

COMPREHENSIVE PLAN

CANADIAN ★ TEXAS



2016

ORDINANCE NO. 684

AN ORDINANCE OF THE CITY OF CANADIAN, TEXAS, ADOPTING THE 2016 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, it is necessary and reasonable for the City of Canadian, Texas, a general-law municipality to provide for a Comprehensive Plan in accordance with Chapter 213, Texas Local Government Code and the City's zoning regulations are to be in accordance with such Comprehensive Plan pursuant to Section 214.004, Texas Local Government Code; and

WHEREAS, the City Council of the City of Canadian retained a professional planning consultant to assist in the preparation of a 2016 Comprehensive Plan for the City; and

WHEREAS, a Comprehensive Plan Advisory Committee (CPAC) was created to guide in the preparation of a workable 2016 Comprehensive Plan for the City of Canadian; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) reviewed and studied recommendations made by the planning consultant for the 2016 Comprehensive Plan; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) recommended the 2016 Comprehensive Plan to the City Council on November 15, 2016; and

WHEREAS, the City Council conducted a public hearing held on November 21, 2016, in which notice of the meeting was posted, where major issues about the 2016 Comprehensive Plan were presented and all persons were given the opportunity to present verbal and written testimony; and

WHEREAS, the City Council considered this testimony and, on November 21, 2016, the City Council approved the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CANADIAN, TEXAS:

- SECTION 1:** **Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.
- SECTION 2:** **Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.
- SECTION 3:** **Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

PASSED AND APPROVED on this 21st day of November 2016.


Mayor

Attest:


City Secretary

Acknowledgements

The contributions of the following people helped to make this document possible by providing knowledge, assistance, and insight throughout the process of developing this plan.

City Council

Rob Talley, Mayor

Bob Gober, Mayor Pro Tem

Blake Beedy, Council Member

Jonathan Frederick, Council Member

Gary Prater, Council Member

Joe Schaef, Council Member

Lisa Ayala, Former Council Member

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Introduction

History of Canadian, Texas

Canadian, Texas has been the county seat of Hemphill County since 1887. In early 1887, E.P. Purcell and O.H. Nelson laid out the 240-acre town site on the southern bank of the Canadian River. Purcell and Nelson headed the Kansas Railway Townsite Company. In the summer of 1887, the Southern Kansas Railway had constructed a bridge across the river from the settlement of Clear Creek (also known as Hogtown). With the completion of the bridge, many of the Hogtown residents moved their families and homes across the river to Canadian.

The City started as a temporary tent city, but it did not take long for permanent structures to be constructed. In August of 1887, the first hotel (the Log Cabin) was established by Nelson Peet and a post office opened.

On July 4, 1888, Canadian's reputation as a rodeo town began when a commercial rodeo was staged by the annual Cowboys' Reunion, one of the first in Texas. By the 1900s the town was incorporated and became a major center for shipping with the railroad division headquarters, roundhouses, cotton gins, banks, schools, and other small businesses. The City had 13 saloons, but the County voted to go dry in 1903.

In the early 1950s, the City lost its railroad roundhouses and division headquarters due to reorganization by the Santa Fe. The City continues to thrive on farming, ranching, and oil and gas production.

-Adapted from the Handbook of Texas Online, by H. Allen Anderson



Source: River Valley Pioneer Museum

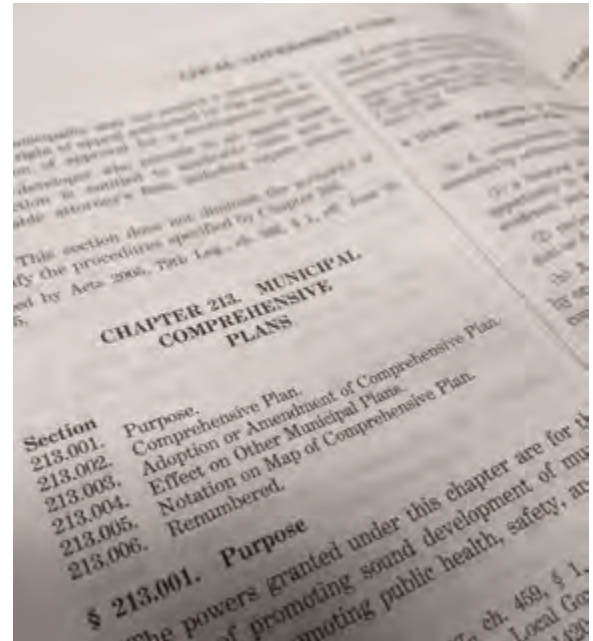
Overview of the Plan

Purpose of a Comprehensive Plan

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by citizens, the City Council, City Staff and other decision-makers to guide the growth and physical development of the community for 10 to 20 years. The State of Texas has established laws about the ways incorporated communities can ensure the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Specifically, the law states:

"The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations."

-Chapter 213 of the Texas Local Government Code



Importance of Planning

Planning is important to prepare for the future growth and development of a community. There are two interrelated purposes of planning for the future: one, it allows the citizens of a community to create a shared vision of what they want the community to become, and two, it establishes ways in which a community can effectively realize this vision. This Comprehensive Plan is a vision of what Canadian can become and is a long-range statement of the City's public policy.

It is important to note that a comprehensive plan is not a zoning ordinance, but rather it is a high-level tool utilized by the City to guide future development decisions. As new development, zoning requests and other development decisions are made, the comprehensive plan helps to ensure orderly and coordinated growth. Determining what land uses are appropriate within Canadian, and where such land uses should be located, helps to protect the integrity of the City's neighborhoods and corridors. Ultimately, coordinated land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The primary objectives of this Comprehensive Plan are to accomplish the following:

- Efficient delivery of services,
- Coordination of public and private investments,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner,
- Guide capital improvement planning, and
- A rational and reasonable basis for making decision that impact the community.

Creation of the Canadian Comprehensive Plan

To assist in the development of a long-range plan for the community, the City Council created a steering committee called the Comprehensive Plan Advisory Committee (CPAC).

CPAC Meeting #1 | February 15, 2016

The purpose of the first CPAC meeting was to kick off the comprehensive plan process with the committee and introduce the project. The committee listened to a presentation about the purpose of planning, how the plan will be used, and what their role would be in the process. The meeting also included conducting various visioning exercises, like issue identification, to determine what the needs of the City are and what the City should like in the future.

Presentation to City Council | February 16, 2016

After the first CPAC meeting, the consultants presented to the City Council as another means to kick off the comprehensive plan process. Council members discussed how the plan will be used and what their role would be in the process. The Council shared their thoughts about important issues and the future of Canadian.

CPAC Meeting #2 | March 29, 2016

The purpose of the second CPAC meeting was to review the results from the community survey. The committee spent time analyzing the results and discussing how the results could be used to shape the development of the comprehensive plan. The second part of the meeting was to review the draft vision statement, goals, and plan concepts prepared by the consultant. The CPAC was tasked with submitting their final comments on the vision statement, goals, and recommendations to be incorporated and guide the plan formation. At this meeting, the CPAC also agreed that stakeholder interviews to gain input from organizations who are able to assist with Plan implementation would be a beneficial step in the planning process.



City Council Meeting on February 15, 2016



CPAC Meeting on March 29, 2016

Stakeholder Interviews | April 28, 2016

The purpose of the stakeholder interviews was to gain input from key stakeholders in the City. The CPAC identified a list of stakeholders who could play a role in assisting with the implementation of the plan's ideas and actions. The following organizations had representatives present at the stakeholder interviews:

- Canadian Independent School District
- Hemphill County Sheriff's Office
- Hemphill County Commissioners Court
- Hemphill County Hospital
- Canadian Chamber of Commerce/Economic Development Corporation

CPAC Meeting #3 | August 24, 2016

The purpose of the third CPAC meeting was to present a draft plan to the CPAC members. The CPAC and the Consultant reviewed the plan and discussed changes to the plan. The CPAC also developed their top ten action priorities from the plan. At the end of the meeting, the CPAC agreed that the plan should be posted online for public review, once the agreed upon changes were made.

Public Review of Plan | September 12, 2016 to October 12, 2016

The draft plan was posted online for public review for approximately one month. A comment feature was available for the public to submit comments about the plan. Two comments were received.

CPAC Meeting #4 | November 15, 2016

The purpose of the final CPAC meeting was to review the public review comments and gain consensus on the plan from the group. The CPAC submitted a few minor formatting edits to the plan and unanimously recommended the plan to the City Council.

City Council Workshop | November 15, 2016

The purpose of the City Council workshop was to familiarize the Council with the plan before the public hearing for adoption. The Council listened to a presentation from the Consultant that gave an overview of the plan. The Council asked questions about various recommendations and submitted a few minor formatting edits.

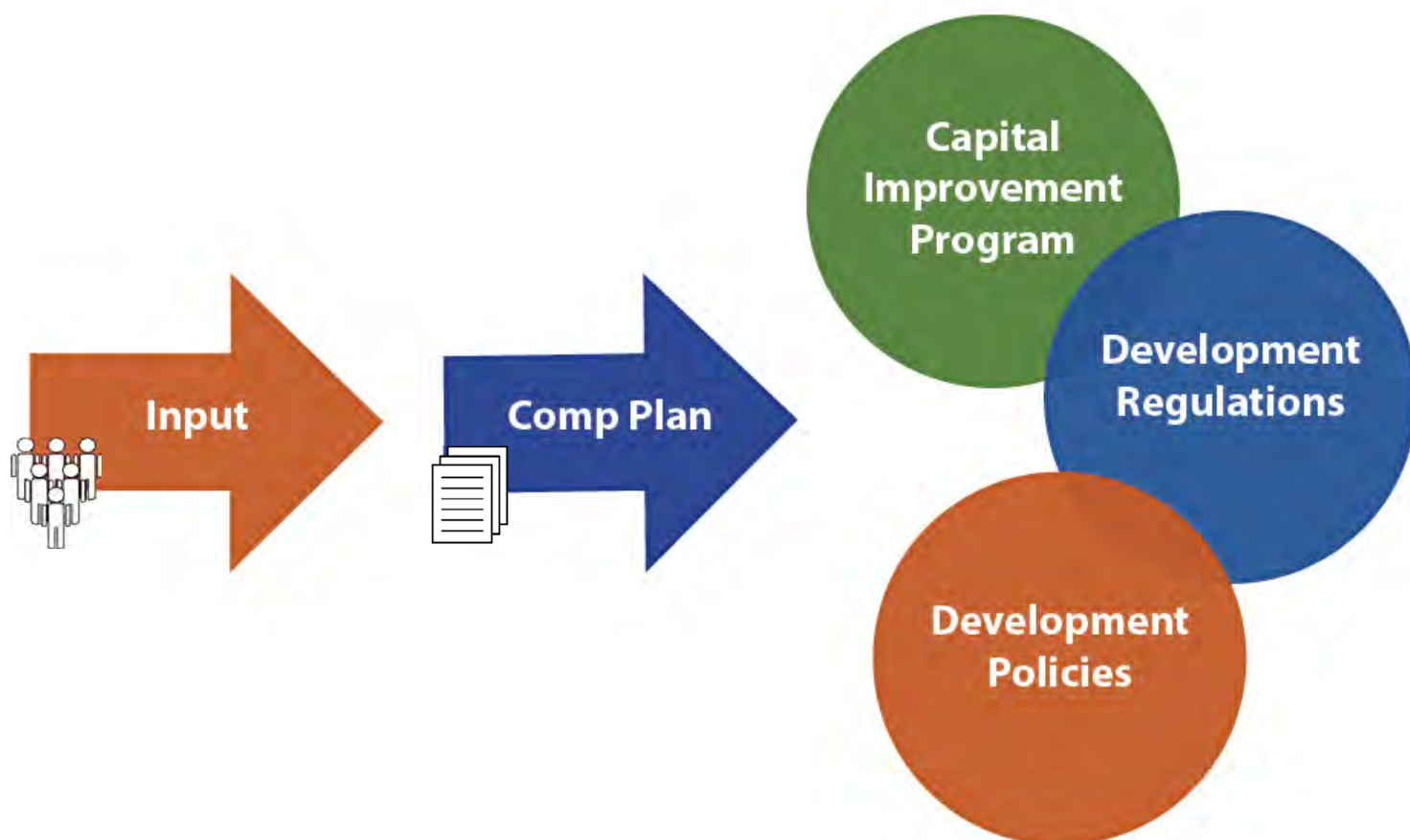
Plan Adoption | November 21, 2016

A public hearing was held at City Hall to formally adopt the Comprehensive Plan. The plan was unanimously adopted by the City Council.

Using the Canadian Comprehensive Plan

The Canadian Comprehensive Plan should ultimately be used as a guide for daily decision-making. The City should always refer to the basic proposals outlined within the Comprehensive Plan for daily decisions such as whether to surface a street, to amend the zoning map or a zoning ordinance provision, or to construct a new utility line. The private developer or investor, likewise, should recognize the broad concepts and policies of the plan so that their efforts become part of a meaningful whole in planning the City.

Policies and recommendations found within the plan may be put into effect through development policies, adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing regulations or City processes, while others may require establishments of new policies, programs, or processes. The Canadian Comprehensive Plan is intended to be a dynamic planning document – one that responds to changing needs and conditions. Major plan amendments should be made with thorough analysis of immediate needs with consideration for long-term effects of proposed amendments. The Canadian City Council and City staff should consider each proposed amendment to determine whether it is consistent with the plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Canadian.



Chapter 1

Community Snapshot

Community Snapshot

The purpose of the Community Snapshot is to define where Canadian is today in terms of population trends, demographics, and previous planning efforts. The chapter establishes a foundation for the plan and its recommendations. Before developing a plan, it is important to understand and analyze the existing conditions.

Regional Context

Canadian is approximately 100 miles from Amarillo, 200 miles from Oklahoma City, 220 miles from Lubbock, and 330 miles from Ft. Worth. The City of Canadian is located along the Canadian River Valley in the northeast portion of the Texas Panhandle along US Highway 60. Canadian is the County seat of Hemphill County and is known as the “Oasis of the High Plains”. While much of the Panhandle region is generally flat and devoted to ranching and agriculture, Canadian’s topography is unique. The area has mesas, hills, and beautiful foliage that attracts visitors from across Texas during the fall season.



View from FM 2266

Figure 1



Previous Planning Efforts

Panhandle Regional Planning Commission

The Panhandle Regional Planning Commission (PRPC), which was established in 1969, is an association of cities, counties, and special districts in the Texas Panhandle. The PRPC assists local governments in planning, developing, and implementing programs that are designed to improve the general health, safety, and welfare of citizens. Programs and services offered by the PRPC include: economic development, emergency services, regional 911, solid waste management, water planning, workforce development, regional transportation planning, and more.

Panhandle Region Transportation Coordination Study

In 2007, the PRPC initiated a regional transportation study that included 26 counties, including Hemphill County. The PRPC hired a consultant, The Goodman Corporation, to assist in the development of the plan. The study's main purpose was to gather information and data to present to transportation providers and users to begin to meet the challenge of improving mobility in the region. The study polled various transportation providers and users and the results revealed that Hemphill County generally does not use the bus and carpool transportation services.

2009-2010 Strategic Plan

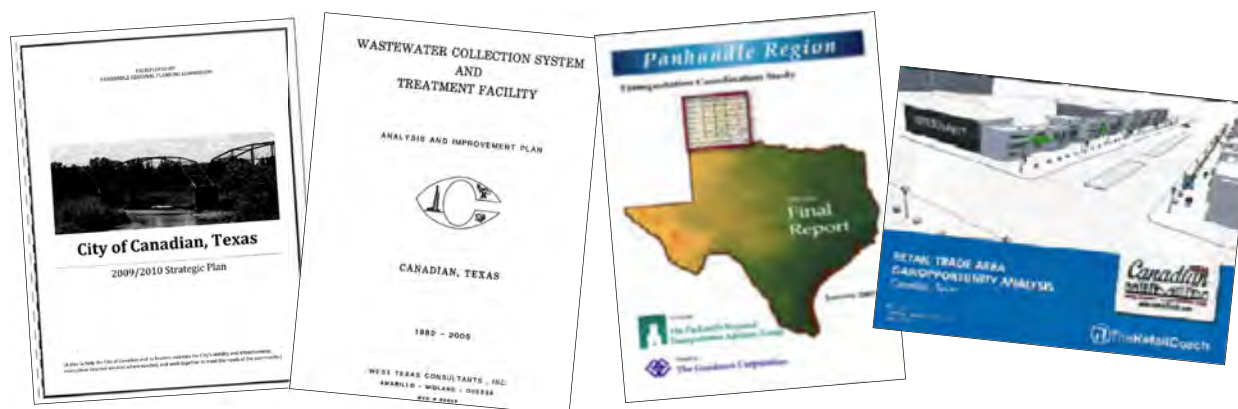
On December 15, 2009, the various leaders of Canadian came together with the purpose of creating a plan and method for growth, leadership, and for the general advancement of the community. From that meeting, the 2009-2010 Strategic Plan was created. The 22-page document analyzed the strengths and weaknesses of the community and compiled strategies for the following topics: infrastructure, housing, beautification, city services, public involvement, and parks and recreation.

Wastewater Analysis and Improvement Plan

The Wastewater Analysis and Improvement Plan was created in the early 1980s as a long-term guide for wastewater and treatment infrastructure, by looking as far ahead as 2005. The population projections used for 2005 are higher than the current population; therefore, the capacity and infrastructure projections are still able to help the City assess its wastewater needs. The plan projected a 2005 population of 5,320 and the estimated 2015 population of the City was 3,013.

Retail Trade Area Gap/Opportunity Analysis

The Retail Trade Area Gap/Opportunity Analysis was prepared for the Canadian-Hemphill County EDC in February 2015. The 21-page document is data-driven to provide the EDC with demographic and surplus/leakage data to help attract new businesses to Canadian.

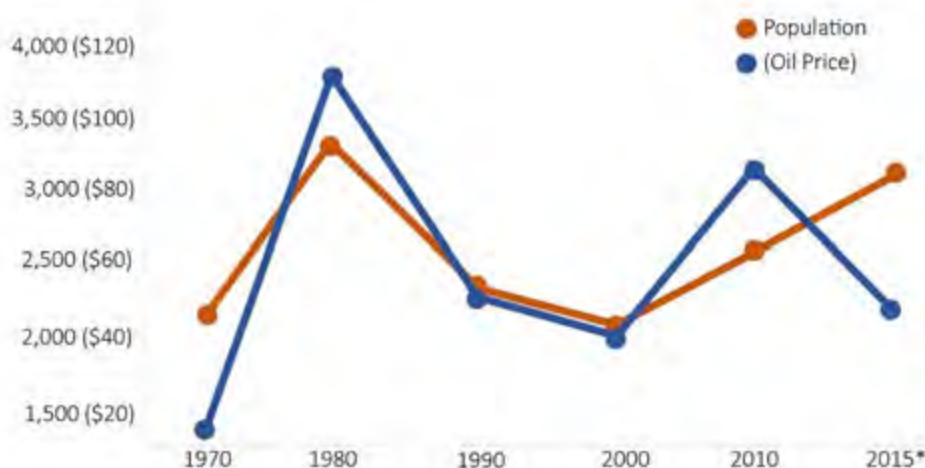


Demographic Profile

Historical Population

Since 1970, Canadian's population has seen periods of slight increase and decrease. The largest decrease was from 1980 to 1990, with a population decrease of 30.8%. Since 2000, the population has continued to steadily increase. As shown by the dollar amounts in **Figure 2**, Canadian's population has been partially dependent on the oil and gas market; however, the population has continued to grow since 2010 even though the oil prices have dropped. This can imply that Canadian's economy is not as reliant on oil and gas as it was in the past.

Figure 2. Historical Population and Oil Prices



Population sources: U.S. Census, *2015 estimates

Oil price source: Macrotrends.net (average price of WTI in month of August)

Table 1. Percent Change

Year	% Change
1970	-
1980	+52.3%
1990	-30.8%
2000	-7.6%
2010	+18.6%
2015	+13.7%

Race and Ethnicity

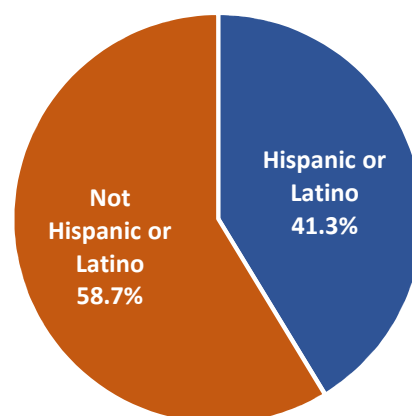
According to **Table 2**, Canadian's population is 83.6% White; however, it is important to note that the US Census includes the "Hispanic and Latino" ethnicity group within the "White" race category. **Figure 3** shows the ethnic breakdown of Canadian. The City has a Hispanic and Latino population of 41.3%.

Table 2. Race

Race	%
White	83.6%
Black or African American	0.2%
American Indian and Alaska Native	0.5%
Asian	0.3%
Two or more races	3.6%
Some other race	11.8%

Source: U.S. Census, 2014 American Community Survey

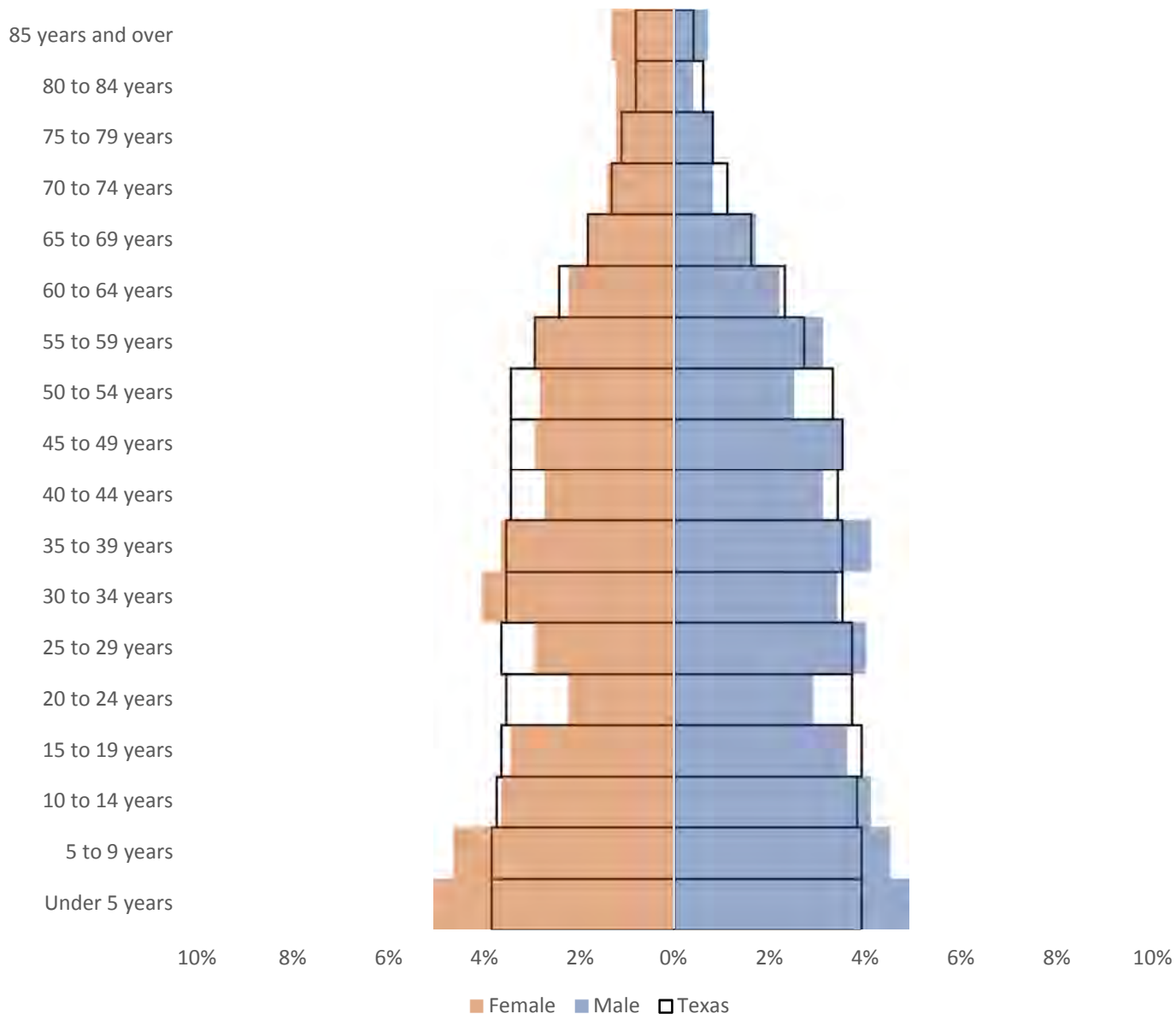
Figure 3. Ethnicity



Age and Gender

Canadian's median age is 33 years old and the community is primarily made up of families with school-aged children. The large number of families can be tied to presence of the major employers in Canadian – like the school district and hospital. **Figure 4** compares the age and gender distribution to Texas. Compared to the State, Canadian has a large population of under 10 years old, 30 to 39 years old, and over 80 years old. Canadian is lacking the 20 to 24 years and 40 to 54 years demographic, compared to the State.

Figure 4. Age and Gender Cohorts

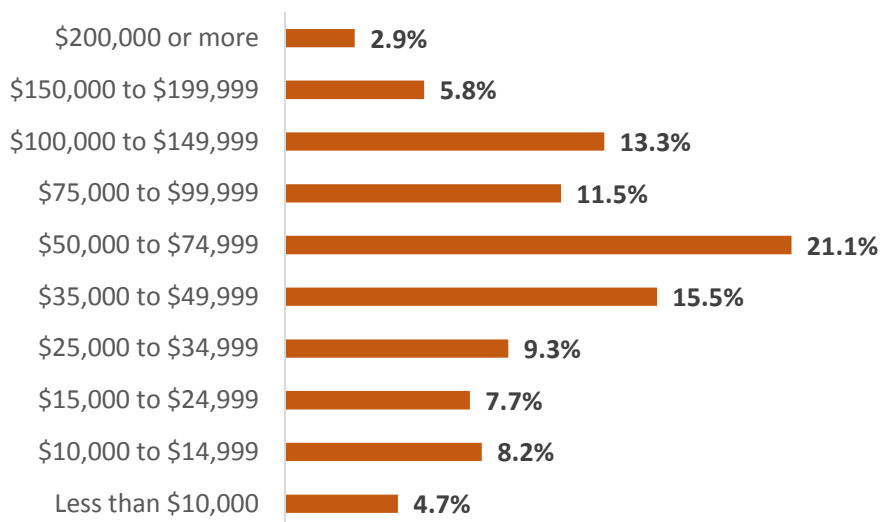


Source: 2010 U.S. Census

Income and Employment

As shown in **Figure 5**, 33% of households in Canadian have an income between \$50,000 and \$99,000 and 22% have an income of \$100,000 or greater. The average household income is \$72,023, while the median household income is \$54,375. **Table 3** shows the types of job held by the residents of Canadian, many of which are outside of Canadian. According to the Texas Workforce Commission, there were 2,051 jobs reported in Hemphill County in May 2016 and the unemployment rate was 4.2%.

Figure 5. Household Income



Source: U.S. Census, 2014 American Community Survey

Table 3. Occupations

Occupations	%
Management, business, science, and arts occupations	25.8%
Service occupations	17.3%
Sales and office occupations	26.3%
Natural resources, construction, and maintenance occupations	17.8%
Production, transportation, and material moving occupations	12.8%

Source: U.S. Census, 2014 American Community Survey

Chapter 2

Vision and Goals

Vision and Goals

The vision and goals were developed to guide the planning process. To successfully plan for the future, a city should develop a vision for the future as a way to guide growth and development.

Issue Identification

The first CPAC meeting was held with the purpose of identifying the issues and the needs related to Canadian's future. The CPAC developed a list of issues and needs related to a wide-variety of topics. This input was used in developing the online survey questions and the goals for the Plan.

What are the issues and needs of Canadian?

