school, park, and commercial services
- *Avoid environmentally sensitive areas such as wetlands and drainageways

Medium density (6 to 16 units/acre)

- *Access to major street system
- *Well designed transition to adjacent land uses
- *Provision of usable open space based on project size
- *Transition between low density neighborhood and major streets
- *Adjacent to neighborhood commercial center

High density (16 to 40 units/acre)

- *Adjacent to principal arterials near major commercial, institutional, or employment centers
- *Well designed transition to adjacent land use
- *Provision of usable open space based on project size

Commercial

Highway oriented and regional centers

- *Adjacent to major streets and regional highways
- *Controlled access to arterial streets
- *Quality architecture and well designed transition to adjacent uses

Community centers

- *Intersection of arterial streets and along transit routes
- *Mixed use development including office, institutional, or multifamily residences
- *Well designed transition to adjacent uses

Neighborhood retail, office, and convenience services

- *Convenient vehicular and pedestrian access to residential areas
- *Adjacent to major street intersections
- *Design compatible with surrounding uses
- *Well designed transition to adjacent uses
- *Located within residential, employment, or institutional centers

Downtown area

- *Pedestrian orientation
- *Quality urban design standards
- *Mixed uses including office, retail, institutional, cultural, and entertainment
- *Orientation to greenway where feasible
- *Consolidate off-street parking areas
- *Residential uses within walking distance of CBD

Industrial

General light industrial

- *Regional highway access located close to major arterial streets
- *Rail access for industrial uses requiring it
- *Buffered from residential and other adjacent land uses

- *Industrial park setting with building design and landscape amenities
- *Include office, warehousing, and limited retail uses

Limited heavy industrial

- *Access to major streets
- *Well designed buffer to adjacent land uses
- *Minimize environmental impacts on surrounding properties

Mixed Use

Institutional, office, and other mixed use development

- *Convenient to intended market area
- *Vehicular access to major streets
- *Minimization of traffic impact on adjacent uses
- *Orderly expansion of institutional uses near residential areas
- *Design compatibility with adjacent uses
- *Include retail, multifamily, and business-technology land uses