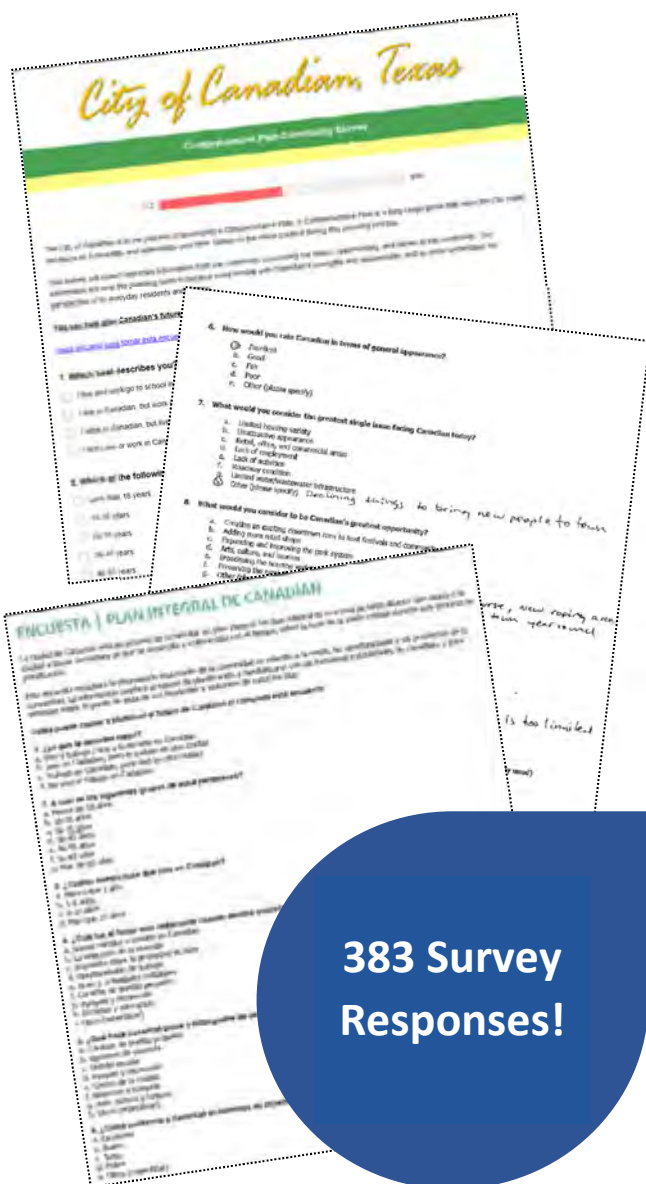
- Affordable housing (teachers want to be able to buy and stay here)
- Trade school/community college branch (Perryton and Pampa are closest)
- Internet capabilities
- Power capacity (past 17th on north plains elect. coop)
- Some city streets not paved
- Gateway/highway image
- W/WW in place along 4th street
- Need to attract visitors to downtown from the highway
- Beautification projects (current landscape ordinance for commercial)
- EDC has matching grant program (rarely used)
- Tourism signage on the highway
- Niche businesses on the highway
- Beautification of the main highway
- More code enforcement
- Weakness - annexation (need increased subdivision regulations)
- Long-term - environmental sustainability
- Lack of access to human capital (over 25% of hospital employees commute over 25 miles)
- Hotel tax has dropped 25% because of the downturn in the oil and gas economy
- Need preservation efforts in the downtown area (historic district)
- More interest/development in arts and culture
- Annexation to the south
- More to be done in regard to infrastructure
- All of the industry is in the County
- Tourism: walking bridge, wildlife, arts, golf course, fall foliage tour, uniqueness

Community Survey

The community survey was created to gather input from the public about the future growth and development of Canadian. The full survey results can be found in **Appendix A**. The survey was open from February 7, 2016 to April 8, 2016 and received 383 responses. This means that 17.56% of the population 18 years and old participated in the community survey. 314 responses were from the online survey (20 in Spanish) and 69 responses were from the paper survey (2 in Spanish). The online and paper surveys asked the same questions.

Major themes from the community survey:

- 85% of respondents live and work in Canadian
- 54% of respondents are between the ages of 27 and 45
- 63% of respondents have lived in Canadian for more than 10 years
- Family-ties to Canadian and job opportunities were important factors for moving to Canadian
- The rural character/small town charm and the school district make Canadian distinguishable from other communities in the region
- Limited housing variety and lack of employment are the greatest issues facing Canadian today
- Canadian's greatest opportunity is to broaden the housing variety to accommodate young professionals and seniors
- The development of sidewalks, walking trails, and bike paths should be pursued
- There is not a need for more parkland, but a need to improve the facilities at each park
- 73% of respondents agree with strategic annexations to help the City grow physically
- 82% of respondent agree that the highway corridor needs to be improved to draw visitors into the City
- 91% of respondents agree with pursuing historical preservation efforts
- 56% of respondents said that a lack of jobs would cause them to leave Canadian
- Affordable 3 bed/2 bath homes are desired in Canadian
- Activities for youth and families are strongly desired



Vision Statement









A vision statement is an encompassing statement that describes the overriding needs and desires of Canadian's community, leaders, and stakeholders. Throughout the visioning process, expressions of what Canadian should ultimately be in the future was discussed in a workshop environment. These expressions were derived from issue identification and vision meetings with the CPAC, as well as the community survey. All of the information obtained during the process was used to create this vision statement. The vision for Canadian that resulted is as follows:

"Rooted in the Canadian River Valley, Canadian is a community where families, businesses, and education are valued. Canadian is the destination for arts, culture, and outdoor activities."

Goals

The following goals were developed to guide the entire Comprehensive Plan. Each idea and action outlined in the **Implementation Plan** is linked back to one or more of the plan goals. The purpose of the goals is to ensure that all ideas and actions are directly related to the vision for Canadian's future.

Table 4. Comprehensive Plan Goals

	Preserve the existing housing stock and create more affordable housing choices for all stages of life.
	Increase business retention to diversify the economy and provide more job opportunities.
	Continue to be the destination in the Texas Panhandle known for unique topography and natural features.
	Create an attractive corridor and entryway to the City along US Highway 60 to entice visitors to stop and stay in the community.
	Establish a well-connected parks and trail system that connects all destination points in and around the area.
	Make Canadian a cost-efficient place for families to live by providing housing choices.
	Provide quality city services and facilities to meet the needs of residents and to stay ahead of growth.
	Promote an attractive quality of life through family activities, quality education, arts, and community character.

Chapter 3

Land Use and Growth Management

Land Use and Growth Management

Existing Conditions

Environmental and Physical Constraints

The environmental and physical constraints of a City are important to examine in order to determine where the City can efficiently grow its physical boundaries. The constraints discussed below, and shown in **Figure 6**, were considered when developing the City's future land use plan and growth management strategies.

Natural Constraints

The Canadian River creates a natural boundary to growth on the north side of Canadian, while Red Deer Creek creates a natural boundary to the west. There is currently a bridge (Highway 60) over the Canadian River; however, development will be slow to the north due to the topography and floodplain around the Canadian River Valley. To the east of Canadian is the Gene Howe Wildlife Management Area. These federally owned lands are planned to remain large tracts of open space, which creates a growth boundary to the east of Canadian.



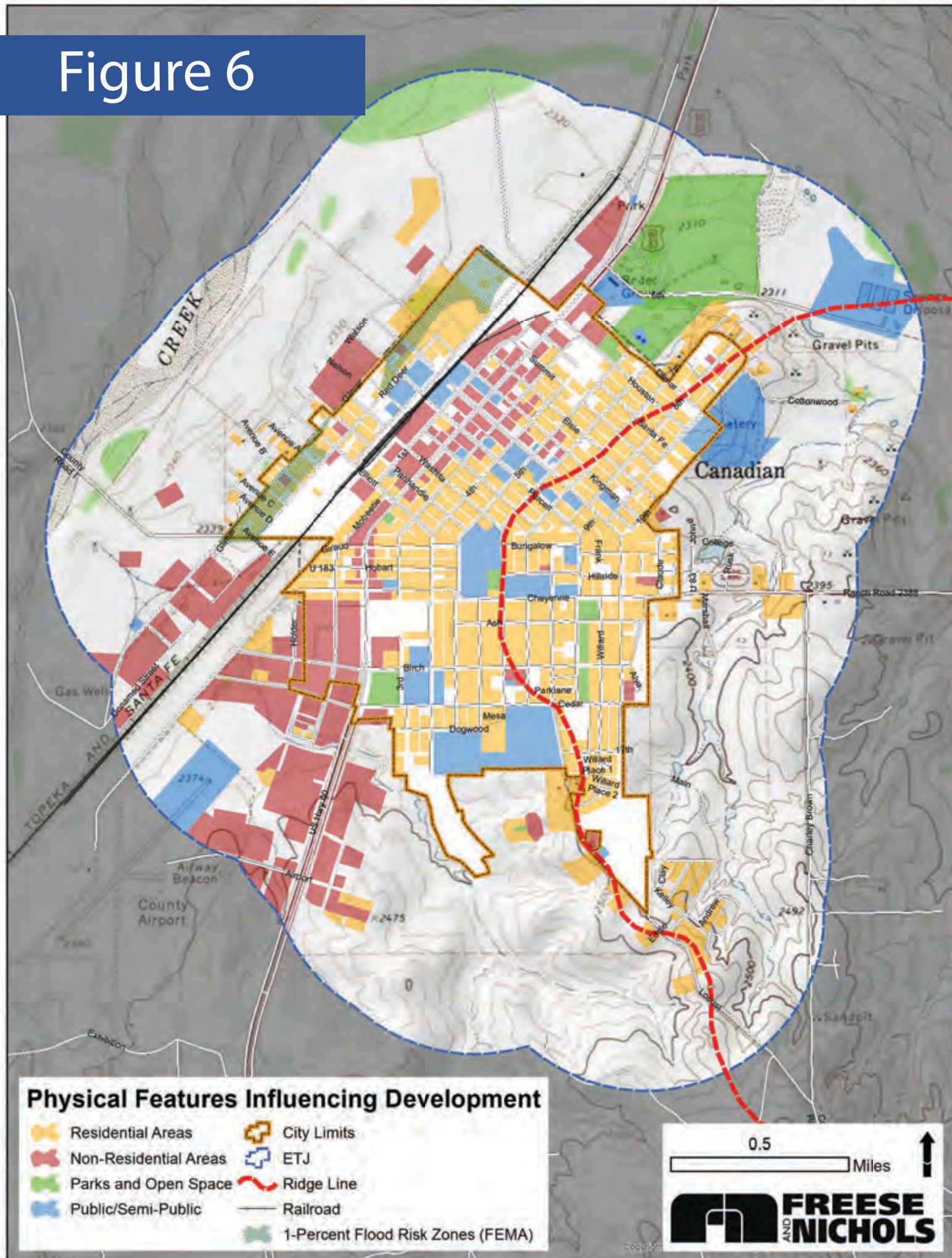
Source: Google Earth - Image © 2015 DigitalGlobe

Built Constraints

The Burlington Northern Santa Fe (BNSF) railroad line runs through the Canadian, just west of Highway 60. This rail line is the main route between Chicago and Los Angeles. On average, more than 70 trains per day pass through Canadian. The railroad runs through the western most portion of the City and creates a physical divide in the City. Another built constraint is Highway 60, which runs north to south through the City. These built constraints are generally barriers to development that can be overcome or worked around; however, there are issues like noise, safety, and mobility.



Figure 6



Existing Land Use

The existing land use of Canadian, shown in **Figure 8**, depicts the current conditions of the City. To plan for future land uses, it is important to examine the existing land uses. Canadian is approximately 1.3 square miles. Since Canadian has fewer than 5,000 residents, the extraterritorial jurisdiction (ETJ) is ½ mile from the current city limits. The breakdown of Canadian's acreage by existing land use categories is shown in **Table 5**. The planning area is primarily vacant land. Single-family residential and commercial uses are the next largest land use. This land use pattern is typical of smaller, west Texas communities.

Acres per 100 Persons

Calculating the acres per 100 persons is an important measure for a city's economic base. For retail uses, a high ratio of 0.6 and above is representative of a community that is capturing the demand generated by the local population as well as that of other nearby communities. A ratio of 0.5 is average, meaning that a community is capturing most of the demand from the local population. A ratio between 0.3 and 0.4 is considered low, and results when a local population is traveling elsewhere for goods and services. While retail is at a high ratio of 0.7, the survey indicated that residents are generally not satisfied with the existing types of retail choices.

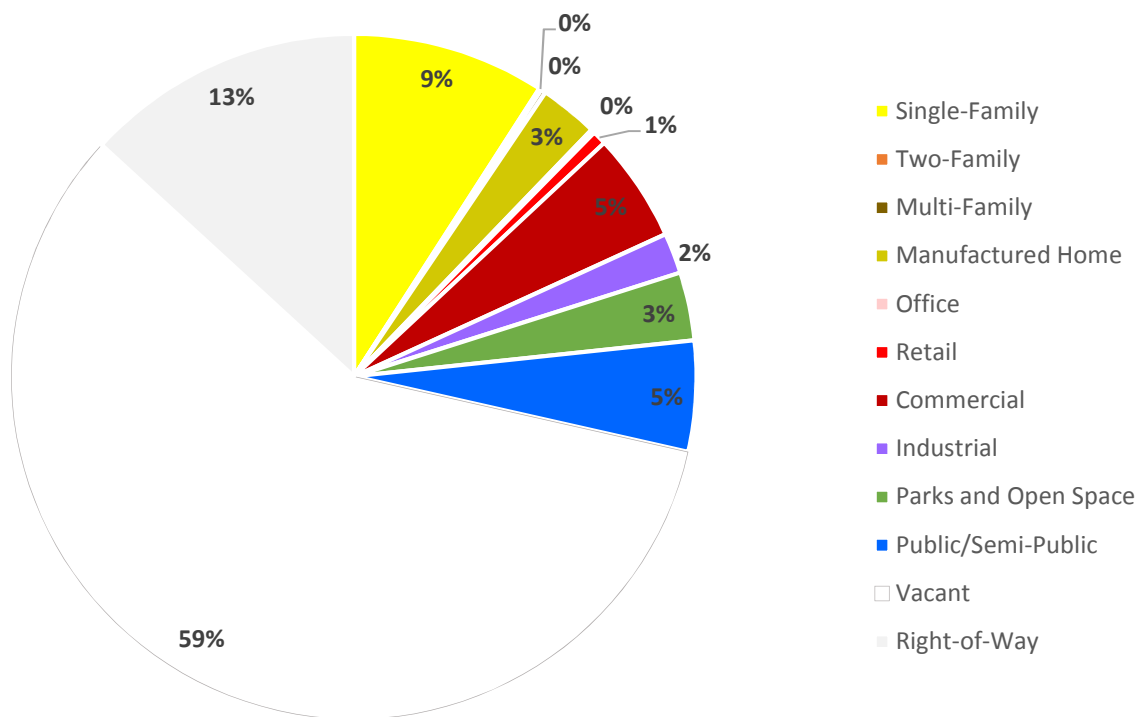
Table 5. Existing Land Use Distribution

Existing Land Use		ETJ (acres)	City (acres)	Planning Area (acres)	Acres/100 Persons*
	Single-Family	55	239	294	9.7
	Two-Family	2	2	4	0.1
	Multi-Family	5	2	7	0.2
	Manufactured Home	30	60	89	3.0
	Office	0	6	6	0.2
	Retail	0	21	21	0.7
	Commercial	120	46	166	5.5
	Industrial	49	13	62	2.0
	Parks and Open Space	89	15	104	3.5
	Public/Semi-Public	83	85	168	5.6
	Vacant	1,748	133	1,881	62.4
	Right-of-Way	181	245	426	14.1
Total		2,363	865	3,228	107.1

**Based on a population of 3,013*



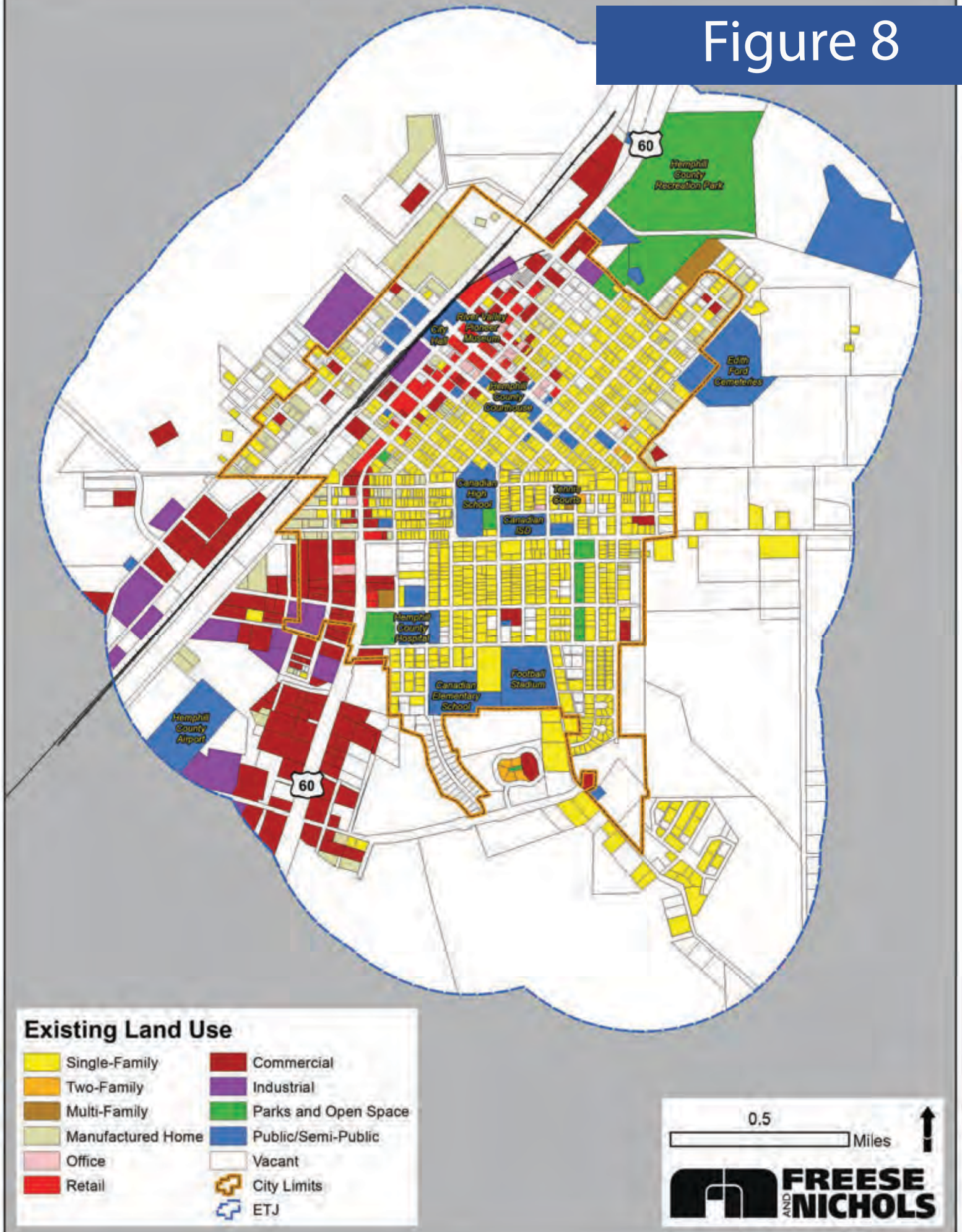
Figure 7. Existing Land Uses by Percentage of Planning Area



What does this mean?

- Canadian has room to grow and develop
- Single-family is the predominant housing type
- More housing types are needed
- More office uses are needed
- A wider variety of retail uses are needed

Figure 8



Future Land Use and Growth Management Recommendations



Issue Identification

- No plan for future growth/expansion
- Availability of vacant land in the south
- Number of areas of City with code violations
- Lack of design standards on the highway corridor

What the public said...

"81% of survey respondents agree with corridor beautification and 73% agree with strategic annexations."

Canadian needs...

- A Future Land Use Plan
- A Growth Management Policy
- Corridor Design Standards
- A Code Enforcement Strategy

Recommendation #1 | Future Land Use Plan

Use the Future Land Use Map to guide the growth and development of Canadian.

The right of a municipality to coordinate growth is rooted in its need to protect the health, safety, and welfare of local citizens. An important part of establishing the guidelines for such responsibility is the Future Land Use Plan, which sets an overall framework for the preferred pattern of development within Canadian. The Future Land Use Plan, shown in **Figure 10**, will serve as the City's most complete long-range "roadmap" and establish an overall framework for the preferred ultimate development pattern of the City based principally on balanced, compatible, and diversified land uses. The **Future Land Use Plan** should ultimately reflect the City's long-range statement of public policy and should be used as a basis for future development decisions. It is important to note that the **Future Land Use Plan** is not a zoning map, which legally regulates specific development requirements on individual parcels; rather, future amendments to the zoning map should be guided by the graphic depiction of the City's preferred long-range development pattern as shown on the Future Plan Use Plan. It is also important to note that while the map itself is an integral part of the Comprehensive Plan, the land use strategies that support the map and relate to how land use is developed are also important.

Population Projections

Table 6 projects the future population for Canadian until 2050. Based on the historical growth rate of Canadian, the 0.8% or 1% rate is the most likely scenario for future growth in Canadian; however, there are many factors that can affect population growth. From 1970 to 2015, Canadian had a compound annual growth rate of 0.61%; therefore, the growth rates are modest. The 2050 population projection for 1% was used in **Table 7** for the acres per 100 persons calculation.

Table 6. Growth Rate Scenarios

	0.5%	0.8%	1.0%	1.5%
2015	3,013	3,013	3,013	3,013
2020	3,089	3,135	3,167	3,246
2025	3,167	3,263	3,328	3,497
2030	3,247	3,396	3,498	3,767
2035	3,329	3,534	3,676	4,058
2040	3,413	3,677	3,864	4,372
2045	3,499	3,827	4,061	4,710
2050	3,588	3,982	4,268	5,074

Future Land Use Composition

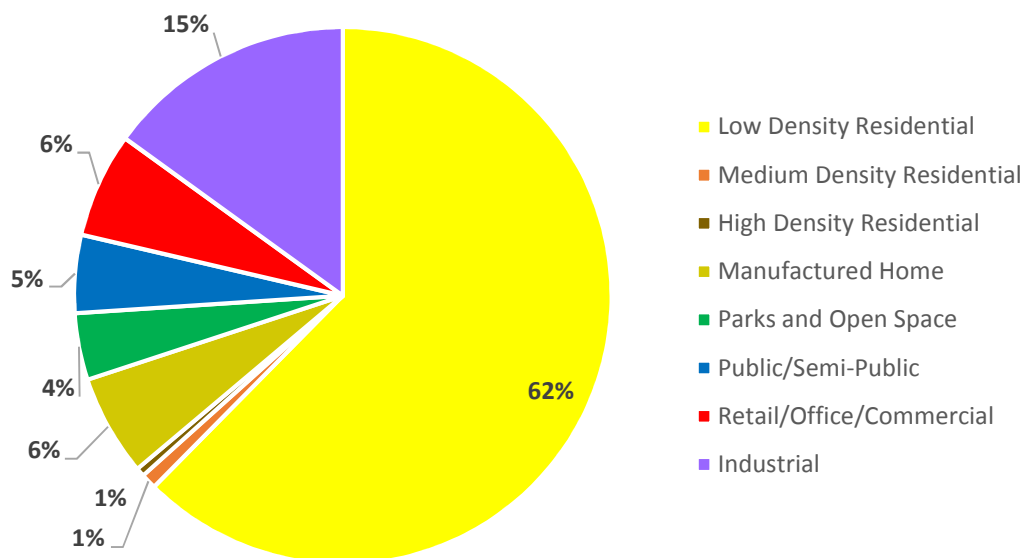
Table 7 lists the categories of land use by acreage for the City limits of Canadian and its ETJ. This information represents the calculations from the recommended pattern of land use shown in **Figure 10**. Much of the existing vacant land is intended to be primarily low-density residential; however, a mix of housing types are still encouraged. The industrial uses are limited to the western portion of the City along the railroad tracks and Highway 60 remains the commercial and retail corridor.

Table 7. Future Land Use Distribution

Future Land Use	ETJ (acres)	City (acres)	Planning Area (acres)	Acres/100 Persons*
Low Density Residential (0-5 DUA)	1,481	534	2,015	47.2
Medium Density Residential (5-8 DUA)	30	0	30	0.7
High Density Residential (16-24 DUA)	17	0	17	0.4
Manufactured Home	104	92	196	4.6
Parks and Open Space	116	14	130	3.0
Public/Semi-Public	89	63	152	3.5
Retail/Office/Commercial	47	157	204	4.8
Industrial	480	5	485	11.4
Total	2,363	865	3,228	75.6

*Based on a population of 4,268

Figure 9. Future Land Uses by Percentage of Planning Area

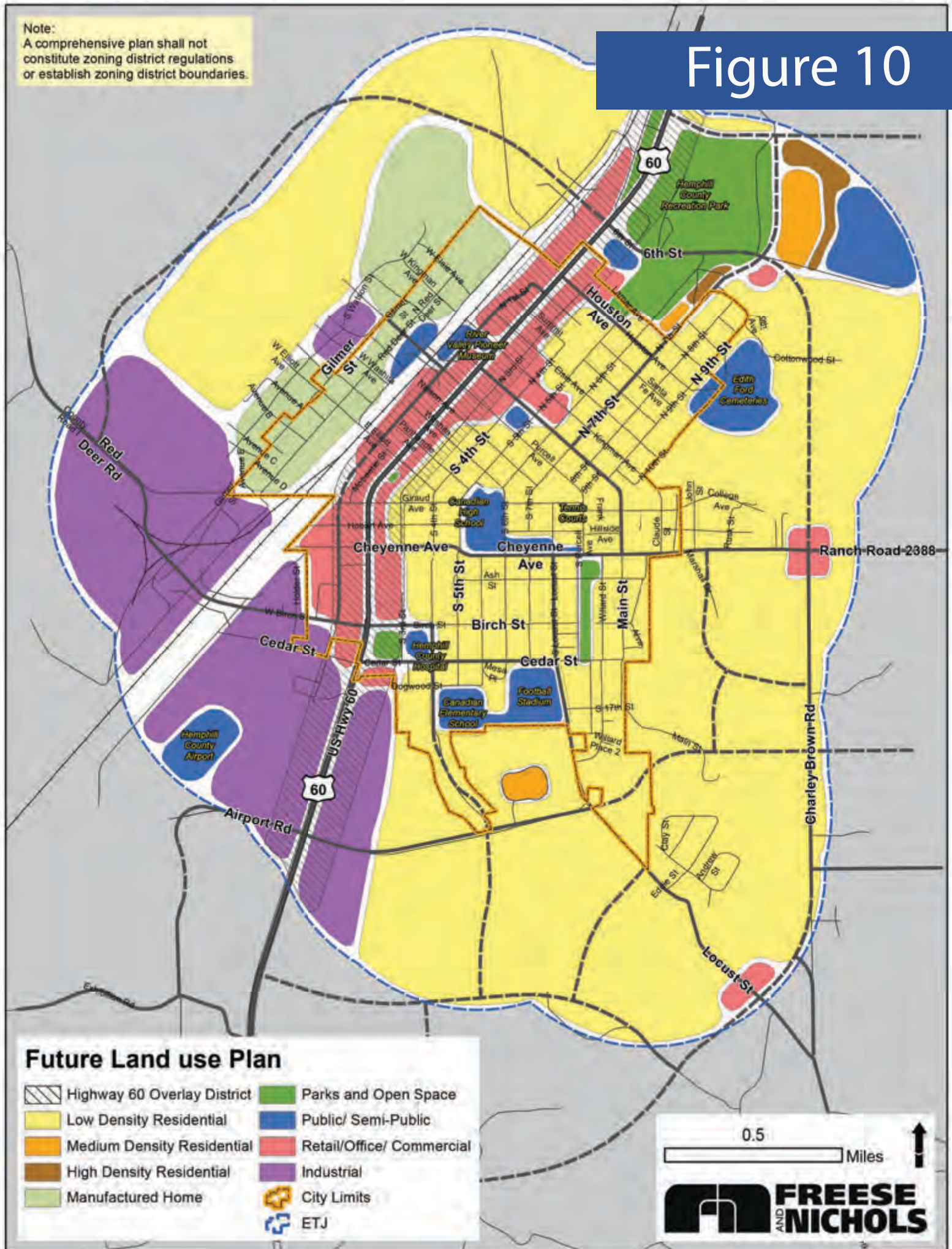


What does this mean?

- Canadian will remain primarily low density residential, but have more housing choices
- Increased land for industry/employment
- No additional parkland is needed
- More options for medium and high density residential (mix of housing types)
- Main retail/office/commercial areas remain on Highway 60

Note:
A comprehensive plan shall not
constitute zoning district regulations
or establish zoning district boundaries.

Figure 10



Residential Future Land Use

Low Density Residential

Definition: Primarily single-family homes with five or less dwelling units per acre.

Recommendation: Low density residential should remain the primarily land use in the City. It is recommended that the vacant areas in the northwest, east, and southern portions of the ETJ develop as low density residential. To ensure the quality of future housing development, building and design standards should be incorporated into the zoning ordinance. The recommended standards are discussed in the **Housing** chapter.

Medium Density Residential

Definition: Primarily two-family units (townhomes, duplexes, etc.).

Recommendation: To encourage a mix of housing choices, medium density residential should be allowed on a small-scale. Townhomes and duplexes are great alternatives to a single-family home for new families and working professionals. Duplexes and townhomes will also provide more rental options within the City for the workforce.

High Density Residential

Definition: Primarily three or more attached dwelling units (quadraplexes, apartments, etc.).

Recommendation: Like medium density residential, high density residential will create a mix of housing choices in the City and will provide more rental options. High density development should be done on a small-scale. Large apartment complexes are not appropriate for Canadian. Multi-family design standards should be added to the zoning ordinance to ensure a quality building product that fits with the character of Canadian. The recommended standards are discussed in the **Housing** chapter.

Manufactured Home

Definition: A single family dwelling unit that is manufactured in a factory rather than on-site, as defined in Section 1201.003 of the State of Texas Occupations Code.

Recommendation: The **Future Land Use Plan** uses the manufactured home designation for the area west of the railroad tracks that is already primarily developed with manufactured homes. Generally, manufactured homes should only be allowed in this area of the City.

Nonresidential Future Land Use

Parks and Open Space

Definition: Public or private park land, open space, and/or recreation area that is outside.

Recommendation: The City has enough parkland for future needs; therefore, new parkland is not shown. As the City limits expand beyond the current ETJ, more parkland will be needed to support future residents. Additionally, new housing developments may incorporate small-scale open space or parks.

Public/Semi-Public

Definition: Uses that are generally accessible to the public, such as schools, churches, public buildings, cemeteries, and major medical facilities.

Recommendation: As the City limits expand, more public uses will be needed to efficiently serve the needs of residents. The need for these facilities should be monitored so that there is adequate time for planning and design, as well as budgeting.

Retail/Office/Commercial

Definition: All types of professional and administrative offices, businesses that primarily sell commodities or goods to consumers, and establishments that primarily provide a service to consumers.

Recommendation: This use will mainly be along the Highway 60 corridor; however, small commercial pockets are planned for in other areas of the City as growth occurs.

Industrial

Definition: Allows for the processing, storage, assembly, and/or repairing of materials. Activities may take place indoors or outside. This use is clustered together because it generally is not desired next to residential development.

Recommendation: The industrial uses are primarily located to the west of the Highway 60 corridor. These uses are not compatible with residential development; therefore, new industrial areas are not recommended.

Highway 60 Corridor District

Definition: The purpose of the Highway 60 Overlay District is to enforce design standards along the corridor.

Recommendation: These standards include building materials, landscaping, screening, and signage. The goal is to promote a quality look and feel that promotes the character of Canadian. An aesthetically-pleasing corridor will catch the eye of visitors and encourage them to stop and enjoy Canadian. The recommended corridor design standards are discussed in the **Land Use and Growth Management** chapter.

Recommendation #2 | Growth Management

Identify areas for strategic growth and use the Growth Strategies map to guide future annexations.

Annexation is the process of expanding a municipality's boundaries. In doing so, the City is also required to extend municipal services, regulations, voting privileges, and taxing authority for protecting the public's health, safety, and general welfare to the areas it annexes.

Chapter 43 of the Texas Local Government Code prescribes the process of annexation and defines the two types of local governments that exist in Texas:

- (1) Home-rule: Cities with populations greater than 5,000 people may elect to be a "home-rule" city, which means the city has authority to take any action that is not prohibited by state and federal laws.
- (2) General law: Cities with populations 5,000 or less (or larger cities that have not elected to become a home-rule city), which means the city only has the authority specifically granted by the state. This is also referred to as "Dillon's rule" cities.

Canadian is a general law city; therefore, involuntary annexation is subject to strict limitations. In general, annexation must occur voluntarily by petition of the landowner. Benefits of annexation to residents include additional City services (such as water and wastewater services) and protections, as well as protecting property values in the area by ensuring quality development through zoning. Benefits to the City include tax revenue from residents who may already use many of the City's services (e.g., parks, roads). Cities can only annex land that lies within their ETJ, which is determined by population and boundary conflicts. The ETJ boundary will extend further as the City limits expand, assuming there are no conflicts.

Voluntary Annexation Strategy

Voluntary annexation can be incentivized in the ETJ through water/wastewater infrastructure. This will allow Canadian to expand their boundaries and have land use authority over new developments. The City should not extend water/wastewater infrastructure into the ETJ without annexation for the following reasons:

- To ensure that all new water/wastewater infrastructure is appropriately sized,
- To ensure all water/waste infrastructure is in accordance with engineering master plans,
- To provide efficient City services to all residents, and
- To ensure that all new developments are in conformance with the Comprehensive Plan.

Annexation Policy

"The City of Canadian should not extend infrastructure into the ETJ for new developments unless the property is voluntarily annexed by petition of the owner."

Growth Strategies

Figure 11 shows the seven prioritized growth areas in Canadian. Strategies and explanations for each area are discussed below. It is important to note the priority for growth is based on current development trends and physical factors. The growth strategies are intended as a guide for expansion of the City limits. Annexation opportunities may occur faster or slower than expected, depending on the market. The City should evaluate each annexation opportunity on a case-by-case basis to see if it fits with the overall vision for the City.

Growth Area 1

Growth area one is approximately 380 acres in the southern portion of the City. This is the area of highest priority because it contains the most vacant land, has efficient access to infrastructure, and new residential construction in this area has already begun. Housing incentives should be offered in this area to encourage development. The affordable housing strategy discussed in the **Housing** chapter should be encouraged in this growth area.



Growth Area 2

Growth area two is approximately 150 acres in the southwestern portion of the City, along the Highway 60 corridor. While the corridor frontage has already begun to develop with industrial uses, it is important for the City to expand along the corridor to manage development and help maintain to the community appearance through corridor design standards.



Source: Google Earth - Image © 2015 DigitalGlobe

Growth Area 3

Growth area three is approximately 119 acres in the northern portion of the City, along the Highway 60 corridor. This corridor frontage is not as developed as growth area two; therefore, there is a greater opportunity to protect the corridor's image by annexing land to ensure that new development is subject to quality design standards.



Source: Google Earth - Image © 2015 DigitalGlobe

Growth Area 4

Growth area four is approximately 444 acres in the northeast portion of the City near the County Recreation Complex. The area is suitable for growth and will allow the City limits to expand to the east.



Growth Area 5

Growth area five is approximately 483 acres in the northwest portion of the City. This area is the lower in priority because the area has limited access to infrastructure. The area is primarily vacant with some industrial uses and manufactured homes. The railroad limits the number of roadway crossings to this area; therefore, increased development would pose mobility challenges. Additionally, portions of this area are in the floodplain, which would cause challenges to development.



Source: Google Earth - Image © 2015 DigitalGlobe

Growth Area 6

Growth area six is approximately 302 acres in the western portion of the City. The area is primarily industrial uses and the railroad runs through the middle.



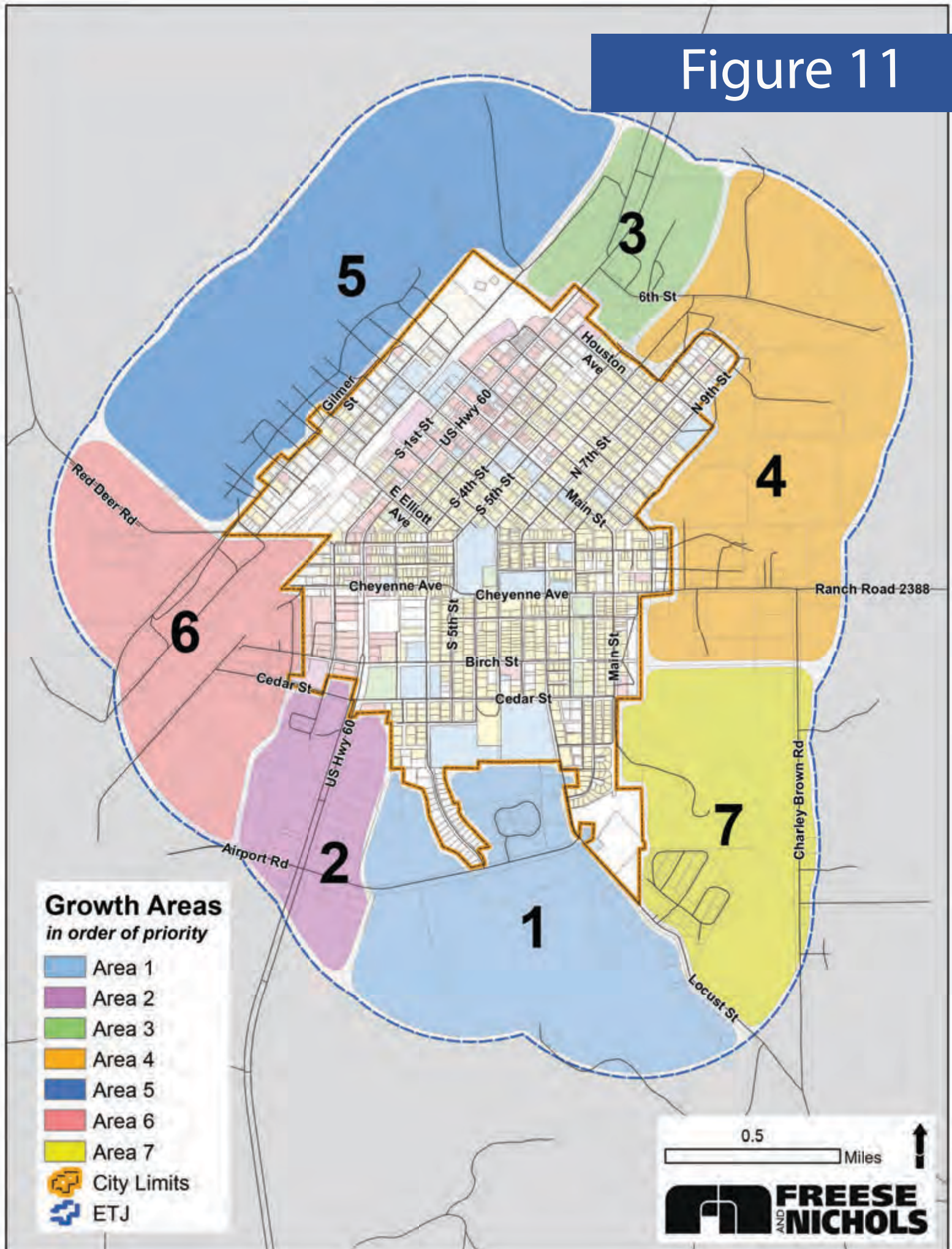
Growth Area 7

Growth area seven is approximately 277 acres in the southeast portion of the City. This area primarily undeveloped and is lowest in priority due to topographical constraints which limits access to water/wastewater infrastructure.



Source: Google Earth - Image © 2015 DigitalGlobe

Figure 11



Recommendation #3 | Corridor Design Standards

Enforce design standards on the highway corridor to create an attractive gateway to the City.

To achieve a more attractive gateway entering and through Canadian, the design standards along the highway corridor should be updated and enforced. There are currently multiple commercial zoning districts with different standards. To ensure that all that business along the highway corridor adhere to the same standards, a Highway Commercial overlay district should be created. The following standards should be incorporated into that district's regulations to create a consistent image along the corridor that reflects Canadian's character and creates a positive image of the City to visitors. The new corridor standards will apply to all new developments along the highway. Businesses that are currently in place will not be subject to the new zoning conditions, but will be considered a nonconforming use if they don't meet the requirements; however, when the nonconforming use changes use or physically expands the new conditions can take effect.

Business Signage

Regulating the signage that is allowed by establishments is one of the simplest and most effective ways that a city can ensure a positive community image. The current zoning ordinance allows for one business sign no larger than 32 square feet and no higher than 20 feet in the C-C district. The zoning ordinance also allows for a sign up to 50 square feet for a group of business in a shopping center. These sizes for signs should continue to be used along the corridor. While regulating the size of signage is important, the material of the signage is also very important in achieving a positive community image along the highway corridor. The following material requirements should be added for signage along the corridor:

- Signage should be constructed of stone, masonry, brick, or other quality material that is consistent with the building material and color of the primary building
- Portable signage should not be allowed



Wayfinding Signage

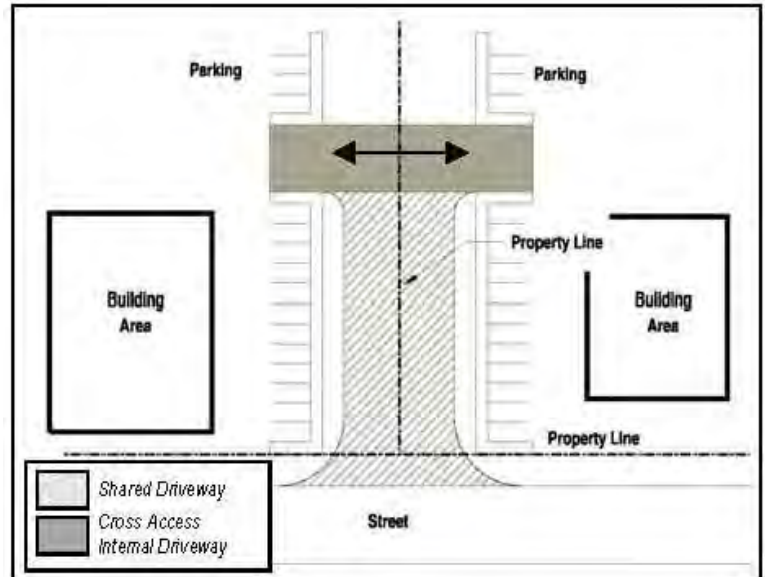
Wayfinding signs should also be installed along the corridor and throughout the City to help guide visitors around downtown to key location like the art and history museums and parks. Wayfinding signs will alert visitors that there are other attractions off the main corridor. The wayfinding signs throughout the City should be of the same style and reflect the character of Canadian.



Site Planning Standards

Site planning standards should be incorporated into the zoning ordinance to ensure that all new nonresidential developments are well-planned and are compatible with the desired look and feel of the corridor.

- Screening walls should be used to screen open storage. The walls should be consistent with the design of the primary building. The zoning ordinance already contains height requirements for screening walls.
- Trash receptacles should be located behind the primary building or be screened from public view with a solid wall on three sides with a gate on the fourth. The walls should be of a similar material that is consistent with the primary building and should also be at least one foot taller than the container.
- Shared access between business should be required for all new nonresidential developments to reduce the number of curb cuts along the corridor.



Voluntary Corridor Beautification Program

The corridor design standards can only be enforced through zoning within the City limits of Canadian. Much of the highway corridor is outside of the City limits; however, the beautification of the corridor is extremely important in these areas to maintain the overall appearance of the corridor when entering Canadian. A voluntary corridor beautification program should be established along the portions of the corridor outside of the City limits. The program will encourage business owners take pride in Canadian by cleaning up the front of their building. Businesses who comply with program should be considered members and receive a designation sign to place in front of their building. For successful implementation of the program, partnerships with the County will be needed, as well as volunteers to promote the program to businesses along the corridor.



The following should be required for a business to be a member of the program:

- Keep grass and landscaping well-maintained
- Move open storage items behind the front building line or behind a screening wall
- Maintain building façade (perform necessary repairs and repaint, as needed)
- Maintain businesses signage
- Keep right-of-way free of litter
- Keep products off the public right-of-way
- Keep products that are displayed in front yard in a neat and clean appearance

Gateway Features

Unique signage at entry points allows visitors to know when they are entering a city and helps them to be more aware of their surroundings. In Canadian, there are two main entry points, which are along the highway corridor to the north and south. There is currently a gateway feature along the highway corridor on its north entry. To create distinct gateways at all main entry points to the City, an additional sign should be installed along the corridor south of Canadian. The sign should be identical to the current gateway sign for consistency. If another style for a gateway monument is created, then both gateways should be updated.



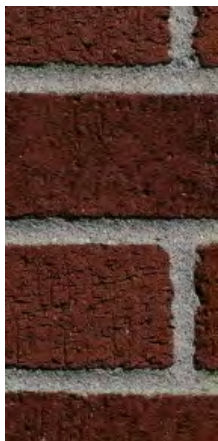
Landscaping

Landscaping requirements are currently addressed in the building regulations. Landscaping requirements for the corridor should also be added; however, due to the west Texas climate, it is very important to encourage the use of native and drought-tolerant landscaping. Landscaping requirements should be minimal to encourage water conservation, but still provide an aesthetic element.

Building Materials

Building materials are not addressed in the current zoning ordinance. While it is ideal to have all stone and masonry buildings, it is very costly for the business owner and can be impractical. A mix of building materials should be allowed along the corridor; however, certain material should be limited to a certain percentage of the entire building and the use of wood should be discouraged. To allow flexibility in design and not place an unnecessary burden on the business owner, the following exterior building materials should be allowed along the highway corridor:

- Concrete
- Brick
- Stone
- Cementitious fiberboard (Hardieplank)
- Stucco/EIFS
- Metal (25% maximum)



Brick



Stucco



Stone



Concrete



Metal



Cementitious
fiberboard

Keep Canadian Beautiful

Canadian should become a member city of the Keep Texas Beautiful (KTB) program. KTB is a non-profit dedicated to beautifying and improving community environments through programming and education. Being a member city would provide Canadian with a wide-array of resources including funding, training, and award opportunities.

www.ktb.org

Canadian can implement a Keep Canadian Beautiful program to promote community involvement in city-wide beautification. Examples of events and programs are:

- City-wide clean-up days
- Awards given to the business or businesses that participate in beautification efforts
- Program to connect volunteers with homeowners and business owners needing help making necessary repairs to their property
- Funding to businesses and homeowners to make façade improvements



Recommendation #4 | Code Enforcement

Increase code enforcement efforts throughout the City to maintain the appearance of the City.

Code enforcement is a reactive and proactive way for the City to assist in beautification efforts. It is reactive when it handles code enforcement violations that are submitted by citizens and it is proactive when the code enforcement officers actively patrol and look for violations based on adopted policies. The east side of Canadian is one area where code enforcement issues and efforts should be enhanced; however, the City should enforce code enforcement in all areas of the City to achieve the best overall benefit for all residents. Examples of current code enforcement issues include old cars in yards, trash in front yards, high weeds, debris, and deteriorating structures. The following strategies can be used to increase code enforcement efforts to assist in the beautification of Canadian.

Quarterly Code Enforcement Days

The City can promote a clean and attractive community by establishing code enforcement days once per quarter. These dates should be set in advance so the City can advertise that on each code enforcement day the code enforcement officers will inspect all parts of the City and write warnings for each violation. This fair warning will allow residents and business owners ample opportunity to bring their properties up to code and avoid a future citation. The intent of this program is not to see how many citations can be written but to promote an attractive city through community involvement; however, if compliance is not achieved in 10 business days, then a citation should be issued.



Code Ranger Program

The Code Ranger Program trains residents to be volunteer Code Rangers. The volunteers identify code violations in their neighborhoods and notify City staff. The City sends a courtesy letter to the property owner asking for their voluntary compliance. If the property owner is not in voluntary compliance by the deadline stated in the letter, then a citation can be issued. This program encourages community buy-in and puts more “eyes on the street”, rather than using more City staff time. Arlington, Ft. Worth, and San Antonio are model cities for this program; however, small to medium size cities like Corsicana, Hutto, and Harlingen have also adopted the program.

Right-of-Way Maintenance

Code enforcement in the right-of-way is important to maintaining an aesthetic streetscape. Currently, many areas in Canadian have trees that overhang the sidewalks and streets, which can create a safety hazard for pedestrians and motorists. It is recommended that the code enforcement ordinance be updated to include clearance standards for the right-of-way. The right-of-way is owned by the City, but should be maintained by the owner since the City allows the resident the right to utilize it. The following are recommended clearance standards:

- 7-8' clearance over sidewalks
- 12-15' clearance over roadways

Summary of recommended zoning ordinance updates

To successfully implement the new strategies for future land use, growth management, and corridor design the City should update the zoning ordinance and zoning map accordingly. This is the first step to making change in Canadian.

1. **Create a Highway 60 Overlay district (or special district) and include the following design standards:**
 - a. Business Signage
 - Constructed of stone, brick, masonry, or materials consistent with the primary building
 - Portable signage should not be allowed
 - b. Screening Walls
 - Used to screen open storage
 - Constructed of stone, brick, masonry, or materials consistent with the primary building
 - c. Trash Receptacles
 - If not behind building, it should be screened from public view with a solid wall on three sides with a gate on the fourth. The walls should be of a similar material that is consistent with the primary building and should also be at least one foot taller than the container.
 - d. Shared Access
 - Require shared access drives for all new nonresidential developments to reduce the number of curb cuts along the Highway 60 corridor
 - e. Landscaping
 - Encourage the use of native and drought-tolerant plants
2. **As needed, rezone vacant areas to coordinate with the Future Land Use Map**

Chapter 4

Transportation and Infrastructure

Transportation and Infrastructure

A community's transportation system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway dictates the size, capacity, and flow of the roadway. The roadway network inside of Canadian is generally developed; however, as the City limits expand, more roadways will be needed to accommodate growth and development. A thoroughfare plan is important for cities to use as a guide when building new roadways. Additionally, having a thoroughfare plan can assist with regional planning efforts with the County or the Texas Department of Transportation (TxDOT). When TxDOT prepares the statewide plans, each municipality's thoroughfare plans are reviewed and incorporated into the statewide plan, as appropriate. Water and wastewater infrastructure is also vital to a community's ability to grow in a positive manner. Growth and development will not occur in an area unless there are adequate water and wastewater facilities to support the demand.

Existing Conditions

Thoroughfares

Canadian's major thoroughfare is known as 2nd Street as it runs through the City limits. 2nd Street is also the segment of roadway where Highway 60 and Highway 83 merge. North of the City, Highway 83 splits to the west from Highway 60, providing a regional connection to Perryton. To the south, Highway 83 connects with Interstate 40, which provides regional connections to Amarillo and Oklahoma City. Highway 60 splits from Highway 83 to the south of the City and provides a connection to Pampa. The major east-west collectors are Cedar, Birch, and Cheyenne. The remaining roadways are residential roads that generally form a grid system. North of Giraud Avenue, the grid system is turned at a 45-degree angle.

Traffic Counts and Accident History

2nd Street is the heaviest travelled roadway in Canadian. According to TxDOT traffic counts, 2nd Street has over 8,000 cars per day. 2nd Street has a few crossings that create safety issues due to line-of-sight and non-signalized turning across oncoming traffic. The accident counts on 2nd Street are very low even with the existing safety issues. The Hemphill County Sheriff's Department recorded 10 accidents on 2nd Street in 2015 and 11 in 2014.

Wastewater Analysis and Improvement Plan

As mentioned in the **Community Snapshot** chapter, the Wastewater Analysis and Improvement Plan was created in the early 1980s as a long-term guide for wastewater and treatment infrastructure, by looking as far ahead as 2005. The population projections used for 2005 are higher than the current population; therefore, the capacity and infrastructure projections are still able to help the City assess its wastewater needs. The plan projected a 2005 population of 5,320 and the estimated 2015 population of the City was 3,013.

Transportation and Infrastructure Recommendations



Issue Identification

- Lack of sidewalks
- Roadways in need of repair and paving
- No plan for future roadways as growth occurs
- Access across the railroad tracks
- Lack of water and wastewater mapping

What the public said...

"The existing streets need to be repaired and strategically placed sidewalks around the City are desired."

Canadian needs...

- A Roadway Condition Assessment
- An Infrastructure Condition Assessment
- A Thoroughfare Plan
- A Sidewalk Plan

Recommendation #1 | Roadway Condition Assessment

Utilize the roadway condition assessment to make upgrades as needed.

Roadways are utilized everyday by residents; therefore, it is important that roadway maintenance be performed regularly. The community survey revealed that roadway conditions are an important issue for residents. Below are the priorities for roadways in need of maintenance and roadways in need of pavement.



Streets to Repair

(in order of priority)

17th Street (from Locust to Main Street)
Willard Street (from 17th Street to Willard Place 1)
South 4th Street (approximately 280')
Kingman Avenue (to North 3rd Street)
North 3rd Street (from Alley to Main Street)
Elsie Street (from North 7th Street to North 8th Street)



Streets to Pave

(in order of priority)

10th Street (from Kingman Avenue to Elsie Street)
Elm Street (from 3rd Street to 4th Street)
3rd Street (south of Elm Street)
South 7th Street (from Cedar Street to Birch Street)
Red Deer Street (from bridge to Ave E)
Avenue B, C, D, and E (to Gilmer Street)
Lamar Street (from North 5th Street to North 6th Street)
Boone Street (from North 8th Street to North 9th Street)
Austin Avenue (from North 7th Street to North 9th Street)
Crockett Street (from North 8th Street to North 9th Street)
North 7th Street (from Boone Street to North 9th Street)
North 3rd Street (from Summit Avenue to Houston Avenue)

Recommendation #2 | Infrastructure Condition Assessment

Utilize the infrastructure condition assessment to make upgrades as needed.

Planning for and providing infrastructure is perhaps one of the most important responsibilities of a municipality. Citizens need to be secure in the knowledge that they can rely on their local government to ensure an adequate and safe water supply and wastewater capacity for current populations and that proper plans are developed to provide for future growth. This assessment is intended to provide a broad overview of Canadian's infrastructure system and capacity and assess the system's ability to reliably serve current and future populations.

Water System Analysis

The City's current water supply is from groundwater wells in the Ogallala Aquifer. According to TCEQ, the City has two elevated storage tanks, two ground storage tanks, and three pump stations. The elevated storage tanks set the static hydraulic gradient and provide pressure maintenance. The average daily demand is around 0.63 MGD and the maximum daily demand is around 1.06 MGD. The City completed a water supply analysis in 2005.



Wastewater System Analysis

The City operates one wastewater treatment plant and three lift stations. The City last completed a wastewater master plan in 1983. The master plan report recommended collection system improvements, reduction in infiltration and inflow in the collection system, and improvements at the wastewater treatment plant. In the future, the City anticipates growth on the south side of the City. This growth will flow by gravity through the existing collection system to the wastewater treatment plant. The capacity of the existing system should be analyzed to confirm if it can handle additional flows from the development.

General Recommendations

It is recommended that the City conduct system-wide water and wastewater master plans and develop a Geographic Information Systems (GIS) database. A robust GIS database provides a powerful tool with regards to operations, maintenance, asset management, and future planning. An asset management program will assist the City in developing a proactive maintenance operating plan and can be incorporated with the master plan or completed as a standalone study. The master plan will allow the City to develop a perspective of short-term, and long-term system water demands, wastewater flows, capacity requirements, and identify areas with rehabilitation needs. Additionally, a master plan should identify elevated storage capacity needs for typical operations and fire emergencies. The water master plan should evaluate the City's water supply and its ability to serve future demands. The master plan should include recommended water system looping for redundancy and reliability as part of the short-term Capital Improvement Plan. A rate study is recommended to identify the financial impact of new development on the City's water system and develop a pro rata or capacity fee to collect to assist with infrastructure budgetary needs for any future development. The master plan should also evaluate the collection system to determine system deficiencies and the capacity of the wastewater treatment plant. Projects to serve growth should also be identified. A rate study is recommended to identify the financial impact of new development on the City's wastewater system and develop a pro rata or capacity fee to collect to assist with infrastructure budgetary needs for any future development.

Recommendation #3 | Thoroughfare Plan

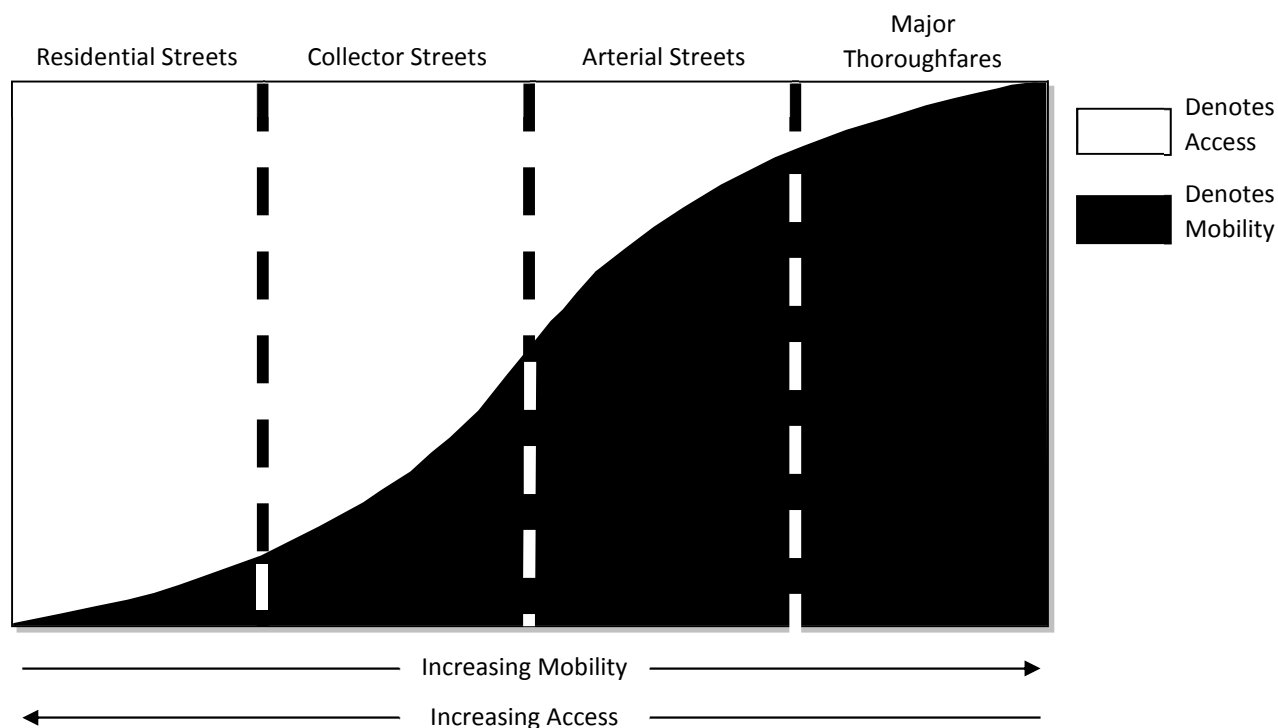
Identify new roadways for local circulation and plan for roadway construction as growth occurs.

To ensure that infrastructure needs stay on pace with new development, it is important to maintain a thoroughfare plan. One of the purposes of the transportation plan is to identify new roadways. The identified roadways are not intended to be built at once, but are intended to be built as development occurs. New subdivisions should be built in accordance with the plan to ensure proper connectivity in Canadian. **Figure 18** is the Thoroughfare Plan map and it should serve as a guide for developing new roadways or re-building existing roadways in Canadian. The Thoroughfare Plan also recommends a location for an additional railroad crossing. The possibility of grade-separated crossings and quiet zones should be explored further.

Roadway Classifications

The Thoroughfare Plan is based upon a classification system that depicts the function of each major roadway. Roadway types generally include: major thoroughfares, arterials, collectors, and residential streets. The various functions can be differentiated by comparing their ability to provide mobility with their ability to provide access to various locations. As the mobility of a roadway increases, the access decreases. For example, a highway as increased mobility and decreased access points, while a residential street has many access points and decreased mobility. The following roadways classifications are suggested designs for all new roadways in Canadian. These cross-sections should be added to the subdivision ordinance to ensure that all roads developed in the ETJ match the City standards.

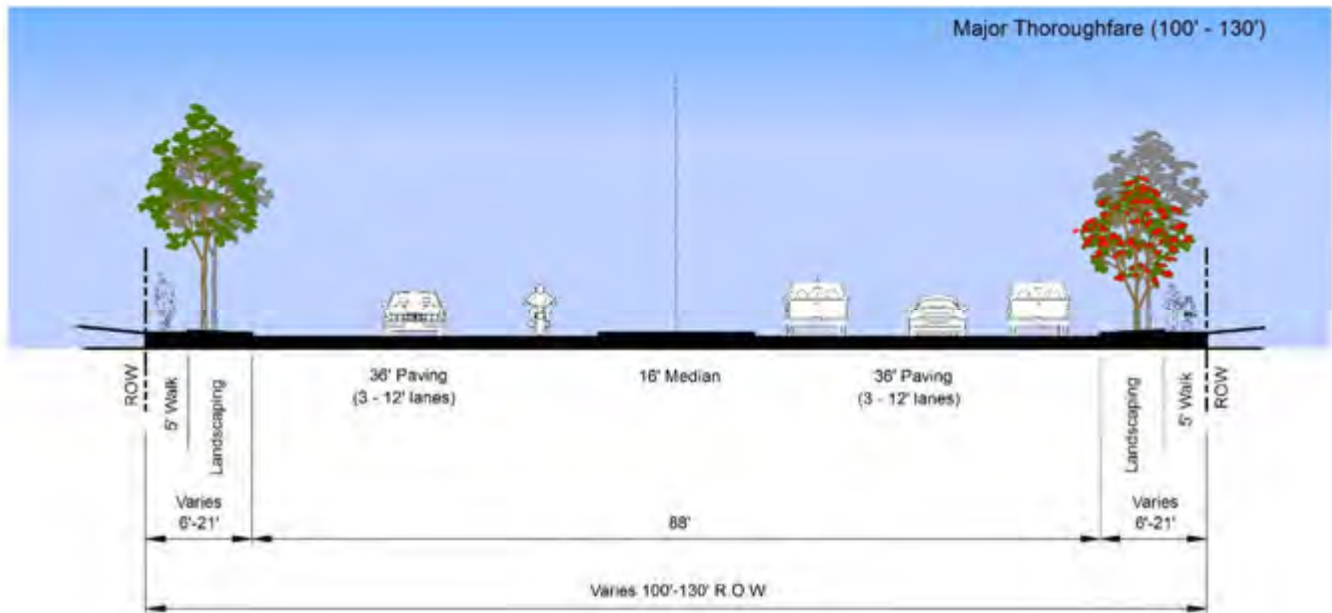
Figure 12. Functional Classification



Major Thoroughfare

The primary purpose of a major thoroughfare is traffic movement. For Canadian, Highway 60 is the major thoroughfare and provides direct access to the land uses along the corridor. Highway 60 is a TxDOT maintained and controlled roadway so the City's participation in future improvements is limited; however, TxDOT typically includes the affected entities in the public input process. Even though the City cannot plan for future improvements to Highway 60, the City can plan for other future major thoroughfares that may be needed as the City expands. **Figure 13** is the recommend design for all future major thoroughfares.

Figure 13. Major Thoroughfare Cross-Section



Arterial Street

The primary purpose of an arterial road is to move traffic from a collector street to a major thoroughfare. These roadways typically have a high capacity and carry a large amount of traffic. Currently, there are not many arterial roadways in Canadian; however, future arterials are depicted on the Thoroughfare Plan. As the City limits expand and new development occurs, arterial roadways will be needed to provide mobility between the collector streets. **Figure 14** and **Figure 15** are the recommended designs for all new arterials within Canadian.

Figure 14. Rural Arterial Cross-Section

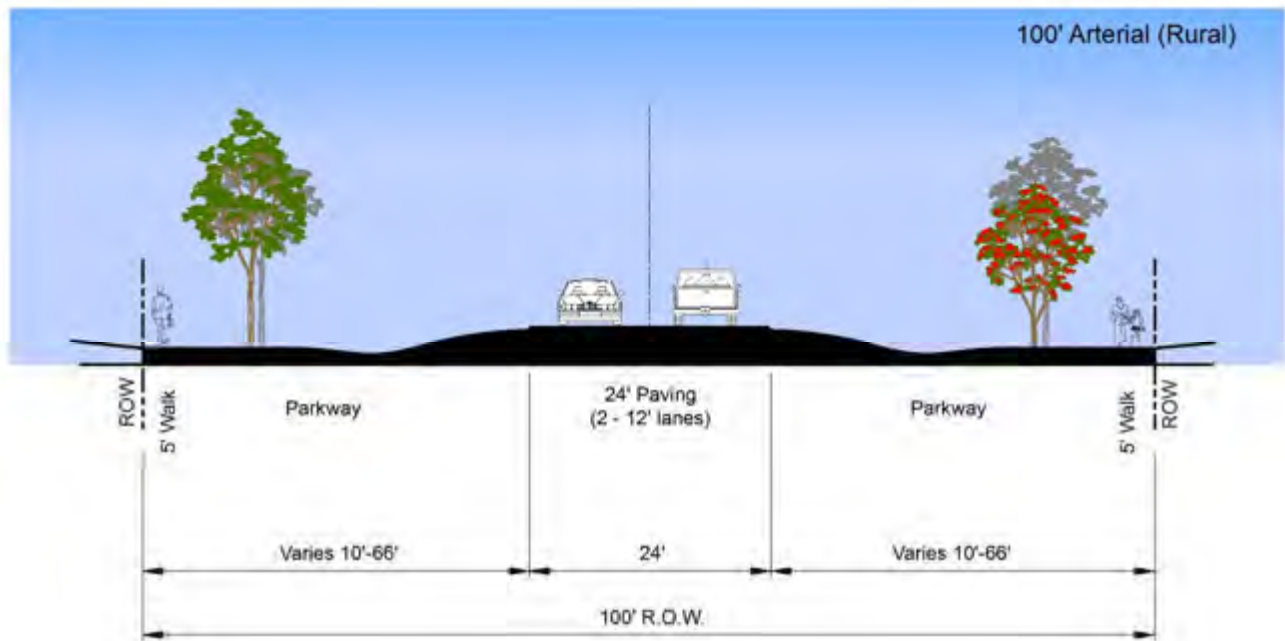
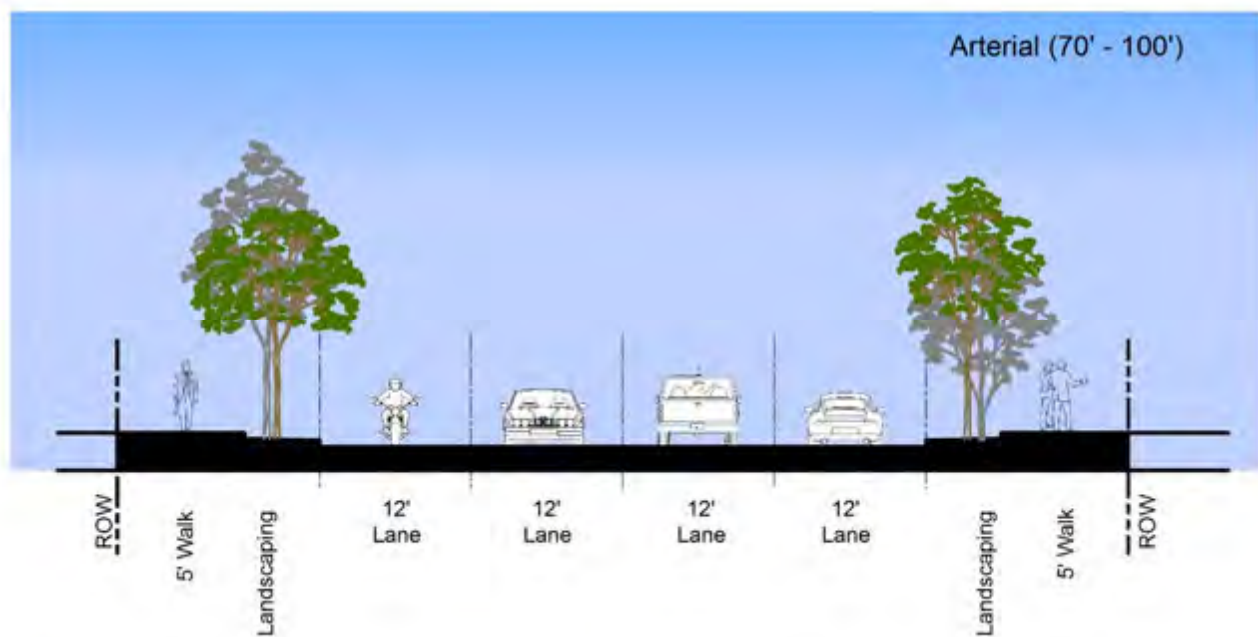


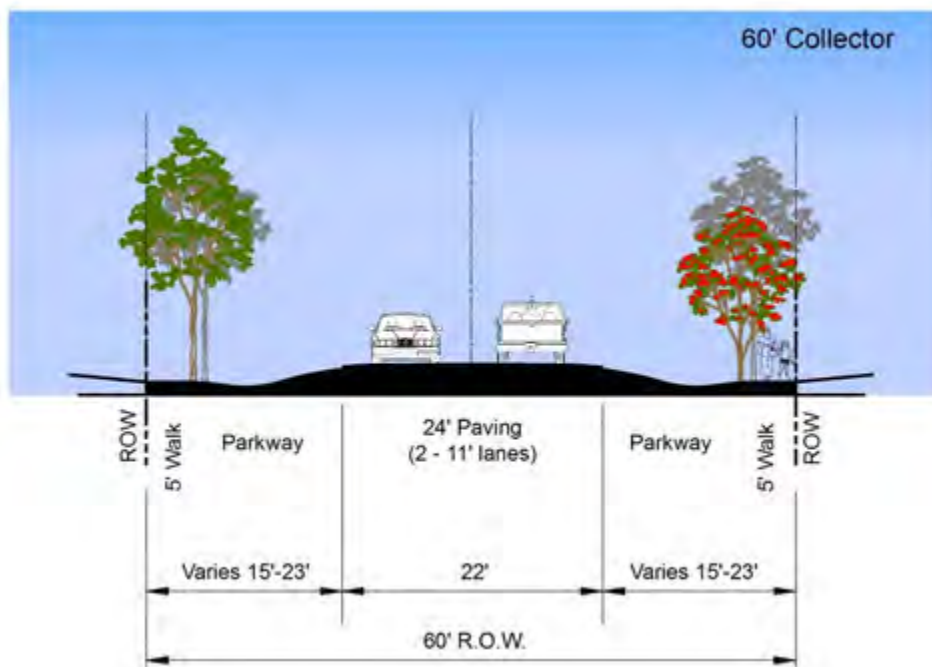
Figure 15. Arterial Cross-Section



Collector Street

The primary purpose of a collector streets is to move traffic from residential streets to arterial streets. These roadways generally carry a moderate amount of traffic. Collector streets are also designed to provide access to residential properties. Many of Canadian's streets are collectors which run from Highway 60 to residential areas. As develop occurs, more collector streets will be needed to provide access from new arterial roadways. All new collector streets should have sidewalks, where necessary, that tie into the overall sidewalk system of the City. **Figure 16** is the recommended design for all new collector streets within Canadian.

Figure 16. Collector Cross-Section



Residential Street

The primary purpose of a residential street is to move traffic in neighborhoods. These roadways are generally designed to have slower speeds, and many times have traffic calming elements like speed bumps. As new housing developments occur in Canadian, more residential streets will be added. It is important that these streets are well-connected to the overall thoroughfare network. All new residential streets should have sidewalks, where necessary, that tie into the overall sidewalk system of the City. **Figure 17** is the recommended design for all new residential streets in Canadian.

Figure 17. Residential Street Cross-Section

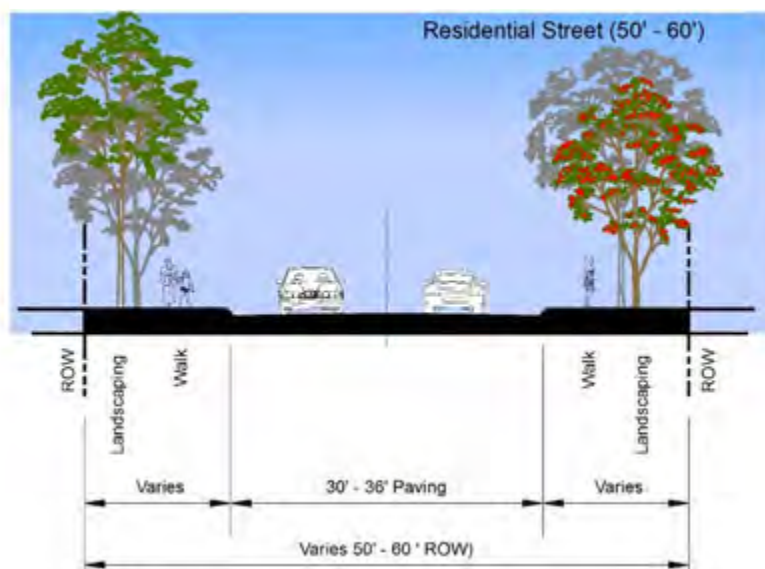
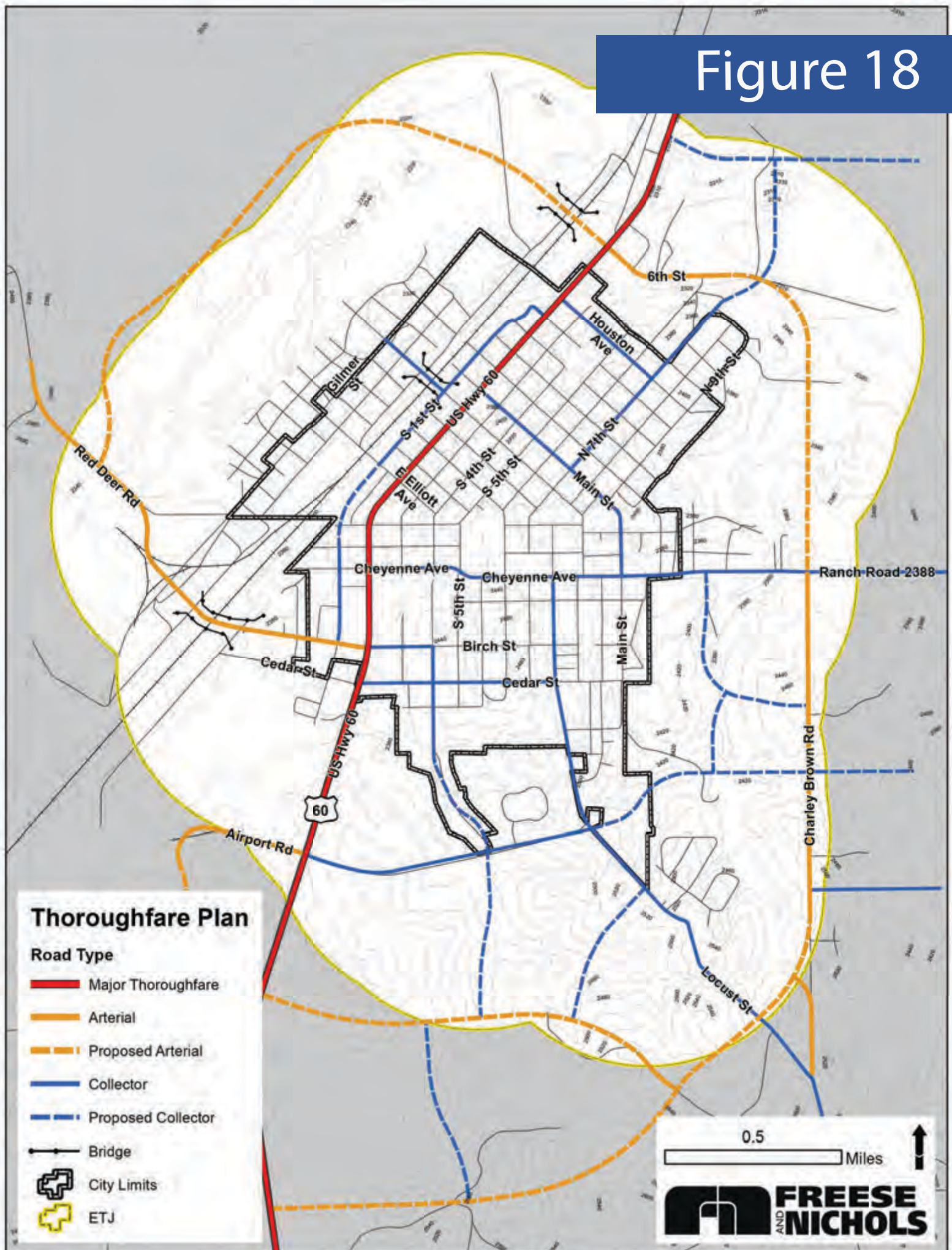


Figure 18



Recommendation #4 | Sidewalk Plan

Implement a system of strategically-placed and well-maintained sidewalks to allow pedestrians to safely walk between key locations in Canadian.

Providing sidewalks as a component of the transportation system will encourage walkability in Canadian by providing a protected pathway and creating a sense of safety. If residents can easily see and identify a clearly delineated pathway to an intended location, they have a sense of security in walking to that destination. This is particularly important for areas near schools to protect the safety of children walking to and from school, since Canadian ISD only runs bus service in a small area of the City. Sidewalks are not needed on every street in the City, but should connect key locations in the City. In some areas of the City, sidewalks may not be feasible due to lack of right-of-way. Ideal locations for sidewalks are near schools, parks, downtown, and near other heavily travelled destinations. To ensure safe crossings at intersections, all intersections where sidewalks are present should have enhanced crosswalks. This can include elements like signage or painted crosswalks. It is important that all sidewalks be ADA compliant to ensure that all of Canadian's residents can benefit from the sidewalk system. **Figure 19** is a conceptual sidewalk plan that provides a connected sidewalk path around the City and ties into the trail system, which is discussed later in this plan. Each year, the City should budget for maintenance to existing sidewalks and construction of new sidewalks. Additionally, all new developments should be required to have a sidewalk system that connects to the overall system.



Safe Routes to Schools

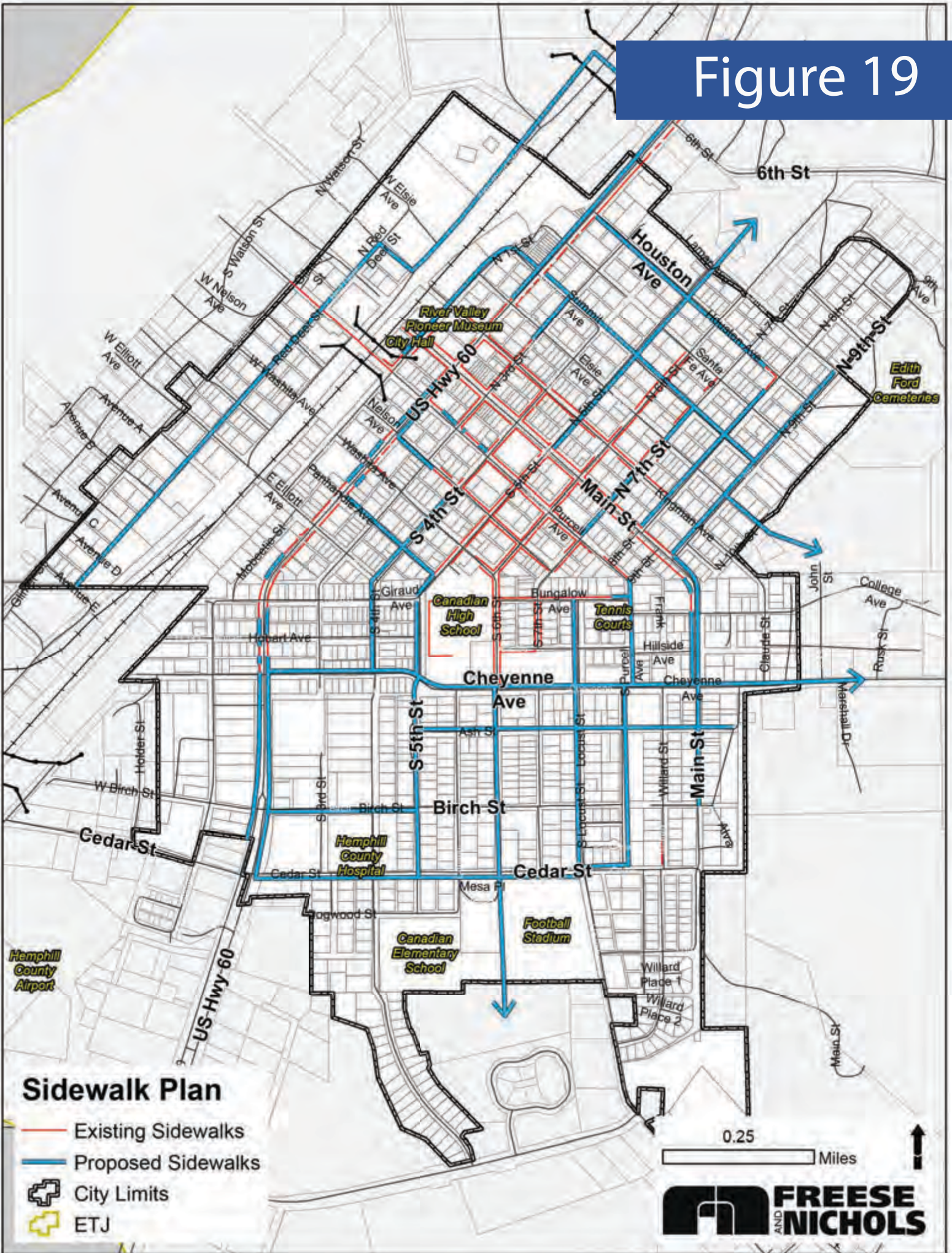


The National Center for Safe Routes to School exists to make walking and biking to school safe and more accessible for children. When a City forms a SRTS program, the opportunities for funding increase. Funding outlets include SRTS mini-grants and State/Federal funding.

<http://www.saferoutesinfo.org/>



Figure 19



Chapter 5

Housing

Housing

Existing Housing Conditions

According to the 2014 American Community Survey/U.S. Census, there are approximately 1,255 housing units in Canadian, with a majority of them being single-family homes. As shown in **Table 8**, there has been a lack of housing construction since 2010. Most the current housing stock in Canadian was built between 1970 and 1979 and before 1939. Generally, the housing in Canadian is well-maintained and this mixture of housing age creates a unique charm for the City. **Figure 20** shows that home values are generally between \$50,000 and \$150,000; however, this does not reflect the current real estate listings. The current housing market has houses listed for well over their actual value, which is creating an affordable housing issue in Canadian.

Table 8. Year Structure Built

Year Built	#	%
2010 or later	7	0.6%
2000 to 2009	111	8.8%
1990 to 1999	46	3.6%
1980 to 1989	125	9.9%
1970 to 1979	285	22.6%
1960 to 1969	119	9.4%
1950 to 1959	128	10.1%
1940 to 1949	160	12.7%
1939 or earlier	281	22.3%

Source: U.S. Census, 2014 American Community Survey

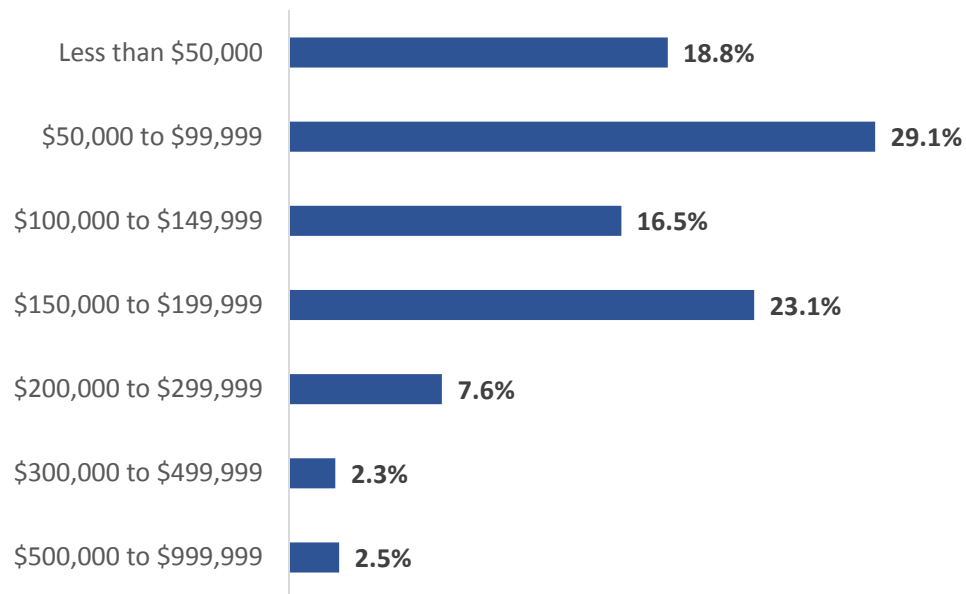
Table 9. Units in Structure

Type of Unit	#	%
1-unit, detached	1,027	81.8%
1-unit, attached	4	0.3%
2 units	8	0.6%
10 to 19 units	26	2.1%
20 or more units	22	1.8%
Mobile home	162	12.9%
Boat, RV, van, etc.	6	0.5%

Source: U.S. Census, 2014 American Community Survey



Figure 20. Housing Value in Canadian



Source: U.S. Census, 2014 American Community Survey



*Average housing value
from U.S. Census
(2010-2014 ACS)*

VS.

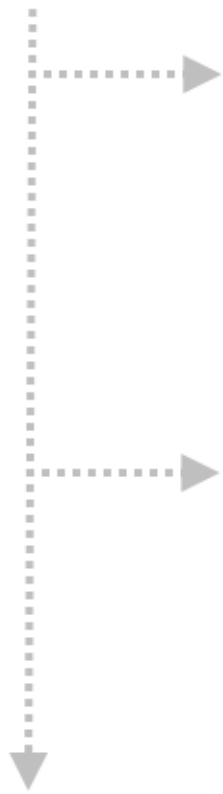


*Average listed value of houses
for sale as of July 2016*

Community survey says...

- Affordable housing is one of the greatest issues facing Canadian today
- There is a lack of housing variety and choices
- Three bedroom/two bath homes for families are desired

Housing Recommendations



Issue Identification

- Lack of affordable housing
- Many existing homes are well-maintained
- Some pockets of homes in need of repair
- Lack of choices in housing type

What the public said...

"Affordable housing is one of the greatest issues facing Canadian today."

Canadian needs...

- To Preserve Existing Housing Stock
- New Housing Types and Choices
- More Affordable Housing Options

Recommendation #1 | Preserve Existing Housing Stock

Preserve the existing housing stock and the overall character of Canadian by utilizing housing maintenance strategies.

Housing is a main element to the character and image of Canadian; therefore, it is important to maintain the existing housing stock and promote quality development of new housing. Housing maintenance strategies will help the City in maintaining and improvement the existing housing stock. This toolkit of strategies is intended to help the City identify the housing maintenance needs and provide solutions.

Reactive Strategies

Residential Infill and Redevelopment

Residential infill and redevelopment utilize existing water, wastewater, and roadway infrastructure, decrease “sprawl” into the more rural areas, and promote reinvestment in existing neighborhoods. While development may continue to occur in other parts of the City, stabilizing and reinvigorating the core will maintain Canadian’s charm and community character. It is only through community and financial support that revitalization of core areas can be achieved.

Infill housing development incentives will generally be required if core revitalization is to be realized. The purpose of the incentives is to reduce or mitigate some of the risk that a builder assumes when they pursue redevelopment projects. Strong, stable neighborhoods benefit the community through tax generation. The following are potential incentives that could be used to attract infill housing:

- Waiving development fees for infill housing
- Acquired land is given to developer at a significantly reduced cost
- Rebates or grants awarded per new housing type constructed
- Tax abatements such as taxation for a specified amount of time at the original value when a home is demolished and rebuilt
- Demolition rebates for removing dilapidated housing

Maintenance Assistance

Maintenance assistance from the City or EDC can assist those homeowners who want to maintain their properties but cannot physically or financially do so. The City or EDC can offer rebates or matching funds to ensure that the housing maintenance occurs. The City should be proactive and identify the at-need households and promote the maintenance assistance program. In addition to rebates and matching funds, the City can pair the at-need households with volunteer groups in the City who are willing to perform the necessary maintenance for free.

Infill and Redevelopment as Funding

The City can begin to acquire old properties as they come on the market and demolish the houses that are dilapidated. The City can then sell the properties to promote the infill of new housing types and redevelopment of older buildings that are still structurally sound. The money made on the property sales can be put into other efforts like housing maintenance assistance, park improvements, or to buy more properties.



Proactive Strategies

Neighborhood Organizations and HOAs

As Canadian grows, more neighborhoods and subdivisions will develop and the establishment of homeowner's associations (HOAs) can help to preserve housing and maintain landscaping, parks, and open space. The subdivision ordinance should be updated to include an optional HOA provision. This will help ensure that amenities like parks and open space in future housing developments are generally maintained by the HOA. Existing neighborhoods can form neighborhood associations. Generally, participation in a neighborhood organization instills a sense of pride in one's home and neighborhood. Active participation in neighborhood events and cleanup days will encourage homeowners to maintain the appearance of their home and make repairs as needed.

Quality Neighborhood Design and Residential Building Materials

To ensure that new housing will last for a long time and be an asset to the community, quality building materials and neighborhood design should be promoted. This can be accomplished through the zoning and subdivision ordinance and building code. The subdivision ordinance should be updated to include an ideal neighborhood design. The ordinance updates should include street-stub out requirements, block lengths, cul-de-sac requirements, setbacks, and open space requirements to ensure a certain amount of open space per lots. This will promote quality development, increase the overall quality of life, and ensure that all new subdivisions are livable and well-connected. To promote quality building materials, the residential zoning districts should be amended to include requirements for masonry, articulation, façade, and roof pitch. These requirements will ensure that quality building materials are used and that all houses vary in look.

Compatible Nonresidential Development

It is important to ensure that residential areas surrounded by compatible uses. When nonresidential and residential meet, the uses should be complementary to strengthen the neighborhood. For example, a commercial use such as a pipe yard next to a house would not be compatible and would discourage the homeowner from maintaining their home's appearance. Compatible uses to residential generally include small retail shops, schools, churches, and parks. The zoning ordinance should be updated to ensure that compatible nonresidential uses are developed next to residential uses.

Summary of ordinance updates

Zoning Ordinance

1. Update residential zoning districts to ensure compatibility between residential and nonresidential development
2. Update the residential districts to include requirements for building materials, articulation, façade, and roof pitch

Subdivision Ordinance

1. Update to include an optional HOA provision
2. Update to include neighborhood design requirements for street stub-outs, block lengths, cul-de-sacs, sidewalks, and open space

Recommendation #2 | New Housing Types and Choices

Promote new housing types that are suitable for Canadian to encourage the development of housing options other than single-family homes.

Canadian is primarily made up of single-family homes. While single-family homes should still be the predominant housing choice in Canadian, a mix of housing types is also desired to create different housing choices. A mix of housing choices will allow more young professionals and senior adults to stay in Canadian without the cost or maintenance-burden of a large, single-family home. Providing a mixture of housing types will also help with the affordability issue that Canadian is currently experiencing. Smaller homes and units will diversify price range of Canadian's housing market. The following types of housing are recommended options for Canadian and are suitable for development in small amounts.

Duplexes

A two-family home – often referred to as a duplex – is a house divided into two separate dwelling units, each with its own entrance. Duplex housing serves a segment of the community who may want to live in an increasingly dense setting while having the look and feel of a single-family home. This housing type is important for residents and a community due to its affordability, range of amenities available, and the transitional nature of the housing itself.



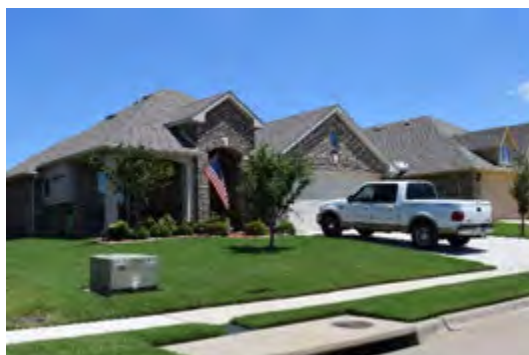
Townhomes

Townhomes are attached single and multi-story dwelling units. Similar to apartments and duplexes, townhomes serve as an alternative to apartment living, and meet a demand in the rental market. One key difference is the fact that townhomes also meet a need for home ownership. Many communities find townhomes appealing, from young professionals to small families. This housing option can also serve the needs of empty-nesters senior adults seeking a low-maintenance home-ownership experience.



Starter Homes

Small single family homes are often referred to as “starter homes” and are generally the most affordable option for single family housing. Individuals or smaller families seeking housing options with more space and privacy, or moving into the home-ownership market find the starter home as a great option. Starter homes are usually on small lots, sometimes as small as 5,000 square feet. These homes can also be built on lots with off-set or “zero lot lines” to decrease the burden of yard maintenance. Starter homes meet the needs of individuals with limited housing budgets and a desire to have their own personal space.



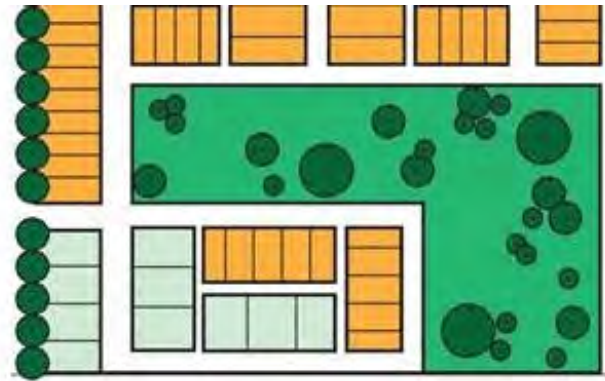
Cluster Development

Cluster development is when housing units are clustered to conserve open space. This concept works best with townhomes, smaller single-family homes, or a mix of both. Cluster development is efficient because less infrastructure is needed since the units are closer together. The shared open space also increases the quality of life by providing opportunities to meet neighbors and be active outdoors.

Multi-Family

To ensure that future multi-family units are developed in a quality manner, designed standards should be added to the zoning ordinance. The standards should include the following:

- Constructed of brick or stone
- Offer options for covered parking or garages
- No more than three stories high
- Apartment complexes with more than 12 units must be gated and offer at least two community amenities (dog park, walking trails, swimming pool, open space, etc.)



The addition of new housing types in Canadian will create life cycle housing opportunities.



Life cycle housing serves the needs of individuals, families, and different segments of the population through all stages of their lives – young singles, professionals, families with children, families without children, empty-nesters, retirees and seniors. When an adequate mix of housing options are available, a person can live their entire life within the community and even within a desired neighborhood. As individuals move through the different stages of life, “life cycle” housing provides suitable options along the way. An example of this cycle includes renters who move into the starter home market, families who move into larger homes, and seniors who move into smaller units requiring less upkeep. Rather than following the model of traditional suburban design where housing types are segregated, a distinct benefit of life cycle housing is the ability of families to put down roots in their neighborhood, children to remain in the same schools, social networks and bonds to remain in place, and seniors to live close to family and friends. To achieve these benefits, the appropriate mix of housing options is critical.

Recommendation #3 | Affordable Housing

Form a housing corporation to create affordable residential developments in Canadian.

According to the community survey and stakeholder interviews, the lack of affordable housing is one of the biggest issues in Canadian. The major employers are noticing that their employees are having difficulty finding affordable housing in Canadian and are living in other cities. The housing that is affordable to them is not the housing type that is desired. Many professionals, especially those with families, are looking for three bedroom/two bath homes. While the City cannot control the housing market, they can implement innovative ideas to assist in providing affordable housing options. The City should partner with the County and major employers, like the school district and the hospital, to form a housing corporation. The goal of the corporation will be to acquire land and assist in building infrastructure in areas suitable for residential development. The shovel-ready lots can then be sold to builders. Since the infrastructure is already in place, the cost is lower to the builder, which means they can sell at a more affordable price. To serve the needs of the major employers, a certain number of homes can be set aside for each major employer to rent out or sell to their employees. The rest of the homes would be available for the open market. This would provide affordable housing to professionals who desire to live and work in Canadian, who are currently driving in from nearby communities. The school district and hospital have partnered together in the past to build duplexes to make housing available to their employees. Their previous success can be a stepping stone to implementing a housing partnership on a larger scale.

Forming a Non-Profit Corporation

In Texas, a non-profit organization can be formed as a community development organization. Two of the goals for a community development organization are the development of housing and combating community deterioration. The affordable housing need would fulfill these two requirements. Additionally, it would be best for the community development organization to form as an unincorporated association. There are fewer registration and reporting requirements and it is best suited for organizations that do not intend to receive outside funds. Below are the steps to forming a community development non-profit organization:

- Check availability of the name of the proposed organization
- Prepare a certificate of formation
- File the certificate with the Secretary of State
- Prepare bylaws
- Hold a meeting of initial directors to adopt bylaws and transact business
- Apply for a Federal Employer Identification Number
- Prepare Federal Tax-Exemption Application
- Apply for sales, franchise, and hotel tax-exemption from Texas Comptroller
- Apply for property tax-exemptions from the Hemphill County Appraisal District

Potential Partnership:

- City of Canadian
- Hemphill County
- Hemphill County Hospital
- Canadian ISD

The Amarillo Area Foundation Nonprofit Service Center provides management support services and can assist with all the necessary steps to obtaining the community development organization status.

Housing Development

There are several large tracts of land in the southern portion of the City that would be ideal for developing a new residential area. The housing corporation could monitor this area and purchase land as it becomes available. The housing corporation can also work with local landowners in the area who may be interested in developing their property. Regardless of where the housing development is located, it should provide a mix of housing options including single-family homes, townhomes, and apartments. A mix of housing types will provide housing opportunities for all types of people and allow for a balanced mix of rentals and ownership. **Figure 21** is a concept for an affordable housing neighborhood that includes a mix of housing choices. This concept could be implemented in Canadian on a vacant tract of land of about 40 acres.

Figure 21. Affordable Housing Concept



Chapter 6

Parks and Trails

Parks and Trails

Existing Conditions

Canadian has six park areas within the City limits totaling approximately 21.1 acres of parkland and golf course. The community survey revealed that most residents feel that the City has enough parkland, but needs to improve the programming in the parks; however, the opposite was true for trails. The survey revealed that most residents are in favor developing a city-wide trail system. The City has the historical Canadian River Wagon Bridge, which has a one-mile paved walking and bike path; however, the path does not connect to any other trail system. This historical bridge is a unique asset for the City and attracts visitors from around the region.

Current Inventory and Level of Service

Table 10 is an inventory of the existing park facilities in the City. A park acreage analysis is shown in **Table 11** to analyze the level of service needs. Using national park standards, Canadian has more than enough parkland to service its residents. The findings of the park acreage analysis are generally consistent with the community survey. While there is a shortage of mini parks, there is an overage of neighborhood park acreage that compensates for the lack of mini parks. The existing parks are well spread throughout the City and will serve the needs of residents for the near future.



Table 10. Park Inventory

Park	Size (Acres)	Current Amenities
Sunset Park	5.6	Walking trail, artwork, picnic tables, basketball court
City Park	5.8	N/A
2 nd Street Park	0.3	Picnic tables
Jackson Park	3.8	Picnic tables, playground, swing sets, walking trail, grills
Centennial Park	3.4	Walking trail, Picnic tables, restrooms, disc golf
Swimming Pool/Skate Park	2.2	Swimming pool, skate park
Golf Course	66.3	Golf course

Table 11. Park Acreage Analysis

Park Type	Existing Park Acres	Recommended Acreage Level of Service/1,000 persons	Current Acreage Level of Service/1,000 persons*
Mini Parks (1 acre or less) <i>2nd Street Park</i>	0.3	0.25 to 0.50 acres	0.01
Neighborhood Park (3 to 10 acres) <i>Sunset Park, City Park, Jackson Park, Centennial Park</i>	18.6	1 to 2 acres	6.17

*Based on the U.S. Census 2015 population estimate of 3,013

Future Parks




Even though Canadian has enough parkland to adequately serve residents for the near future, more parkland will be needed as the City limits expands and the population grows. The next update of this Comprehensive Plan should include planning for future parks. As growth and development occurs, the City can require developers to create parkland when platting the subdivision or pay a fee in lieu of parkland to the City's park fund. This is implemented through a parkland dedication ordinance. While development is slow at the time of this Comprehensive Plan, it is important for the City to stay proactive and ahead of development; therefore, the City should consider adopting a parkland dedication ordinance. Doing this ahead of the growth and development will ensure that parkland, or money for parkland, will be made available for new residential areas in Canadian.



Figure 22

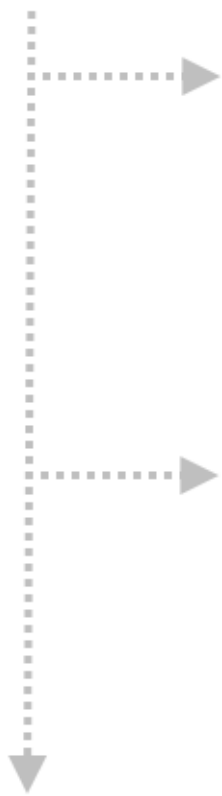


Existing Parks

-  Existing Parks
-  City Limits
-  ETJ



Parks and Trails Recommendations



Issue Identification

- Lack of trails
- Adequate acreage of parkland, but need more amenities
- Maintain existing park amenities
- Wagon Bridge is an asset, but needs trail connection

What the public said...

“Develop a trail system, develop the parkland the City already has, and renovate the swimming pool.”

Canadian needs...

- Improvements to Existing Parks
- Bicycle and Pedestrian Paths on Highway 60
- A Trail System

Recommendation #1 | Improvements to Existing Parks

Improve amenities at existing parks to better utilize the existing parkland, strengthen the park system, and meet the recreational needs of residents.

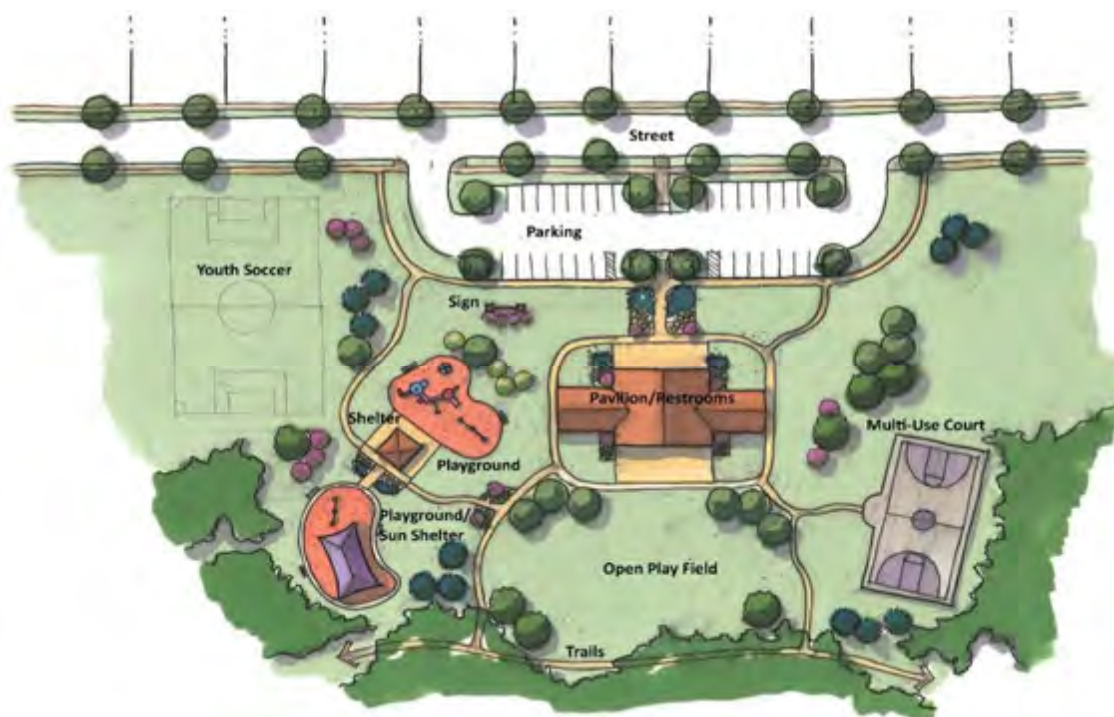
The survey revealed that most residents feel there is adequate parkland in Canadian; while it is important to preserve the existing park system, it is also important to plan necessary facility upgrades to meet the needs of residents. The following park facility upgrades are not intended to happen all at once, but rather over time. It is important for the City to annually budget a few of these upgrades to ensure successful implementation.

City Park

The City Park is along Highway 60 near the historic Wagon Bridge and consists of open land. This park has the most opportunity to construct new facilities and amenities. This park should be developed in multiple phases to spread out the cost. This park is intended to become a destination point within Canadian because of its proximity to the Wagon Bridge; therefore, the park should have a variety of elements. The addition of these elements will not happen all at once, but should be phased as funding becomes available. The following upgrades are recommended to improve the function of the park:

- Picnic tables
- Pavilion
- Multi-use court
- Youth soccer field
- Walking trails (connect to Wagon Bridge)
- Playground/swing set
- Information center

Figure 23. City Park Concept Plan



Jackson Park

Jackson Park was funded through the Texas Parks & Wildlife Department and already contains a variety of amenities like a playground, swing sets, grills, and walking trail. These amenities complement the nearby swimming pool and create a space where families can spend their day. According to the community survey, Jackson Park is the most used park facility in Canadian. Since the site is already programmed with useful amenities, it is recommended that the facilities be maintained for aesthetics and safety.

Jackson Park



Second Street Park

2nd Street Park is a mini park that contains two picnic tables and two waste receptacles. The current layout of 2nd Street Park is ideal for a small off-leash dog park. The following upgrades are recommended to convert the site to a dog park:

- Re-plant grass or cover ground with wood mulch
- Reconfigure fence to be completely enclosed, with a gate
- Install water spout for dogs
- Install dog waste stations

2nd Street Park



Skate Park

The skate park is a great amenity for the youth of Canadian. The park is mostly developed; however, it is important that the facilities are maintained for aesthetics and safety.

Skate Park



Sunset Park

Sunset Park is one of Canadian's newest parks and is in excellent condition. It has multiple amenities like a walking trail, art display, and basketball court. The following upgrades are long-term recommendations to improve the function of the park:

- Pavilion – Besides the small trees, there is currently a lack of shaded areas for those enjoying the park. A pavilion would also create a space for visitors to sit and observe the artwork that is throughout the park.
- Picnic tables – The basketball area is a great amenity for youth and active adults; however, there is a lack of places to sit near the court.

Sunset Park



Centennial Park

Centennial Park was funded through the Texas Parks & Wildlife Department. The park provides a variety of uses including a walking trail, disc golf, and shaded picnic areas. The following upgrade is recommended to improve the function of the park:

- Fitness equipment along the walking path – To promote a health community, outdoor fitness equipment should be added to the walking trails. This type of amenity will add extra value to the park. This equipment can be installed in phases to alleviate the cost. Another funding option is for local businesses to sponsor a fitness station to help create community buy-in and alleviate the cost.



Centennial Park



Example of Fitness Trail

Swimming Pool

The survey revealed that many residents desire upgrades to the existing pool or a new pool altogether. The swimming pool is an asset to the City, but can be costly to maintain; therefore, all options for improvements to the swimming pool should be examined in further detail through a swimming pool feasibility study.

Option 1: Upgrade Swimming Pool

The current swimming pool can be renovated to improve the overall aesthetics of the site. This option would be the least expensive, but would only include minor improvements like more tables and shaded areas, fresh paint, new chairs, etc.

Option 2: Install New Swimming Pool

The survey results indicate the residents are dissatisfied with the current design of the pool and desire more amenities like a lap pool or splash pad. This option would be more expensive, but could be funded through a bond program and increased user fees. The City block where the pool is currently located has room to expand the area of the swimming pool. **Figure 24** is a concept for a completely new swimming pool on the City block; however, this concept could also be implemented in another area of the City. The new design concept utilizes the existing skate park and tree covered area. The proposed pool area contains a lap pool and splash pool, along with water slides.

Swimming Pool



Figure 24. Swimming Pool Concept



Recommendation #2 | Bicycle and Pedestrian Paths on Highway 60

Coordinate with TxDOT to explore the options for installing bike and pedestrian paths along the Highway 60 corridor.

The community survey revealed the residents desire more trails and sidewalks for pedestrian mobility in Canadian. Highway 60 is the main thoroughfare through Canadian; therefore, it is important that pedestrians and bicycles are also accommodated. The addition of this bicycle and pedestrian path will play a key role in the development of the larger trail system, which is discussed later in this chapter. It is important to note that Highway 60 is a Texas Department of Transportation (TxDOT) maintained roadway; therefore, coordination with TxDOT is critical for installation of any bicycle or pedestrian paths. Since Highway 60 in the City limits has sidewalks in many areas and has limited right-of-way, these bicycle and pedestrian paths are more suitable for the areas of the highway in the ETJ.

TxDOT Roadways

The Texas Legislature has directed TxDOT to enhance the use of the state highway system by bicyclists (Texas Transportation Code §201.902). When TxDOT roadways are upgraded, bicycle amenities are often included in the scope and design. Public input and local planning efforts are also taken into consideration. The TxDOT standard is a minimum 14' right-of-way for a shared use bike lane and 5' for a dedicated bike lane. TxDOT also includes ADA and sidewalk upgrades during any roadway upgrade. It is important to remember that Highway 60 is a TxDOT owned and maintained roadway; therefore, Canadian has little control over the upgrades to the roadway. Canadian can play a key role by maintaining a working relationship with the TxDOT area engineer, incorporating bicycle and pedestrian amenities into planning efforts, and participating in funding partnerships with TxDOT.



Alternative Options

Highway 60 will likely not be upgraded by TxDOT in the near future, but the City can explore the options of installing off-street bike and pedestrian paths. These bike and pedestrian paths would still be in the TxDOT right-of-way; therefore, coordination and partnerships with TxDOT would still be required, but the design and funding would come from the City.



Recommendation #3 | Trail System

Develop a conceptual trail system to provide residents with outdoor recreational opportunities.

The community survey revealed the residents desire for a trail system in and around Canadian. Additionally, the survey revealed the desire to be a regional destination in the Panhandle. Trails provide great recreational opportunities and are valuable assets to communities. Since Canadian is in a unique and attractive topographical area of the Panhandle, the trails would be utilized by visitors as well. **Figure 25** is a concept for a river trail from downtown Canadian to Lake Marvin. This proposed trail is a long-term idea that can be implemented in phases over many years:

- Phase 1: Downtown to the Historic Wagon Bridge
- Phase 2: Historic Wagon Bridge to the Wildlife Area
- Phase 3: Wildlife Area to Lake Marvin

The trail will serve the recreational needs of residents while attracting visitors from around the region and the State. The river trail in Canadian will be unique and set apart from other trails because of the historical component, as well as the two destination points along the trail – the wildlife area and Lake Marvin. The trail will provide many recreational options and support those who want a one-day activity or those looking to spend the entire weekend in nature.

Since most the trail system is outside of the Canadian City limits, a partnership with Hemphill County will be very important. Assistance with funding and maintaining the safety of the trail will be the two major areas where the County is needed. The trail would also be an opportunity for grants and other funding from the Texas Parks and Wildlife Department (TPWD). The following section outlines more details for the river trail including design, signage, safety, land acquisition, and funding.

History of the Canadian River Trails

Trails along the Canadian River are not a new idea. The use of trails along the Canadian River are older than recorded history. In 1541, the trails were used for trade, exploration, and hunting by Coronado. In 1840, it was a route for Josiah Gregg and 34 men from Missouri. They carried goods with \$25,000 that were intended for trade in Santa Fe. In 1849, it was used by the U.S. Army Captain R.B. Marcy to escort parties to the California gold rush. In the 1870s and 1880s, the trails were used by hunters, cattlemen, and settlers as the panhandle opened to civilization. The Canadian River's name came from Spanish for "boxed-in."

– Summarized from historical marker #697 (State Historical Survey Committee)



Figure 25



Trail Phases

Phase 1: Downtown to the Wagon Bridge (1 mile)

The first phase of the river trail should be from downtown to the City Park/Historic Wagon Bridge area. The most feasible path for this phase is along Highway 60. Much of this roadway segment already has sidewalks installed; however, sidewalks should be repaired and built as needed to ensure there is a smooth and connected pathway between downtown and the City Park/Historic Wagon Bridge area. Bike lanes or shared roadways are also recommended to accommodate bicycles on the roadway.

Phase 2: Wagon Bridge to the Wildlife Area (7.3 miles)

The second phase of the river trail should be from the Historic Wagon Bridge to the Gene Howe Wildlife Management Area (WMA). The WMA allows for hunting and primitive camping. The trail would create a linkage between the City of Canadian and the WMA by allowing visitors to spend time in the City and then experience a nature-filled bike ride to the WMA camping areas. The WMA is close enough to the City that the trail can be completed within one day and provides outdoor recreation opportunities for families, bicyclists, and runners.

Phase 3: Wildlife Area to Lake Marvin (5.2 miles)

The third phase of the river trail should be from the Gene Howe WMA to Lake Marvin. The lake area has fishing and camping opportunities. This phase of the trail would be the last to be implemented; however, it will create a desirable destination at the end of the river trail. The 13.5-mile-long trail will be a regional destination for outdoorsmen and sportsmen. Since Canadian is the closest city, the visitors will utilize Canadian as their “home-base”. A trail of this size can be used to host annual marathon races and club bike rides.

Trail Materials

Since the trail is very long and will be constructed in multiple phases, different materials and means can be used to construct the trail. For example, the first phase of the trail will generally be on existing and new sidewalks and a portion of the second phase will be on the Historic Wagon Bridge. The remaining phases will generally be in undeveloped areas; therefore, a new path for the trail will need to be constructed. The material used will depend on the environment and topography. Crushed aggregate materials are recommended trail materials to be cost-effective and to accommodate walkers, joggers, and bicyclists.

Aggregate Material Trail



Unpaved Trail



Trail Signage

Trailheads

It is important to mark the entrances to the river trail by creating trailheads to clearly mark the entrance to the trail. The signage for each trailhead should be consistent in design. The trailheads should be developed as each phase of the trail is constructed. It is recommended that trailheads are at the following points along the route:

- Downtown
- Historic Wagon Bridge
- Wildlife Area
- Lake Marvin

The trailhead in downtown will look different since the area is developed. The downtown trailhead could be a painted symbol on the sidewalk to indicate the start of the trail, along with a trail route map.



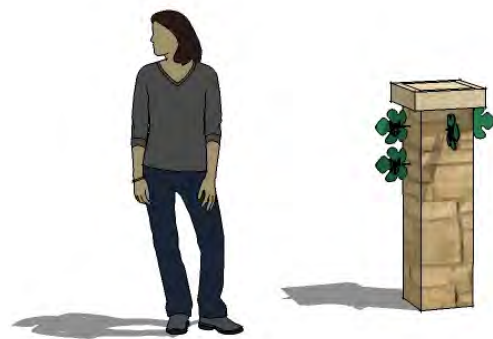
Trailhead Design Concept

Wayfinding Signage

In addition to the trailheads, there should be signage and maps along the route to assist trail users. The wayfinding signage for the first phase from downtown to the Historic Wagon Bridge should be painted arrows on the sidewalk while the rest of trail should use small signs along the route, which include the mile marker, directional arrow, and distance to next amenity.



Map Signage Concept



Trail Signage Concept

Trail Amenities

The river trail has many possibilities for amenities. These amenities do not have to be installed all at once, but can be installed gradually after each phase of the trail is completed. The amenities should be consistent in design and also compliment the natural environment. The first phase of the trail from downtown to the Historic Wagon Bridge will likely not have many trail amenities, other than signage. The second and third phases of the trail run through very undeveloped and natural areas; therefore, trail amenities should be added to enhance the function of the trail. The exact locations and number of amenities should be further examined. The following are options for amenities along the river trail:

- Benches and picnic tables
- Shade structures
- Waste receptacles
- Art displays
- Historical and educational displays
- Tent camping areas
- Water stations

Additionally, there are existing historical markers along FM 2266 that could be incorporated into the trail features to preserve historic areas and to preserve Canadian's history.

Example of Historical and Educational Displays



Existing Historical Marker on FM 2266



Trail Acquisition

The completion of the entire trail is a long-term goal and will likely occur in phases. The most important component to implementing the vision of the river trail is to acquire the land needed for the trail. This process is on-going and requires working relationships with local land owners and other entities. Currently, the land along the Canadian River and proposed trail is all under private ownership. As shown in **Figure 25**, the proposed trail runs through 17 different parcels from the Wagon Bridge to Lake Marvin, which potentially could be all be under different ownership. The trail only requires a small easement to be implemented; therefore, the City and the County may be able to negotiate purchases of easements along the trail. Even though the trail will be phased, the City and County should monitor the availability of the land along the entire trail and purchase the easements or land as they become available. Land that is in later phases of the trail can be held until the trail reaches that phase. Another option is for landowners to donate easements on their property and receive tax incentives in return for the donation. The implementation of the river trail will depend solely on the amount of the land that is acquired by the City and County. If land acquisition becomes difficult, the right-of-way along FM 2266 should be further examined as an option for the trail. The right-of-way on FM 2266 is generally unobstructed from Highway 60 to the Lake Marvin area. In areas where a trail easement cannot be acquired near the river, the trail could run in the right-of-way. Utilizing the FM 2266 right-of-way will require coordination with the Texas Department of Transportation (TxDOT) and Hemphill County.

Safety

The safety of the trail users is very important and this task will fall on the Hemphill County Sheriff's Department. There are three key elements that can assist in making the trail safe for users:

- **Lighting/electricity** – Lighting is an important safety feature that should be installed along the trail. In the more undeveloped areas of the trail, this will cost more to run electricity lines but will add value to the trail. Further study should be undertaken to determine the appropriate spacing and type of lighting. The lighting should also be motion-activated to save electricity and avoid unnecessary lighting. Some of the lighting fixtures should also have electrical outlets so that trail users can charge cell phones or other electronics in case of an emergency.
- **Emergency call-boxes** – The presence of emergency call boxes will help to ensure easy access to emergency services. Further study should be done to determine the appropriate spacing of the call-boxes, but would most likely be in proximity to the lighting fixtures because of the necessary electrical connection.
- **Emergency access** – The Sheriff's Department should be involved in all planning and design aspects of the trail to ensure that proper access is granted to all portions of the trail for emergency vehicles and personnel. The mile marker numbers on the trail signage should be used as reference points for the County to respond to any calls. These mile marker points can be put into a GPS system for easy reference.

Trail Funding Opportunities

Federal

- FHWA Recreational Trails Program
- Land and Water Conservation Fund (LWCF) Stateside Program – focus on public access to water resources and conserving large landscapes
- National Register of Historic Places - historic preservation funding sources

State

- Texas Parks and Wildlife Department – this is what many municipalities apply for

City/County

- Bond program
- Capital improvement program
- Tax increase

Private

- Campaigns and donations
- Trust funds or endowments
- Foundation or company grants

Creative Options

- Art as a trail component for additional funding options through art organizations
- Volunteer opportunities – local organizations, military units willing to volunteer for construction
- Events – dinners, parties, fairs, raffles, concerts, fun runs, etc.
- Partnerships – adopt a trail program, community giving days, local organizations, etc.

Park and Trail Priorities

The following list of priorities should be utilized to guide the park and trail improvements in Canadian. To be fiscally-responsible, it is important to phase the improvements over time rather than trying to make all the improvements at once. This priority list should also be utilized when applying for grants and funding. Many agencies require a prioritized list of recreational needs.

1. River trail
2. 2nd Street Park (convert to dog park)
3. City Park (adding amenities)
4. Centennial Park (addition of fitness equipment)
5. Swimming Pool (renovation or new pool)
6. Jackson Park (maintenance)
7. Bike lanes along Highway 60
8. Sunset Park (picnic tables, water fountains, and pavilion)

Centennial Park



Chapter 7

Economic Development

Economic Development

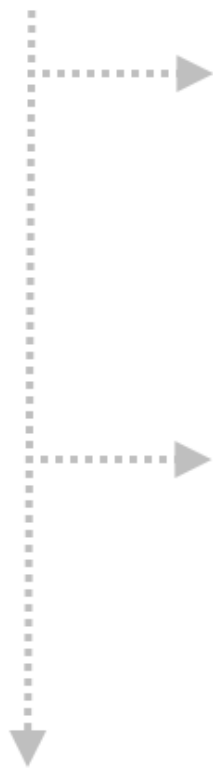
Existing Conditions

The Canadian Chamber of Commerce (COC) and Economic Development Corporation (EDC) are a collaborative effort for economic development in Canadian. The two departments office in the same building and are overseen by the same department head. The EDC and COC are very active in the community to improve the economic, civic, and cultural well-being of Canadian. The EDC and COC have an active online presence and maintain a website and social media accounts. Members of the COC have access to a wide-variety of benefits including: brochure display, directory listings, email updates, grants, networking and educational opportunities, referrals, ribbons cutting, and photocopy services. The COC also uses a business retention software to effectively keep track of businesses and their needs. The EDC hosts many annual events and festivals in Canadian that attract visitors from all over the region. The EDC is active in distributing information to the community about these events. In addition to hosting events, the EDC is active in recruiting new businesses to Canadian. The current efforts of the EDC and COC should be continued and utilized to help implement elements of this Comprehensive Plan.



Source: Canadian Chamber of Commerce

Economic Development Recommendations



Issue Identification

- Active EDC and Chamber of Commerce
- Regional destination in the Panhandle
- Business development software utilized
- Community events

What the public said...

"The arts, culture, and history makes Canadian a unique regional destination in the Panhandle."

Canadian needs...

- A Target Business List
- To Continue Economic Development Efforts
- An Arts and Cultural District Designation

Recommendation #1 | Target Business List

Use the list of target businesses to guide business recruiting.

The survey indicated a need for more business diversity in the City to provide more options for residents and to create competition to drive down prices. Due to the City's small population and distance from other cities there are many "missing places" in Canadian. These missing places are the businesses and services that residents desire. It is common for smaller communities to have these gaps in the business mix and as the community grows the "missing places" can be added. It is important that the EDC use the list of target businesses to fill in these "missing places". Building the business mix in Canadian will allow residents to spend their money in the City, which creates tax revenue, and will eliminate the needs to drive to nearby cities. Not only will these businesses meet the needs of the residents, but they will provide more job opportunities in Canadian.

Missing Places in Canadian

The following business types are generally desired by residents and were pulled from the open-ended results of the community survey.

- Grocery stores – currently only one option in the City, more affordable options
- Youth entertainment – skating, arcade, bowling
- Farmers market – opportunity for farm-fresh produce
- Restaurants – small-scale chain restaurants like Sonic, more affordable options
- Shopping – small-scale shops for basic clothing and accessories
- Professional services – dry cleaners, insurance

The following are business types from the 2015 Retail Trade Area Gap/Opportunity Analysis that have zero dollars in estimated actual sales, but have the potential for sales in the Canadian trade area.

- Furniture and home furnishings
- Household appliances
- Specialty food
- Cosmetics and beauty supplies
- Health and personal care
- Clothing, shoes, and accessories
- Book stores
- Office supplies

Small strip retail buildings can help to attract the "missing places" to Canadian.



Recommendation #2 | Continue Economic Development Efforts

Continue the current efforts by the Canadian Economic Development Corporation (EDC) and Chamber of Commerce (COC) to maintain current businesses, recruit new businesses, and hold events that attract visitors to Canadian.

The Canadian EDC and COC are currently responsible for many different facets of economic development in Canadian. A software program is utilized to track the current businesses and the EDC is actively working to recruit new businesses to the City. The EDC also holds annual events that draw many visitors to the City. These events include: The Canadian River Music Festival, Music in the Park, Fourth of July Celebration, and Screen on the Green. These efforts and events are vital to Canadian's character and should be continued and improved upon in the future. Below are three recommendations for increased efforts by the EDC and COC.

Assist in Upgrading the Appearance of Highway 60

To ensure successful implementation of the Highway 60 corridor beautification, the City will need the assistance of the EDC and COC. This task is large and will take many years to fully implement. While the City will enforce the design standards that were discussed in the **Land Use and Growth Management** chapter, the EDC and COC can assist in the following ways:

- Educate new and existing businesses about the design standards
- Promote the voluntary corridor beautification program to businesses and encourage owners to screen open storage, move dumpsters behind buildings, and complete aesthetic improvements, etc.
- Contribute money to grant-matching programs

Develop a Business Survey

While recruiting new businesses is important and necessary to the growth of a community, the well-being of existing businesses is as equally important. The COC should administer a quarterly business survey to assess the needs of the existing businesses in Canadian. This will help the COC to better understand the needs of business owners and to help allocate resources more effectively.

Business of the Month

To encourage more participation in City government, the COC should partner with the City to add a "business of the month" to each City Council agenda. This will allow for business owners gain exposure to the City Council and vice versa. The agenda item should include a 15 to 20-minute time slot for the owner or representative to give a presentation overview of their business, talk about future plans, and answer any questions from the Council.



Recommendation #3 | Arts and Cultural District Designation

Become a designated arts and cultural district through the Texas Commission on Arts to enhance economic development activity and community character.

Canadian is home to multiple art galleries, museums, and is full of Texas history. Obtaining a State arts and cultural designation would increase Canadian's exposure and provide opportunities for more grants that can be used to spur economic development. Obtaining the designation would not take a large financial investment, but would take the time of City staff or volunteers to prepare and apply for the designation. The return on investment of this low-cost action would be a great benefit to the Canadian. According to the State of Texas, State cultural districts "are special areas, designated or certificated by state governments, that utilize cultural resources to encourage economic development and foster synergies between the arts and other businesses." Texas is one of 15 states that have formalized cultural district policies. The program was established in 2005 with the Texas Commission on Arts (TCA) as the State Authority for the program. House Bill 2208 of the 79th Legislative authorizes the TCA to designate cultural districts in cities. A cultural district designation lasts for ten years and recertification is required.

Eligibility Requirements for an Arts and Cultural District Designation

(Canadian meets all the eligibility requirements)

- Be a tax-exempt nonprofit organization as designated by the Internal Revenue Service and/or must be an entity of government (cities are eligible to apply)
- Have their eligibility status established with the TCA prior to the deadline day; know that it can take two weeks or more to get confirmation from the IRS of nonprofit status and 990 financial information which may be required for categorization
- Inform TCA if they believe their eligibility status has changed
- Be incorporated in Texas
- Have fulfilled all its outstanding contractual obligations to the State of Texas (i.e. taxes, etc.)
- Comply with regulations pertaining to federal grant recipients including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, the Education Amendments of 1972, the Americans with Disabilities Act of 1990, and the Drug Free Workplace Act of 1988



Chapter 8

Public Facilities

Public Facilities

Existing Conditions

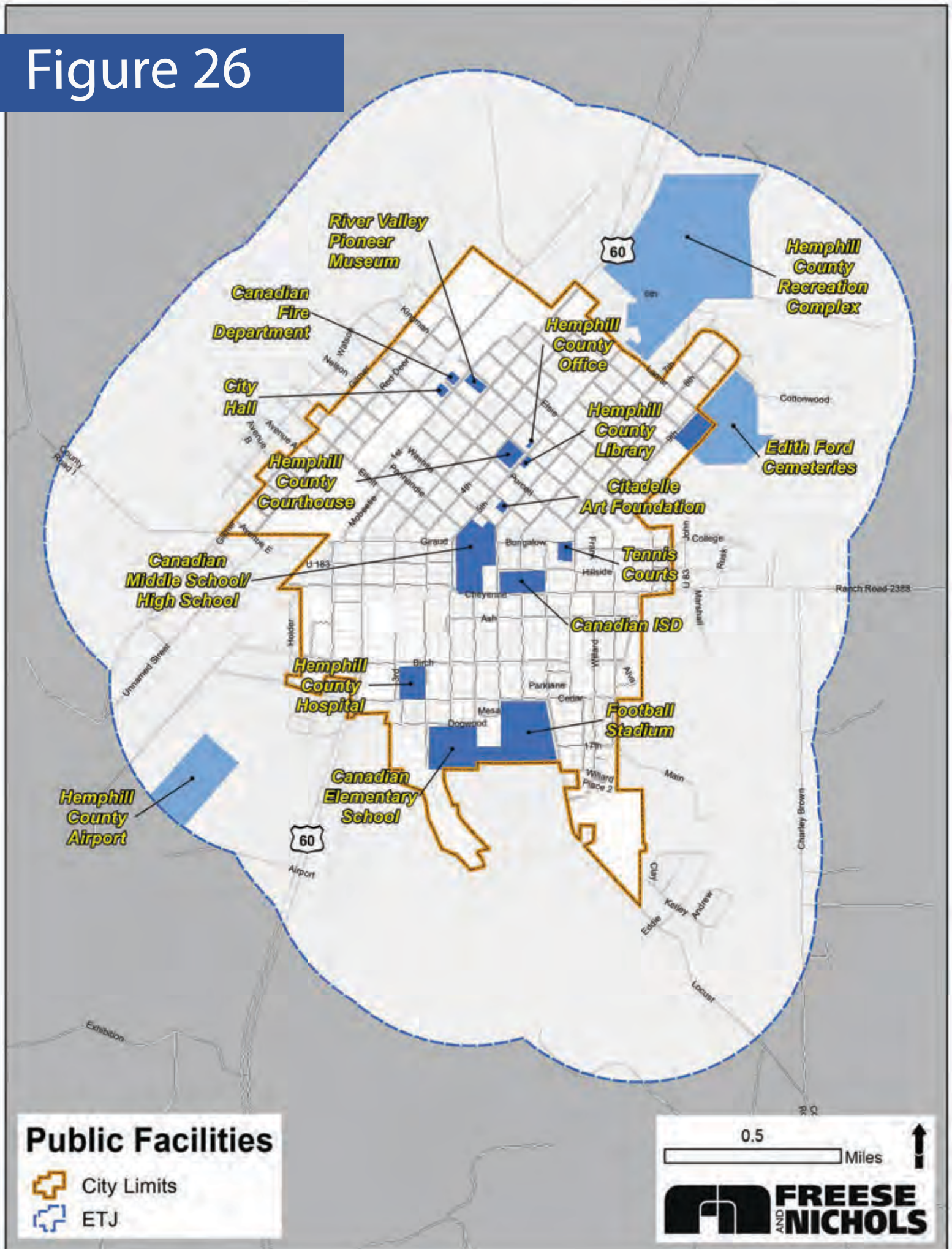
Public facilities and services are vital to any community. Residents rely on municipalities to use the tax dollars to provide quality facilities and services that meet their everyday needs. Canadian has a variety of public facilities that are spread throughout the City; however, Canadian is unique in that many of the facilities are County owned and operated. Since Canadian is the County seat of Hemphill County and the only incorporated city, the County locates most of its activity and facilities in Canadian. The City and the County work together to provide many public facilities and services to residents. This partnership will be beneficial in the future for new facilities and services. **Figure 26** shows all the existing public facilities in Canadian.

The City recently constructed a new fire station and service facility in downtown. In addition, plans for a new City Hall are underway. Once complete, all City facilities in downtown will be relatively new and will be a benefit for future generations in Canadian. Some of the remaining public facilities are beginning to age and need updates. As Canadian grows, more public facilities will be needed to serve residents. It is important to regularly invest in public facilities because they will be needed as long as a city is in existence. If designed properly, public facilities will last for decades and will be something that future generations look back on and be grateful that city leaders made the investment in quality facilities.

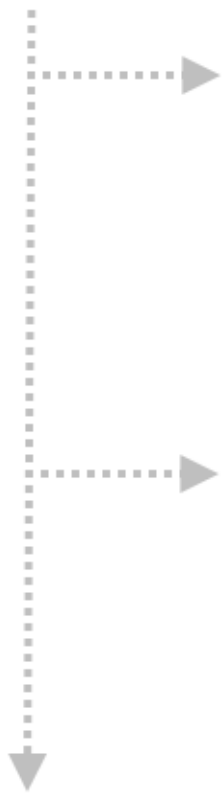


Hemphill County Courthouse

Figure 26



Public Facilities Recommendations



Issue Identification

- New City Hall design underway
- Lack of high-speed internet access
- Lack of higher education options

What the public said...

"There are issues with access to high-speed internet and opportunities for youth and education are desired."

Canadian needs...

- A Facilities Assessment
- Access to Higher Education
- Access to High-Speed Internet

Recommendation #1 | Facilities Assessment

Plan for public facilities that serve the needs of current residents and meet the demands of future growth and development.

Public facilities that house various governmental and service functions of a municipality are generally of two types: (1) those requiring a nearly central or common location and that serve the entire municipal area, and (2) those serving segments of the community on a “service-area” basis. Planning for future growth and development in Canadian also requires the City to plan for future public facilities that will meet the needs of residents. The following analysis will assist in explaining how Canadian’s leaders should address public service and facility needs in the years to come as the population increases.

Administration

City Hall is currently located downtown along Main Street. The building houses the City offices and contains a municipal auditorium that is used for City Council meetings and other City events. The City recently constructed a new fire department and service facility across the street; therefore, the current City Hall does not match the aesthetics of the new building. At the time of this Comprehensive Plan, plans were underway for a new City Hall to be constructed on the site of the current building; however, the plans are on hold. A new City Hall will give the administration more space and room to expand as the City grows and staffing needs increases.

Figure 27 and **Figure 28** are conceptual plans for Canadian’s new City Hall.

Existing City Hall

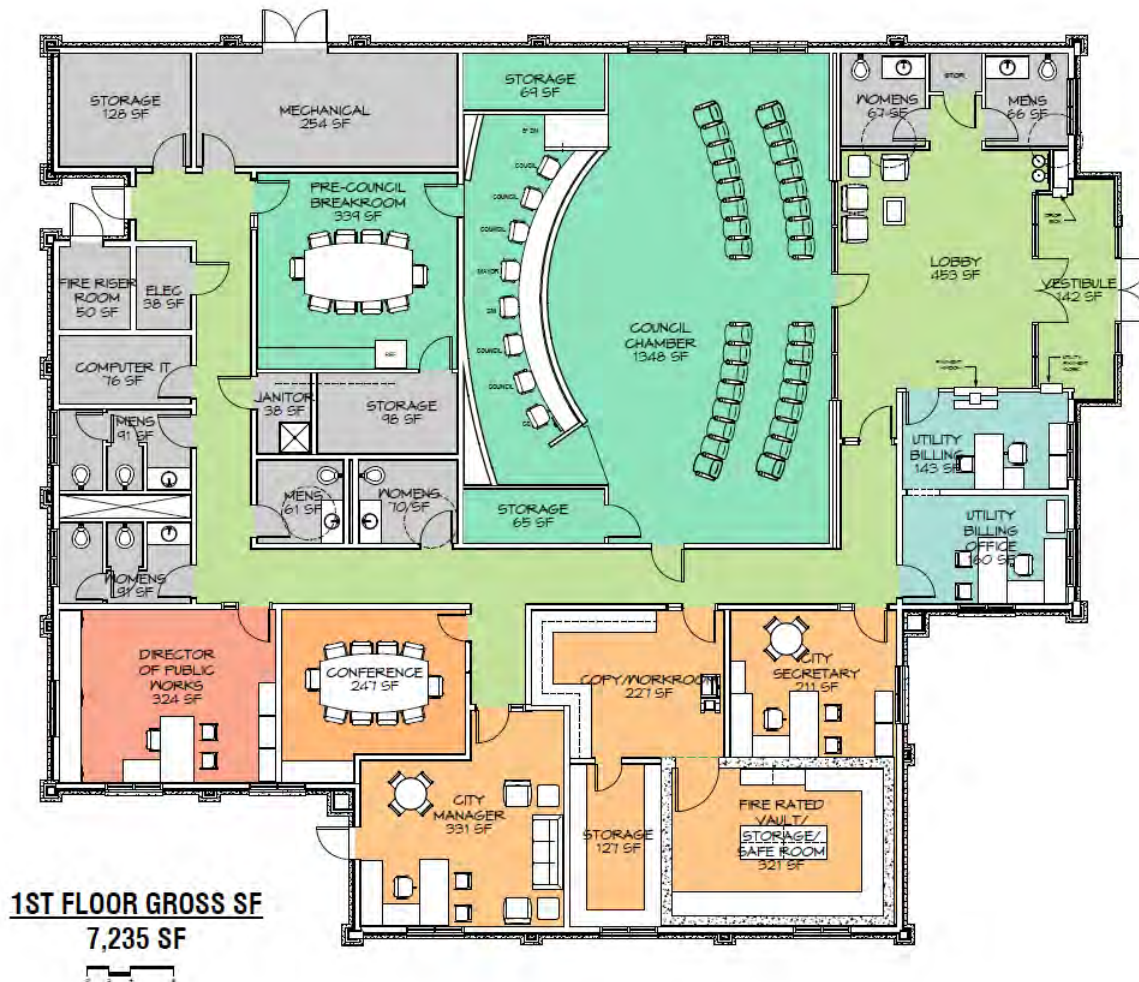


Figure 27. Conceptual City Hall Exterior Perspective



Source: Randall Scott Architects

Figure 28. Conceptual City Hall Floor Plan



Source: Randall Scott Architects

Fire Department

The fire department is located on Main Street across the street from City Hall. This building is one of Canadian's newest public facilities; therefore, updates are not anticipated soon. **Figure 29** shows the recommended fire service based on national standards for the service radius. The current fire station serves the needs of the community; however, as the City limits begin to expand, additional fire stations may be needed. The potential location for a future fire station would serve Canadian as the City grows to the south and to the east.

Canadian Fire Department



Figure 29



Community Center

The Canadian Community Center is in a former school building along Cheyenne Ave. The facility is aging and in need of renovation and updates. The Community Center currently offers workout equipment and classes, youth sports, and a gym. The community survey revealed that many residents value the services of the Community Center, but feel that they could be improved to better serve youth. The survey also revealed that the gym is used for party rentals, which limits the time that youth can utilize the gym. The following are recommended updates to the Community Center:

- Update the aesthetics of the facility
- Add a multi-purpose room for party rentals, rather than using the gym
- Add more youth programming, other than sports

It is possible that the current location for the Community Center does not have enough space to accommodate the upgrades. If so, the location and feasibility of constructing a new Community Center should be further evaluated.

Canadian Community Center



Golf Course

The golf course is located two miles north of Canadian and is owned and operated by the City. The course has nine holes and a driving range. According to the community survey, 60% of residents indicated they have never used the golf course. Generally, golf courses are challenging for municipalities to maintain and many times they lose money; however, the Canadian golf course is not a financial issue for the City. Even though most residents do not use the golf course, the course is used by visitors from around the region. The City should implement the following programs and updates to attract more residents to the golf course:

- Golf camps for youth
- Family golf nights
- Concerts (golf during the day and concert in the evening)
- Add more food and beverage options
- Improved fencing
- Entryway feature/signage

Canadian Golf Course



County Facilities

Since Canadian is the County seat of Hemphill County and the only incorporated city in the County, all the County facilities are in Canadian. These facilities are used by Canadian residents, but are operated and maintained by the County. The following are County public facilities in Canadian:

- Library
- Courthouse
- Sheriff's Department
- Recreation Complex (fairgrounds, campgrounds, activity center, baseball fields, horseshoes, and playground)
- Hospital
- Airport

While the City cannot plan expansion of these facilities, the City can partner with the County for any future efforts since the County public facilities are a great benefit to the Canadian residents.

County Library



County Recreation Area/RV Park



County Airport



County Hospital



Recommendation #2 | Access to Higher Education

Coordinate with a higher education provider to establish a storefront college in Canadian to provide higher education opportunities to residents.

The community survey and stakeholder interviews revealed the need for higher education opportunities in Canadian. Providing higher education opportunities in Canadian will allow more young adults to stay and work in Canadian, while working toward a degree. Additionally, the Canadian ISD and Hemphill County Hospital have continuing education needs for their employees. It is unlikely that a main college campus will be established in Canadian; however, there are many universities and community colleges in the Panhandle region that could offer satellite or remote classes.

The EDC should partner with representatives from the City, Canadian ISD, and Hemphill County Hospital to lead the charge of bringing higher education classes to the City. Partnerships with one or more of the colleges should be formed. Additionally, a plan will need to be in place for where the classes will be held. “Storefront” colleges have been used in other cities successfully by using vacant facilities or lease spaces. If the facilities are ready and equipped to hold the classes, the more likely the colleges will be willing to participate. In addition to the location, the types of degree programs to pursue will need to be evaluated. The community survey and stakeholder interviews revealed that vocational and technical programs are desired. In addition, nursing and education classes would be a benefit to the major employers who need continuing education opportunities. This recommendation to bring higher education to the community is low-cost, but will take effort on the part of the City and other partners. It will have a long-term positive effect on the community.

Potential Colleges:

- Clarendon College
- West Texas A&M University
- Amarillo College
- Frank Phillips College
- Wayland Baptist University

Potential Programs:

- Vocational/technical
- Nursing
- Education
- Continuing education
- GED classes
- English classes

Potential Locations for Classes

- **Municipal auditorium** – The current municipal auditorium (or space in new City Hall) would provide room for a larger lecture style class.
- **Vacant buildings in downtown** – Partner with the current owners to use the vacant facilities to host classes while the building is not being utilized. Tables, chairs, and projector would be needed for classroom set up.
- **Canadian ISD facilities** – Canadian ISD has multiple facilities across the City that could be utilized in the evenings and on weekends to hold classes. These buildings are already in a classroom style, so little effort would be needed for set up.
- **Hemphill County Hospital facilities** – The hospital has a vacant nursing home with rooms that would be suitable for classes. Tables, chairs, and a projector would be needed for set up.

Recommendation #3 | Access to High-Speed Internet

Develop municipal high-speed/fiber infrastructure to provide reliable internet access to all residents and businesses in Canadian.

The community survey and stakeholder interviews revealed the need for reliable high-speed internet access. This access is important to everyday living and business activities. Major employers like Canadian ISD and Hemphill County Hospital rely heavily on the internet and when the service is disrupted or inadequate, they cannot perform their duties properly. Additionally, high-speed internet access is an important component in developing new residential areas, recruiting new businesses, and recruiting a storefront college. Without efficient and reliable access to high-speed internet access, many of the long-term goals of Canadian could be hindered. Access to high-speed internet is an issue in many rural areas across the United States. Since large providers do not typically invest in smaller communities, many municipalities have built their own internet infrastructure to lease to providers. The State law supports these efforts by allowing municipalities to offer internet service; however, municipalities cannot offer phone service. To provide efficient and reliable high-speed internet to residents and businesses, Canadian should proactively seek out the most suitable option for investing in high-speed internet infrastructure. This large effort will require time and money, but will have a long-term positive effect on the community and help to spur more economic development. A partnership between the City, County, school district, and hospital will be needed to fund and implement this goal.

Developing a High-Speed Internet Connection

The Hemphill County Hospital is currently operating off fiber optic internet lines. The City and County should begin to establish a partnership to utilize the existing lines. To extend service to other parts of the City, additional fiber optic cable should be installed to connect the City and County offices, schools, and other large employers. This ring of cable will allow the high-volume internet users to be hard-wired to their connection. According to a feasibility study completed in Lubbock, fiber optic cable is approximately \$1.50 a foot. To support the residential users, the City could install a hotspot tower along the fiber optic ring and charge a monthly fee for Wi-Fi access. The access would be granted through a username and password, which would allow access anywhere in the City. This Wi-Fi access will benefit businesses, residents, and visitors and increase the livability of Canadian. To support new growth and development, the City should annually evaluate if additional fiber lines are needed.

If demand for internet usage increases and the City does not want to be a service provider, the lines could be leased to a service provider who would operate the internet service in Canadian. This would attract service providers because they would not have to install the lines.

Next Century Cities

Next Century Cities (nextcenturycities.org) is an organization committed to helping municipalities gain access to high-speed, gigabit-level Internet. Becoming a member of this group gives access to resources and best practices from around the United States.



Chapter 9

Implementation Plan

Implementation Plan

Successful communities establish a clear vision for their future and identify the steps necessary to achieve that vision. This section completes the Comprehensive Plan by providing coordinated actions plans so that City leaders, staff, and other decision-makers can identify the steps that are necessary to achieve the vision and recommendations described within this Plan.

It is also important to note that most cities cannot afford to complete all the desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the vision. Many of these action plans will take several years to complete, but this plan will help the City stay on track to achieve the vision for Canadian that is set in this Comprehensive Plan.

The plan should be reviewed regularly with respect to current conditions and trends. On-going, scheduled reviews of the plan will also provide a basis for capital expenditures and priorities, and will reveal changes and additions that should be made to keep the plan current and applicable in the long-term. Items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. Additionally, the plan should be thoroughly reviewed and updated every five to seven years. This will allow the plan to remain functional and will continue to give City leaders effective guidance in decision-making.

The Roles of the Comprehensive Plan

- **Informs the zoning and subdivision ordinances** – Each zoning, development, and subdivision decision should be evaluated and weighed against the recommendations of this plan
- **Flexible and alterable** – The plan should be updated to respond to changing needs and conditions
- **Guide for daily decision-making** – The City should always refer to this plan for daily decisions (repairing roadways, rezoning, approving a plat, constructing a new utility line)




Comprehensive Plan Committee





The City should continue to maintain a Comprehensive Plan Committee to help implement the recommendations of this comprehensive plan and oversee the plan's progress. The committee should meet four times per year to review the status of the actions plans and give a report to the City Council.








Implementation Matrix


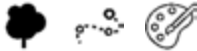


The implementation matrix is a summary of all recommendations and actions discussed in this Comprehensive Plan. Each recommendation topic is tied back to the plan goals, which are indicated by the icons. The goals can be found on **page 17**. The matrix is intended to be used by City staff and City Council as a tool for successful implementation. The status column should be updated as actions are started and completed to allow the public to see the progression of the Comprehensive Plan implementation.

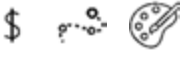



Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
Chapter 3: Future Land Use & Growth Management					
Future Land Use Plan 	Use the Future Land Use Map to guide daily decision-making	City Staff/City Council	On-going	31	N/A
	As needed, rezone vacant areas to coordinate with the Future Land Use Map	City Staff/City Council	On-going	31	N/A
	Update the Future Land Use Map, as needed, to stay current with new developments	City Staff/City Council	On-going	31	N/A
	Create and adopt a zoning map	City Staff/City Council	Within 1 year	N/A	In progress
Growth Management 	Use the growth strategies to guide future annexations	City Staff/City Council	On-going	37	N/A
	Enforce the voluntary annexation policy that utilities will not be connected in the ETJ unless the property is voluntarily annexed	City Staff/City Council	On-going	34	N/A
Corridor Design Strategies 	Monitor non-conforming uses	City Staff	On-going	38	N/A
	Do routine visits to the businesses along the corridor to promote the voluntary corridor beautification program	City Staff/EDC	On-going	38	N/A
	Create a Highway 60 Overlay district or special district and include the recommended design standards	City Staff/City Council	Within 1 year	38	
	Rezone the land along the highway corridor to include the Highway 60 Overlay District	City Staff/City Council	Within 1 year	38	
	Join the Keep Texas Beautiful Program	City Staff	Within 1 year	38	

Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
	Identify areas along the corridor and around the City where wayfinding signage is appropriate	City Staff	Within 1 year	38	
	Create program guidelines and details for the voluntary corridor beautification program	City Staff	Within 1 year	38	
	Meet with Hemphill County to discuss the voluntary corridor beautification program and gain their consensus and participation	City Staff/EDC	Within 1 year	38	
	Design and construct wayfinding signage	City Staff	Within 3 years	38	
Code Enforcement 	Hold quarterly code enforcement days	City Staff	On-going	42	N/A
	Update the code enforcement ordinance to include clearance heights for roadways and sidewalks	City Staff	Within 1 year	42	
	Establish a Code Ranger Program	City Staff	Within 2 years	42	
Chapter 4: Transportation and Infrastructure					
Roadway Condition Assessment 	Make roadway repairs annually and strategically budget for a certain number of per year	City Staff/City Council	On-going	49	N/A
Infrastructure Condition Assessment 	Update the water and wastewater master plan	City Staff/City Council	Within 3 years	50	
	Develop GIS mapping of the water and wastewater system	City Staff	Within 3 years	50	
Thoroughfare Plan 	Coordinate the Thoroughfare Plan with the Future Land Use Plan and update as development occurs	City Staff/City Council	On-going	51	N/A
	Construct new roadways as development occurs	City Staff/City Council	On-going	51	N/A

Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
	Explore the feasibility of grade-separated crossings and quiet zones for the railroad	City staff	Within 3 years	51	
Sidewalk Plan 	Maintain existing sidewalks by annually allocating money for repairs	City Staff/City Council	On-going	56	N/A
	Construct new sidewalks by annually allocating money	City Staff/City Council	On-going	56	N/A
	Establish a Safe Routes to Schools program and apply for funding	City Staff	Within 2 years	56	
	Update the subdivision ordinance to require that all new developments install sidewalks in accordance with the sidewalk plan or pay an in-lieu fee	City Staff/City Council	Within 1 year	56	
Chapter 5: Housing					
Preserve Existing Housing Stock 	Update residential zoning districts to ensure compatibility between residential and nonresidential development	City Staff/City Council	Within 1 year	64	
	Update the residential zoning districts to include requirements for building materials, articulation, and façades	City Staff/City Council	Within 1 year	64	
	Update the subdivision ordinance to include an optional HOA provision	City Staff/City Council	Within 1 year	64	
	Update the subdivision ordinance to include neighborhood design requirements for street stub-outs, block lengths, cul-de-sacs, and open space	City Staff/City Council	Within 1 year	64	
	As allowed, purchase old and dilapidated houses and use the profit from the sale for matching funds for maintenance assistance	City Staff/City Council	On-going	64	N/A

Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
	Meet with the EDC to determine what matching funds are available and develop a formal process for maintenance assistance	City Staff/EDC	Within 1 year	64	
	Develop a list of local organizations who are willing to perform free maintenance in exchange for volunteer hours	City Staff/EDC	Within 1 year	64	
	Identify areas in the City where infill and redevelopment is appropriate and offer incentives in those areas	City Staff/City Council	Within 1 year	64	
New Housing Types 	When reviewing development proposals and recruiting developers, promote a mix of housing types	City Staff/City Council	On-going	66	N/A
Affordable Housing 	Appoint a person to lead the process of applying for community development organization status and begin the application	City Staff/City Council	Within 1 year	68	
	Hold bi-monthly meetings to further develop the strategy and keep track of efforts	Housing Corp.	On-going	68	N/A
	Agree upon a location and as land becomes available, begin making purchases for the affordable housing concept	Housing Corp.	Within 5 years	68	
Chapter 6: Parks and Trails					
Improvements to Existing Parks 	Allocate money annually for park maintenance	City Staff/City Council	On-going	76	
	Allocate money and apply for grants to add facilities to City Park	City Staff/City Council	Within 2 years	76	
	Allocate money and apply for grants to convert Second Street Park to a dog park	City Staff/City Council	Within 2 years	76	
	Explore the feasibility of a new swimming pool and agree on a plan	City Staff/City Council	Within 2 years	76	

Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
	Allocate money and apply for grants to add facilities to Sunset Park and Centennial Park	City Staff/City Council	Within 5 years	76	
	Allocate money and apply for grants for a new swimming pool or renovation	City Staff/City Council	Within 5-7 years	76	
Bike and Ped Paths Along Highway 60 	Hold initial meeting with TxDOT to present idea and discuss all options	City/County	Within 1 year	81	
	Maintain a working relationship with TxDOT	City/County	On-going	81	N/A
Trail System 	Submit river trail concept to Texas Parks & Wildlife for funding	City	Within 2 years	82	
	Form a trail committee to oversee the project and develop a phasing plan	City Staff/City Council	Within 1 year	82	
	Research all funding mechanisms	Trail Committee	Within 1 year	82	
	As it becomes available, begin to acquire the land along the trail route	City/County	On-going	82	N/A
Chapter 7: Economic Development					
Target Business List 	Use the target business list as a guide for recruiting new businesses	EDC	On-going	95	N/A
Continue Economic Development Efforts 	Assist in upgrading the appearance of the Highway 60 corridor	EDC	On-going	96	N/A
	Develop a business survey	COC	Within 1 year	96	
	Have a “business of the month” agenda item at each City Council meeting	COC/City Council	On-going	96	N/A

Recommendation Topic	Action	Lead	Timeframe	Page Reference	Status
Arts and Cultural District Recommendation 	Apply for the cultural district designation through the State of Texas	EDC	Within 1 year	97	In progress
Chapter 8: Public Facilities					
Facilities Assessment 	Plan for and construct new public facilities as the city grows	City Staff/City Council	Within 5 years	104	
	Evaluate and plan for upgrades to the community center	City Staff/City Council	Within 3 years	104	
	Evaluate and plan for additional programming at the golf course	City Staff/City Council	Within 3 years	104	
	Budget for fencing repair and new entryway feature/signage at the golf course	City Staff/City Council	Within 2 years	104	
	Resume plans for a new City Hall at the appropriate time	City Staff/City Council	Within 5 years	104	
Access to Higher Education 	Study the feasibility of each potential location for classrooms and gain the support of the owners	City/EDC	Within 1 year	109	
	Begin conversations with area colleges to form a partnership	City/EDC	Within 1 year	109	
Access to High Speed Internet 	Further investigate the feasibility of high speed internet infrastructure	City/EDC	Within 1 year	110	
	Join the Next Century Cities group and talk with member cities about best practices	City/EDC	Within 1 year	110	
	Begin conversations with the Hemphill County Hospital to explore the feasibility of a partnership to utilize their existing fiber lines	City/EDC	Within 1 year	110	
	Once a plan is established, allocate money in the budget to support the project	City/County	Within 3 years	110	

CANADIAN COMPREHENSIVE PLAN

SUMMARY

This plan represents the City policy document on local growth and development. It should be used as a tool for daily decision-making. It can be most effectively put into effect through supportive development regulations – zoning and subdivision – and through specific City programs targeted to implement the actions. These programs will require the partnership and support of the City, Hemphill County, Canadian ISD, Hemphill County Hospital, local businesses, and the residents of Canadian. Through consistent implementation of this Comprehensive Plan with such efforts, Canadian will be able to transform the recommendations within this Plan from a vision to a reality.



PLAN GOALS



Preserve the existing housing stock and create more affordable housing choices for all stages of life.



Increase business retention to diversify the economy and provide more job opportunities.



Continue to be the destination in the Texas Panhandle known for unique topography and natural features.



Create an attractive corridor and entryway to the City along US Highway 60 to entice visitors to stop and stay in the community.



Establish a well-connected parks and trail system that connects all destination points in and around the area.



Make Canadian a cost-efficient place for families to live by providing housing choices.



Provide quality city services and facilities to meet the needs of residents and to stay ahead of growth.



Promote an attractive quality of life through family activities, quality education, arts, and community character.



TOP PRIORITIES



Ordinance updates

Updating the zoning and subdivision ordinances is a key step to successful implementation of the plan recommendations like the corridor design standards, maintain existing housing stock, creating housing choices, and the sidewalk plan.



Appoint leader for housing corporation

Affordable housing was identified as a key issue in Canadian. An innovative solution to form a housing corporation is recommended and the first step to the corporation's formation is to appoint a leader and identifying the partners.



Submit trail concept to TPWD

The first step to making the river trail a reality is to secure funding. The general concept should be submitted to the Texas Parks and Wildlife Department for funding consideration.



Budget \$40,000 for sidewalks each year

To successfully implement the sidewalk plan and improve pedestrian mobility in Canadian, new sidewalks need to be constructed and existing sidewalks need to be maintained. Budgeting a set of funds amount every year will allow the City to provide sidewalks to residents.



Begin conversations about high speed internet options

Reliable and efficient access to high-speed internet will greatly benefit residents, business, and visitors in Canadian. The first step to bringing City-wide high-speed internet is to talk with the Hemphill County Hospital about connecting to their existing fiber optic lines.



Establish the voluntary beautification program

The Highway 60 corridor is the gateway to Canadian and visitors form their first impression of the City by what they see on the highway. While the City can enforce corridor design guidelines in the City, they cannot enforce it in the County. A beautification program along the parts of the corridor in the County will enhance the beautification efforts.



Apply for the Arts and Cultural District designation

The Arts and Cultural District designation will set Canadian apart from other cities and increase tourism. This designation will also lead to more economic development opportunities for the City, as well as funding opportunities for projects.



Repair two or three streets every two years

Roadways are vital to efficient mobility in a city. The City should repair two to three streets every two years. This will ensure that roadways are maintained, while being fiscally-responsible.



Upgrade 2nd Street Park to a dog park

2nd Street Park is currently underutilized and the layout of the park is ideal for a dog park. Converting the park to a dog park will be low-cost and will provide a social gathering place for the residents of Canadian. The upgrades in the park could also spur more redevelopment along the Highway 60 corridor.



Begin identifying and designing gateways and wayfinding locations

Gateways and wayfinding are important elements to brand the City and to help visitors find their way to key destinations. These elements will enhance the aesthetics of the City.

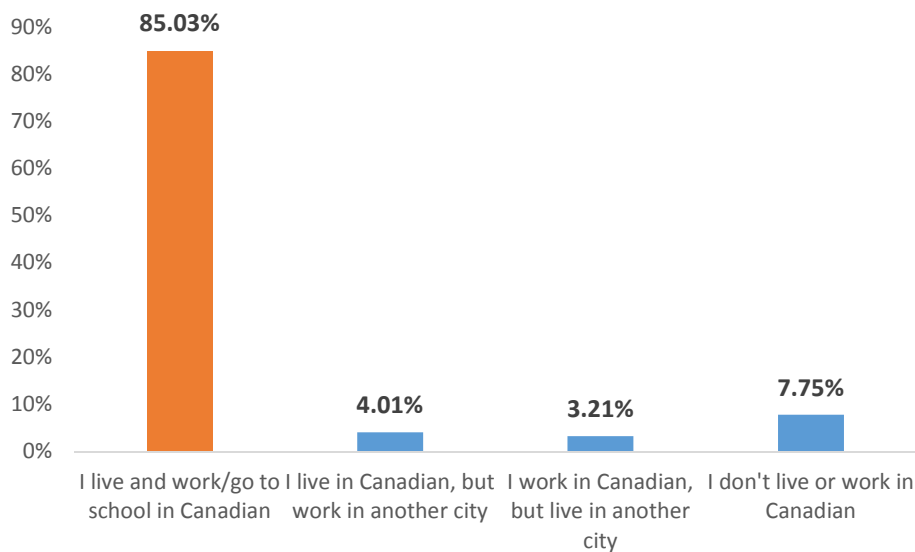
Appendix

Appendix A

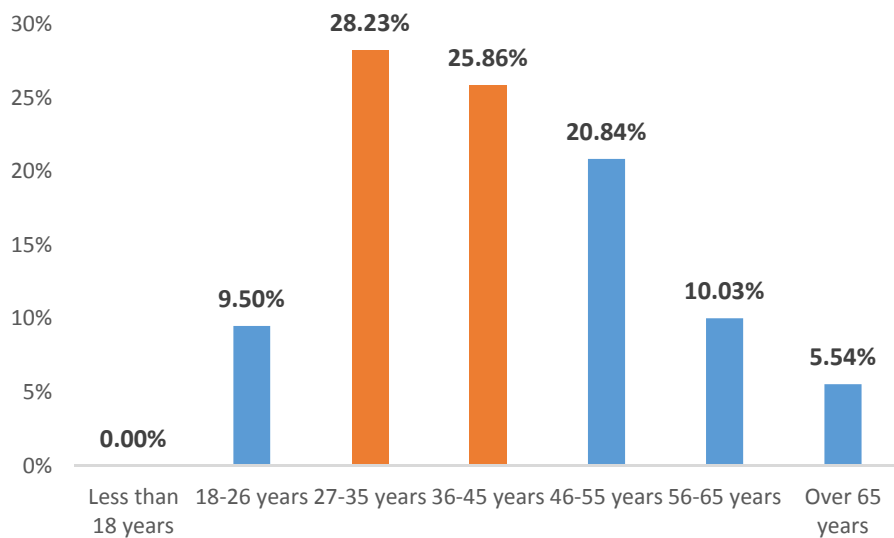
Community Survey Results

The survey was open from 02/07/2016 to 04/08/2016 and 383 surveys were completed.

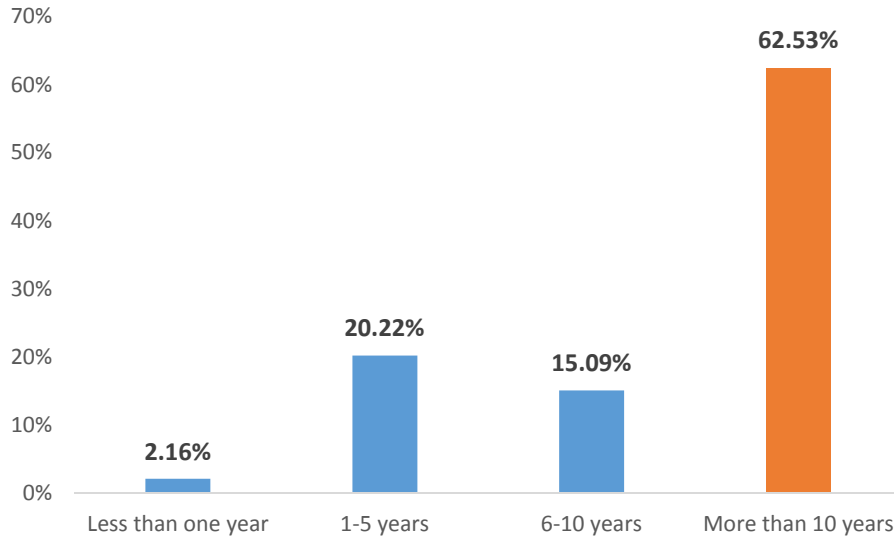
Q1. Which best describes you?



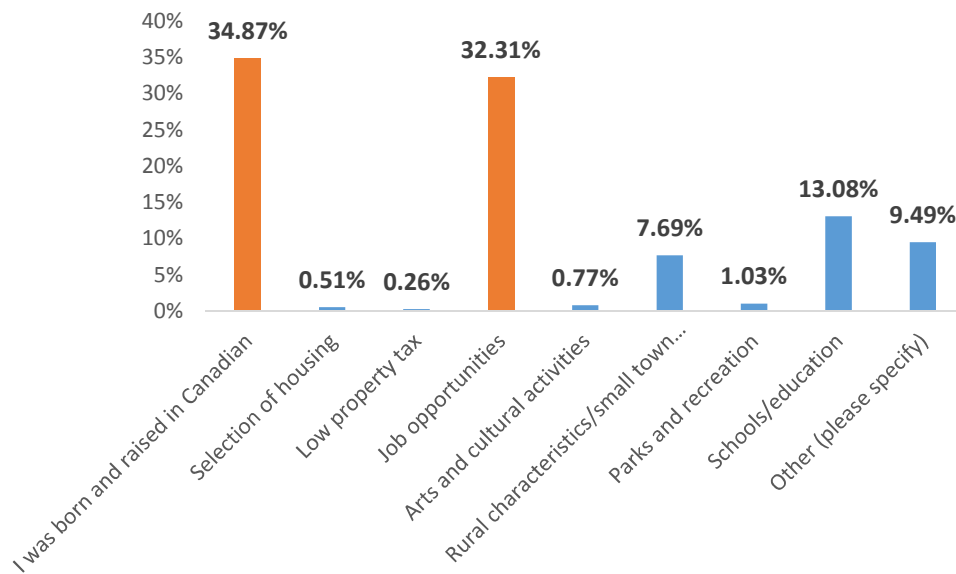
Q2. Which of the following age groups do you belong to?



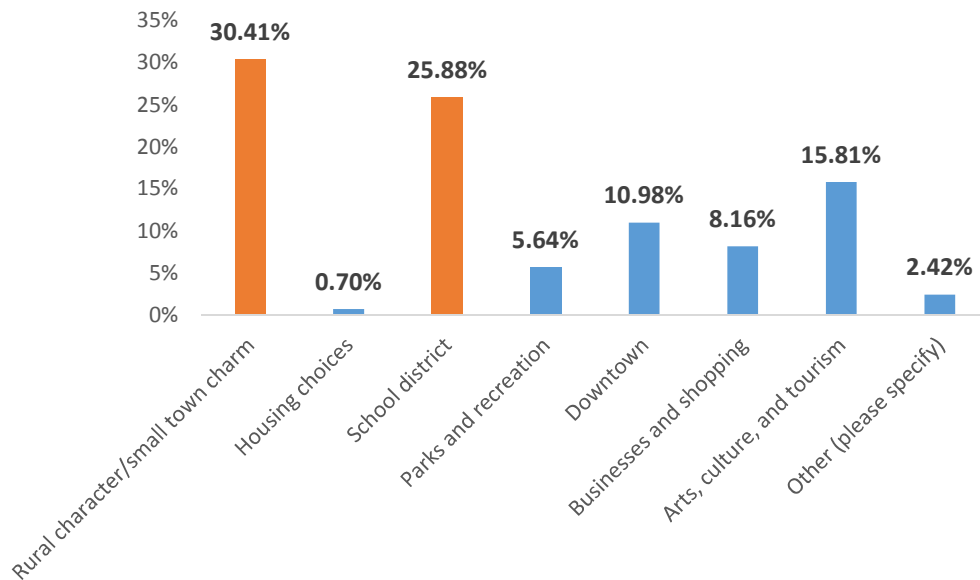
Q3. How long have you lived in Canadian?



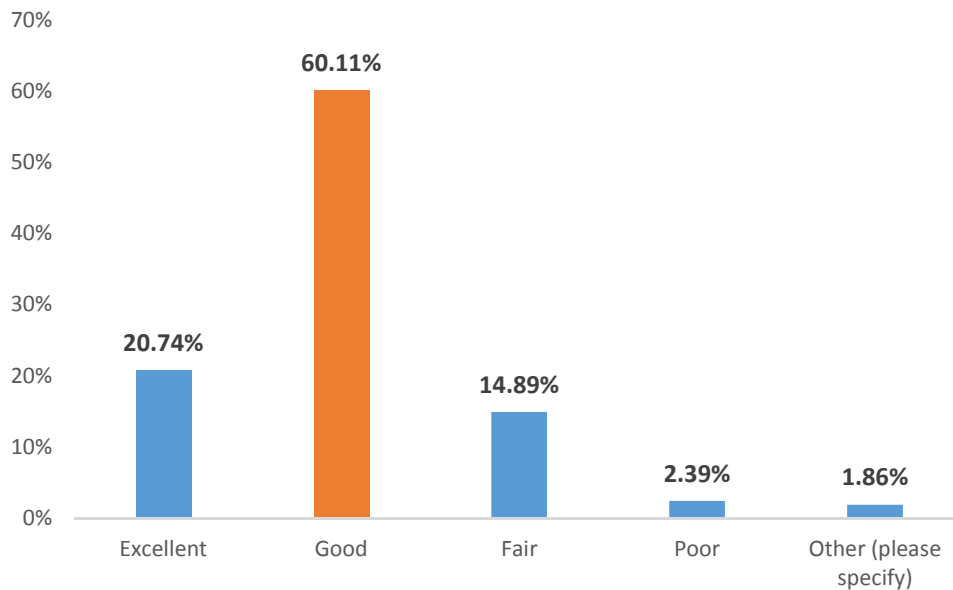
Q4. What was the most important factor for you when you decided to move to Canadian?



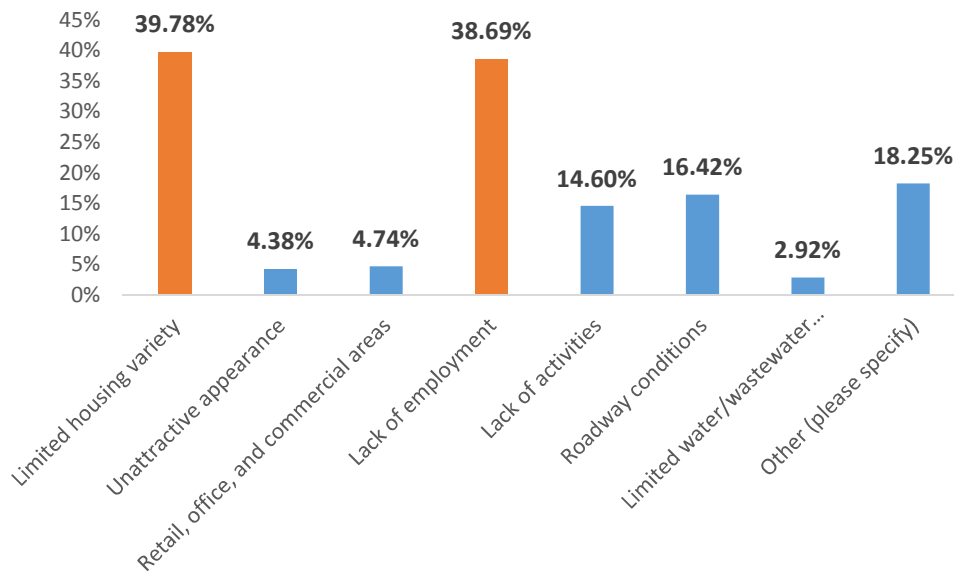
Q5. What makes Canadian unique and distinguishable from other communities in the panhandle region? (Check all that apply)



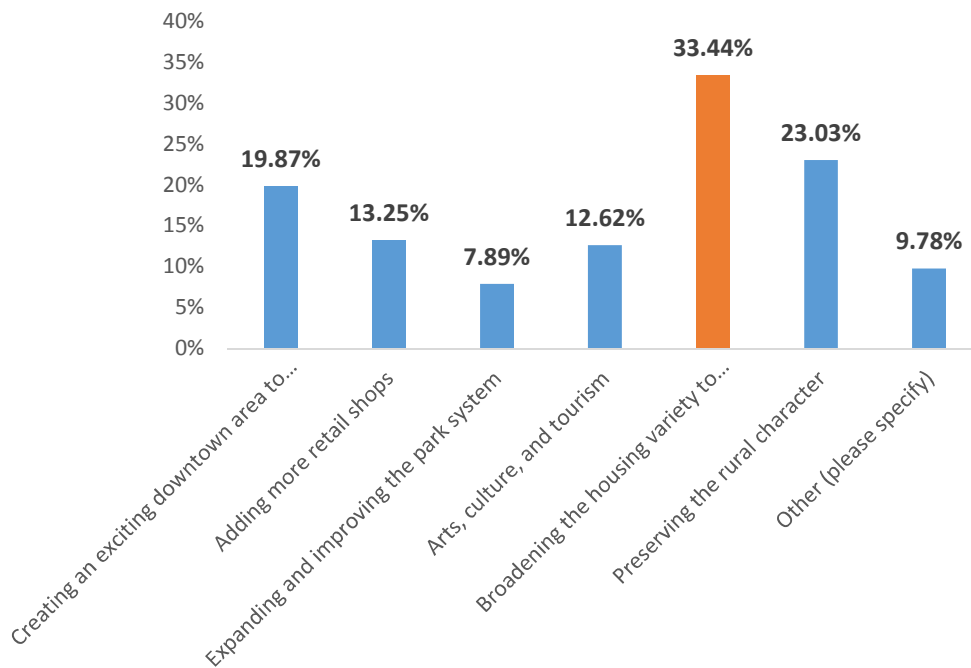
Q6. How would you rate Canadian in terms of general appearance?



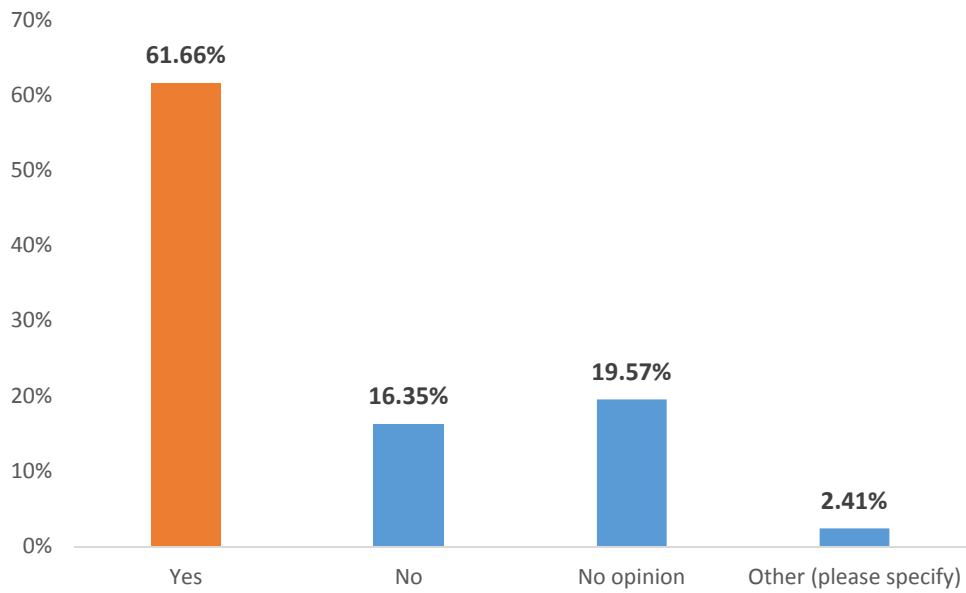
Q7. What would you consider the greatest single issue facing Canadian today?



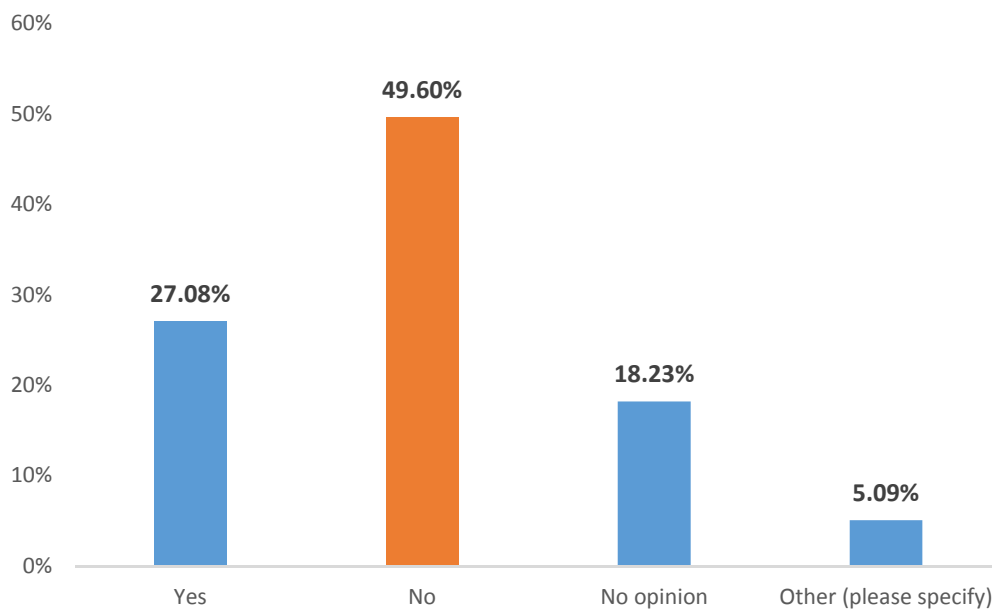
Q8. What would you consider to be Canadian's greatest opportunity?



Q9. Are sidewalks, walking trails, and bike paths amenities that the City should pursue?



Q10. Is there a need for more parks and open green space in Canadian?



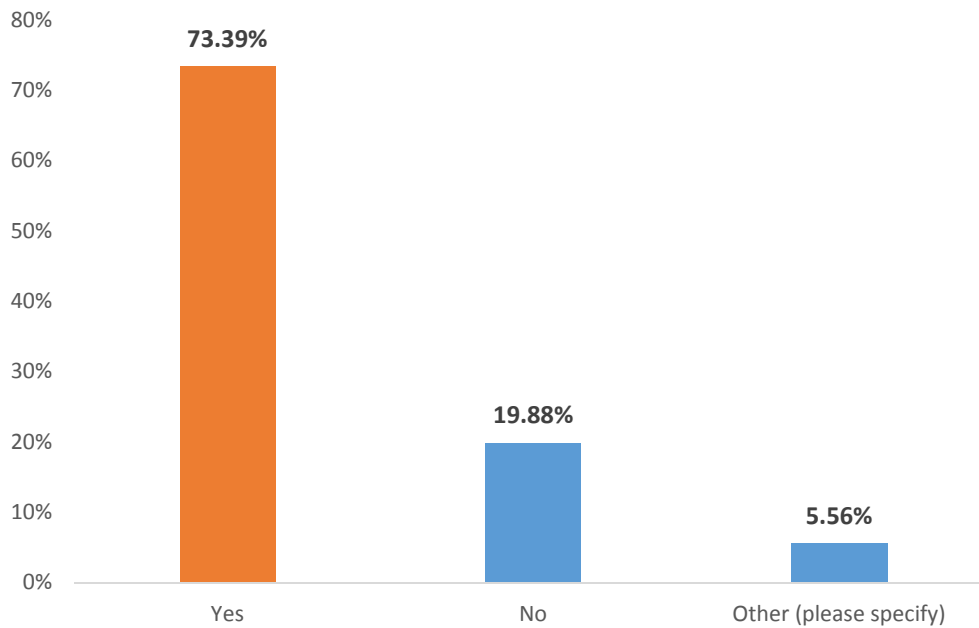
Q11 | Please rank the parks and recreation facilities in order of use (1 - most used and 5 - never used)

	1	2	3	4	5	Total
Sunset Park	6.83%	9.01%	21.74%	18.32%	44.10%	322
	22	29	70	59	142	
City Park/North Park	4.67%	12.15%	14.95%	21.18%	47.04%	321
	15	39	48	68	151	
Jackson Park	32.40%	20.25%	21.18%	9.35%	16.82%	321
	104	65	68	30	54	
Golf Course	26.32%	13.31%	12.69%	7.43%	40.25%	323
	85	43	41	24	130	
Swimming Pool	25.23%	22.43%	19.31%	11.53%	21.50%	321
	81	72	62	37	69	

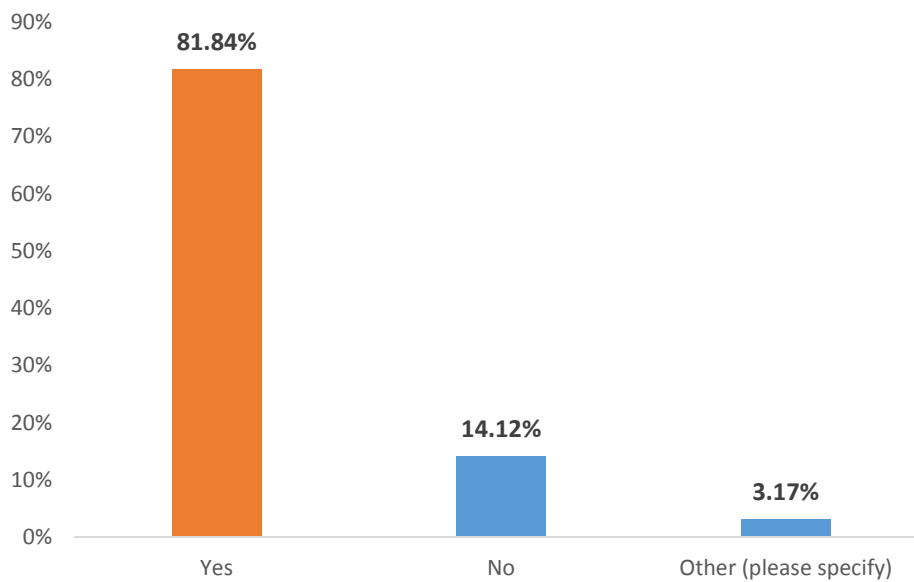
Most used: Jackson Park

Least used: Sunset Park, City Park/North Park, and Golf Course

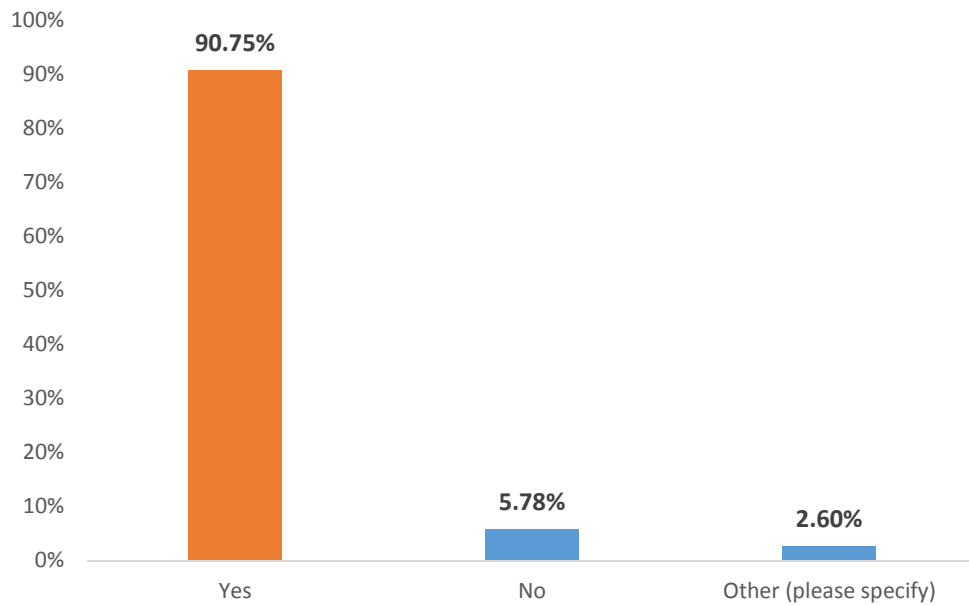
Q12. Do you agree with strategic annexations to help the City grow physically?



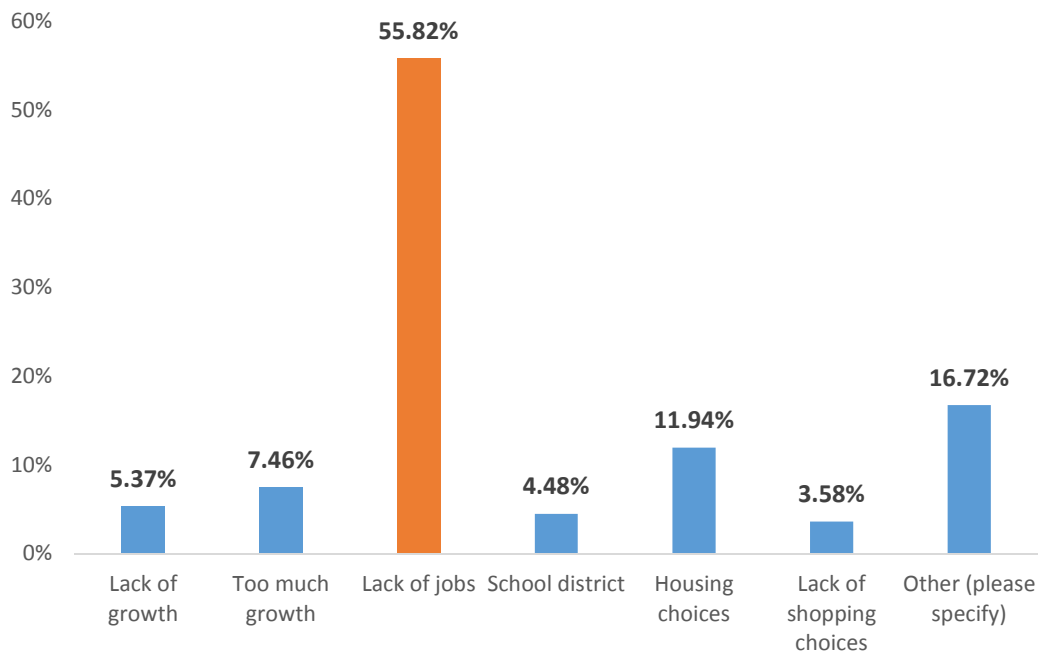
Q13. Do you agree with enhancing the "look and feel" of the highway to create a gateway for the City and draw visitors to the downtown area?



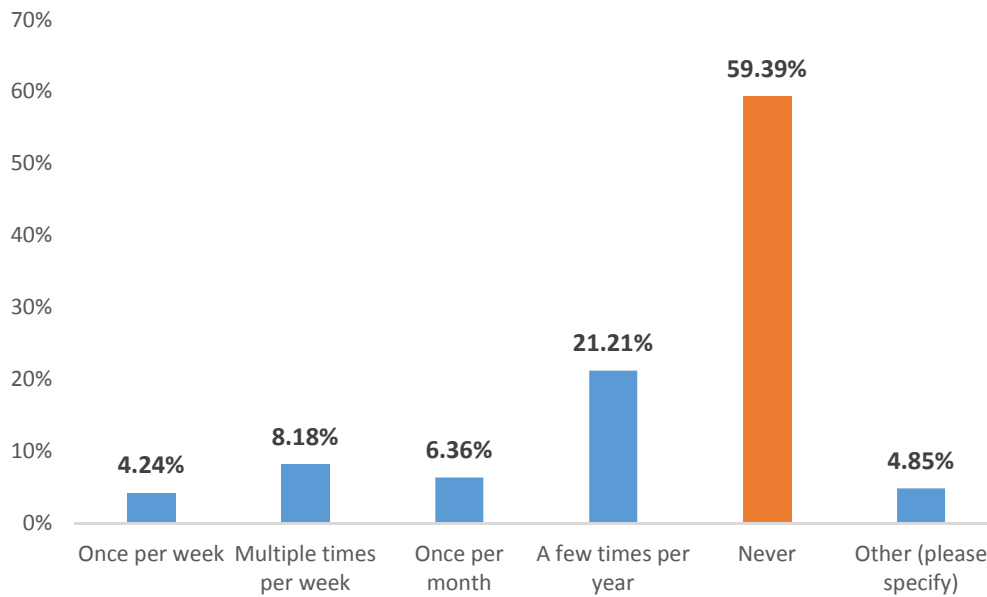
Q14. Do you agree with pursuing historical preservation efforts in the City?



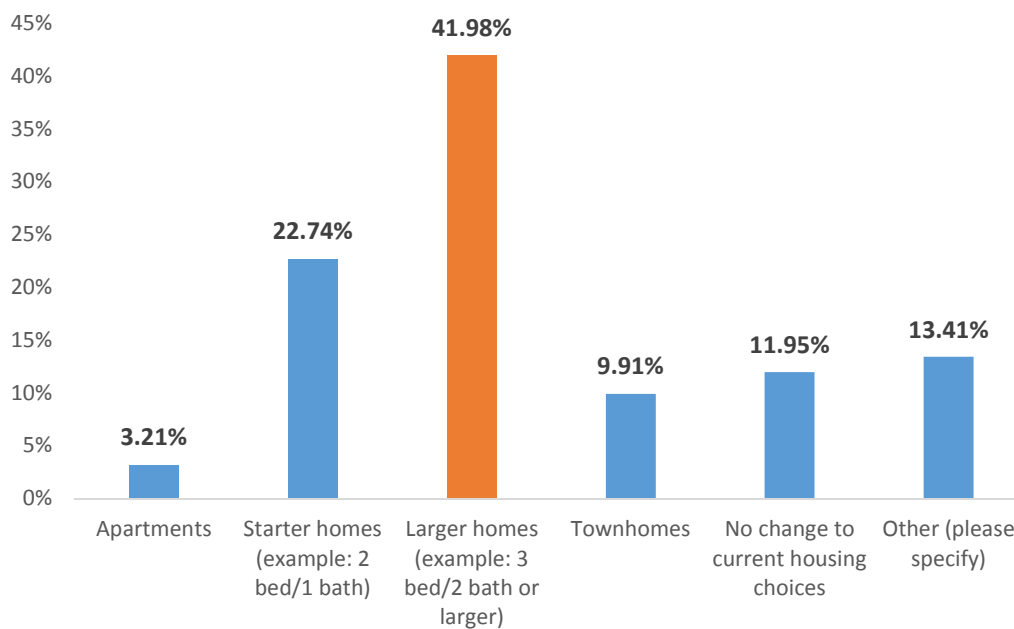
Q15. What would cause you to leave Canadian?



Q16. How often do you use the golf course?



Q17. What type of housing do you want to see in Canadian?



Q18. What additional arts and cultural activities would you like to see?

1. This town has a lot of Hispanics and it would be nice to include some of that art culture to some kind of event, possibly Cinco de Mayo???
2. Nothing
3. More activities between children/parents. I.E. mommy and me tea parties, dad and me movie night etc
4. Drive in theater
5. None.
6. Bowling Alley
7. Not sure
8. Greater use of Texas Crown Performance site for known bands, touring plays, etc.
9. More variety in live music.
10. Leave it as it is too much, take away from the small town.
11. More festivals. Love to have a holiday lighting event.
12. I really don't care about this issue
13. Indian history
14. The art alliance is doing a good job. The concerts are great. Plus, we have a GREAT movie theater (they should advertise in the area towns)
15. This is about to explode, and your support will be needed!
16. Art walk, accessible events for all incomes
17. None.
18. This is what draws people to Canadian. We need a chamber that units all not separates. People working together
19. More of everything, Museums, Galleries, Theater, Festivals!!!!
20. First Friday-type art walks to boost traffic downtown
21. I think Canadian currently does a great job with its events and activities. I love the Music on the Green and Screen on the Green at Gazebo Park this summer.
22. Better use of Texas Crown Performance Hall for concerts and theater productions that are appealing to broader demographic---not just those 50 and over.
23. Dinner theater.
24. I believe the art sector is fine where it is for Canadian. We need more panhandle/Canadian historical focus so new generations don't lose the history like is happening in schools for the past few decades.
25. I feel we should make the existing activities stronger.
26. More performances at the Texas Crown.
27. I think that there is a great selection of cultural activities for our great city.
28. Boys and Girls Club for at risk students. We have an abundance of wonderful people to act as mentors. Karate for the kids would also be nice. Cowboy poet performances. An occasional comedian would be nice.
29. Continue to support what is already available! We have a huge selection. Don't add more because more isn't always better. Support the wonderful options already in existence!
30. lessons in dancing ,wood working, healthy meals preparedness, senior exercise
31. Festivals/events spotlighting local attractions (i.e. Lake Marvin, Walking Bridge, museums, historic downtown) and events spotlighting small town/simple living (i.e. farmers markets, swap meets, street dances).
32. I think Canadian does an outstanding job in this area when compared to other towns of this size
33. Lecture series and craft beer events.
34. Classical music
35. More interactive activities
36. None
37. N/A
38. I feel like Canadian does a good job in this area
39. More Christian events, maybe the churches putting these on.

40. More family oriented kid friendly things besides sports
41. I think we are blessed to have all that there is now
42. None. We aren't New York City!
43. Music, literature, workshops.
44. Miss the concerts at the Auditorium. Bowling Alley Nice Mexican Restaurant.
45. More actual arts fairs, not junk fairs. Also, I would like to see more options for short secession art classes.
46. No Opinion - affordable art lessons, and country music without the people drinking. I really enjoy music in the park.
47. Arts festivals with actual artists...glass blowing, woodworking, painting, etc....Not junk art festivals
48. None
49. More community theatre, performance arts.
50. None
51. None
52. N/A
53. new pool or water park for families & kids
54. Dance lessons, cooking classes
55. None
56. Expansion of the golf course
57. Driving range at the golf course.
58. Historical
59. Arts and music festival combined to reach a more mature crowd
60. N/A
61. Martial arts/dojo
62. N/A
63. Art festival Farmer's Markets
64. Dancing lessons occasionally. More opportunities to meet/greet folks. Art fairs, etc.
65. dance platform - like the old one in Lipscomb several years ago
66. Find a major interest in the area like farming or ranching, create a museum or storefront space to display the activities that make these subjects vital to the community.
67. More charity fundraising events like 5K's
68. Community Concert Association with reciprocity for Borger, Pampa, Liberal and Plainview.
69. Better parks and pool
70. Drive in
71. More than 1 park to play at
72. Something for teen kids to do to stay out of trouble
73. More events that bring in income
74. None
75. If it's not happening, perhaps more culturally diverse block parties (e.g. Cinco de Mayo) that pull in all groups.
76. Rodeo
77. More rodeos events and, golfing events, more stuff for the kids to do
78. Please continue to do the instructed painting and sculpting. This is great!
79. Music lessons
80. Concerts
81. Plays concerts workshops
82. Native Indian pow wows
83. Ceramic painting for children (Like "Brush with Art") There use to be a ceramics painting place here in the 80's. Kids could go paint for gifts anytime.
84. Outdoor type activities
85. Big Easter egg hunt for kids at Sunset Park! Christmas light walk at Sunset Park!

86. With the movie theater, we have the opportunity to have festivals, movie one-offs; i.e. Sing-a-longs, quote-a-longs like say Alamo draft house. It seems like a wasted opportunity with the advanced video resource we have.
87. The current amount of activities is satisfactory.
88. I think having some sort of monthly festivities (we are almost there) to draw people from surrounding areas, i.e. biker clubs, rv clubs.
89. None
90. I think we have plenty of these activities now.
91. More affordable activities. Most of the events be it a concert, or an art class, are pretty expensive. It is only possibly by the upper middle class people and up. We need to have activities that are welcoming to people of all classes.
92. We should have a Christmas lights parade every year. And advanced organization of parades to know they will be good.
93. music for older adults
94. I think we do a much better job now, than in the past, with art and cultural activities. Let's support or expand on the arts and activities currently developed, so they don't fail, before we start new ones.
95. Innovative ideas to use the walking bridge as the focal point of an activity
96. Bowling Alley
97. More musical entertainment that does not include alcohol, such as the music festival (drunk fest).
98. Well I really love the way Canadian is now. But my sister r/teenagers and sometimes there's nothing to do
99. more appealing art and cultural activities for Hispanic population
100. None
101. Variety of dances, swimming lessons throughout the year and activities for young kids
102. Different sports other than football
103. Music classes
104. More shops not far from the city
105. No opinion
106. Community events that have Hispanic cultures, for example event Day of the Dead or Cesar Chavez Day.
107. Careers
108. Volleyball
109. Different signing groups
110. Stuff to entertain elementary age kids
111. None
112. I would love to see more theatre arts availability to the community
113. Summer education for at risk kids, art classes
114. Family friendly activities, no alcohol
115. I think we do well on this
116. I think the block party should be on Main Street like it was in the past. I think being at the
117. pavilion takes away from the concept
118. Expand gallery on Main Street
119. More sports, karate, gymnastics
120. Adding a waterpark
121. Plenty already
122. None
123. Choir for children, drama for children
124. More activities for families that are fun and get people outside – without “festival” and all day drinking
125. I think Canadian does a good job of providing arts and culture
126. We desperately need some sort of activity center with like bowling, skating, a place for parties or school activities
127. None

- 128. More concerts
- 129. No opinion
- 130. More art for young artists, art for local artists in all aspects
- 131. We have a large Hispanic population. Maybe embrace some activities/events that focus on them – 5 de Mayo celebration?
- 132. More things teachers could utilize to enhance lessons
- 133. Community choir
- 134. Celebrations – Cinco de Mayo, Day of the Dead

Q19. What do you think Canadian needs?

- 1. I think you need to make sure you have someone in charge of checking the "skate park" as we all know it's always windy and the park needs to be checked for cleaning it more than once a week at least. Just blowing it out and keeping small rocks and sticks out of it to avoid accidents. A lot of kids enjoy the park and it's a place for them to go after school. So please consider having a clean space for them.
- 2. A Walmart, United, and more affordable prices
- 3. More for kids to do especially in summer months.
- 4. Housing is top need followed by employment opportunities
- 5. Fix the roads in and out of town and trim trees. They are what brings people to Canadian and no one takes care of them.
- 6. Sidewalks
- 7. Less beer fest concerts with drunks.
- 8. Sonic, reduction of artificially inflated real estate values
- 9. I think Canadian needs more things to do. Having a family with small children it's tough to have to travel so far for things like bowling, or karate, or etc.
- 10. 9 more holes at the golf course and a driving range for the course
- 11. Bowling alley
- 12. Places kids can go have fun like bowling alley, laser tag, arcade etc.
- 13. Businesses to be open on weekends, especially Saturday.
- 14. Better pool like Wellington, Perryton, Pampa, etc More shops downtown Chinese/Thai food restaurant
- 15. Affordable housing, annexation of areas for growth. Look at Miami--its city limits are WAY outside of any existing structures!
- 16. Upgraded pool or a water park.
- 17. Improved, accessible, City offices.
- 18. To get rid of the outsiders that that want big city living. When you let the so called educated change things, the people with old money of this town will not support it any longer. This town will be just like any other oil town a ghost town before 10 years.
- 19. Technology. Needs websites that provide information for everything going on in Canadian
- 20. Lower prices at the restaurants
- 21. It needs to look better when you drive thru on the highway. Need 1 or 2 more full service restaurants with dining rooms and more retail business.
- 22. family activities besides the "show"
- 23. Water park, pool in community center
- 24. Canadian needs lower rent. Right now, we have a lot of houses for sale but the prices are way too high. If you want people to shop at home, then they need places to shop. Clothing, furniture, etc. I really think if you want this to be a visitor's town then it need to be like the little towns down south. As you drive thru town there all kinds of little shops to stop in and look around. This would be good for Canadian. You have people walking all over this town looking for places to stop and shop. And shops that are open on the weekends and after 5 pm.
- 25. Designated Arts District - see Shane Spencer

26. General upkeep. Attention to city streets.
27. Businesses
28. More outdoor recreational choices
29. More restaurants located not strung all over town. Need to get rid of or regulate small food trailers
30. Sonic, strip mall,
31. More support for the local soccer league, Google Fiber, Indian Food
32. Fix the City streets.
33. Definitely needs work on its infrastructure. Many streets need work and sidewalks throughout the town would make it more attractive, as well as safer. City leaders need to be visionary and think ahead to the future, as well as provide for all its citizens, no matter their income level or race.
34. Jobs that support the community and citizens during the "oil bust". More retail space and shops so Canadian can be a weekend destination. All the stores and restaurants being on board with being open on Saturdays. Housing options for during the "oil boom".
35. Retail businesses that are open on weekends, when visitors would be more likely to come to town and spend money if there were more places open to shop and tour.
36. Free enterprise. I believe that the town needs more options for other town members to bring in business opportunities that will help the town grow.
37. Free enterprise and not so monopolistic. Residents should be able to take ownership of the town and have a say, not just a few individuals. This is not Lincoln County in the late 1800s.
38. Duck ponds need to get the reeds taken out so there can be more room to fish.
39. More educational opportunities, improve CCC, better grocery store, strengthen/stability of the hospital.
40. Biking trails
41. Updated swim pool,
42. I think that Canadian needs additional low to medium income housing to attract workers in those ranges. Then we could have strong entrepreneurial growth from a strong work force. I think that is what Canadian is lacking the most, a strong work force. When the oil field slows down the rest of the community seems to slow down with it. This is the plan that I would like to see for the longevity of the community.
43. Adult English Classes GED courses Vo/tech options for high school students other than meat or livestock judging. Indoor swimming pool, community garden, or a true farmer's market - where people bring wares from their own gardens to trade/sell. A flea market weekend. Canadian has the beauty and skill to put something on similar to Albany's Fandango. Passenger trains and a depot would be awesome (in a dream world).
44. AFFORDABLE housing
45. I think they need to keep supporting what is already available. Update current historical buildings. The town is based on being a historical charming rural community. KEEP that! Don't go build new just because it's the fun thing to do. Also, parks need to be maintained. Jackson Park is heavily used and there have been several years where it was barely mowed. Take care of the bones of the community and support what people bring in.
46. more activities for the 50 plus
47. Diversified industries other than oilfield and ranching. We have no "major" industries outside of oilfield that aren't dependent on the oilfield. Manufacturing, medical, transportation/distribution, higher education are a few that come to mind.
48. Canadian definitely needs more new, affordable homes.
49. An opportunity to buy gas at a price that is similar to everywhere else
50. Sales growth
51. We need job growth and housing
52. Indoor all year swimming pool. Quit spending money on parks and do something different.
53. More affordable single family housing. More diversified economy.
54. The highways to look better in and around town. Taxes are high and the streets are terrible in town. Dips and bumps. Housing needs to be added as well.
55. More parking.
56. Indoor play, recreation center.

57. Affordable housing and land
58. NA
59. Better grocery store, I usually choose to shop elsewhere for better product choice
60. Water park
61. More reasonable eating places.
62. Bike trails, rock wall, better pool, 18-hole golf course
63. Employer that care about people besides themselves.
64. More shopping
65. Sonic, a more affordable steak house. Mini golf. Dry cleaners.
66. A place for the high school age to have fun and do an activity so I stop hearing "The only thing there is to do is drink and party".
67. United community
68. Clean up Hwy 60 through town. Affordable pricing at the one "nice" restaurant in town.
69. To implement/enforce city ordinances I.e. Cleaning up junk and trash/mowing yards, parking in yards, etc.
70. More businesses not devoted to just oil field
71. Affordable rental spaces for business and lower housing costs
72. New houses that aren't \$300,000. More fast food options. Updates to the Canadian Community Center. City sidewalk and streets fixed.
73. Code enforcement.
74. To keep the schools great. To draw in more businesses that hire higher skilled workers. For nice starter homes or townhomes...Not junky ones. For more strict property upkeep requirements. For continue details support of our museums, schools and art galleries.
75. Job diversification
76. A performing arts center. Updates to swimming pool.
77. To take a step back and look at what we are doing. Where we are really heading. Do we really need a new high school? Millions spent tomorrow when just a few years ago, we spent hundreds of thousands on new Windows etc. I understand we have all this excess money we can use to buy/build and upgrade. But who's going to pay to maintain all of these projects in 10+ years? Now we own several homes? Some are vacant! So why did we need them? Let's start looking at the difference between need and want.
78. Services or manufacturing with wind farms. I think this area is a growing area that doesn't deplete. Parts, turbines, etc. Housing is a must and annexation of property. You need this to grow the tax bases.
79. Housing and better roads
80. N/A
81. Canadian needs to be focused on the two industries that we have. Oil and Gas and Ranching work in Canadian. No amount of time or money spent on surveys and studies will change that.
82. New City Manager....
83. Cook-offs for Mexican food, appeal of buildings and roads coming in to town, drive in movie or bowling alley, affordable housing, teach people how to clean up their houses for curb appeal and maybe even an offer to do it for them in a clean-up - the-community event, better sidewalks for walking, Subway, indoor public pool
84. More bigger businesses
85. To drain the swimmer pool, fill it full of concrete, and let the concrete dry.
86. Growth
87. Zoning
88. Canadian needs more outdoor recreation opportunities closer to town. Hiking/biking trail that wraps around part of Canadian and ties in the Canadian River Wagon Bridge and the area down by the river there.
89. Better regulations on front yards.
90. N/a
91. Baseball/softball in the school
92. A more diverse economy
93. Mini golf and an arcade!!!!

94. More cultivated green space Walking trails from the Bridge. More free community events - block parties, flea market, cookouts, etc.
95. More participation in city affairs by community people.
96. Gussy up the main street coming in.
97. More shopping and grocery store
98. more organized/diverse gym classes
99. Less chiefs and more Indians. To many people think they have more power than they do.
100. Continuity in design of the community from our town council. No surprises or "funny stuff" that is revealed at the last minute, only to find out that the people really don't like it (annexing southern area on the highway, "wedding cake" design of new city hall, playing favorites with certain members of the community).
101. Places to eat besides Milton's!!
102. Less tin buildings. Perhaps add a facade to make them look less industrial and more historical to match the quaint charm of the city.
103. Water park or better pool
104. Jobs
105. Something for the kids to do! Arcade, bowling, skating
106. Even when the oilfield comes back up it will drop again at some point and we need more jobs to sustain our community
107. Oil and gas to improve.
108. More stuff for children and teens to do. Like a bowling alley, arcade, skate ring something along those lines. Maybe a sonic.
109. It depends. If Canadian's leaders want it to keep its rural charm, I can attest that it's a great place to grow up. However, if the leaders want it to exponentially grow, it would need more affordable/plentiful housing options, more well-paying jobs (number and variety), and more opportunities for non-Web based higher education.
110. Large indoor arena
111. Water park like pampa. or more summer options
112. Job opportunities
113. More activities for the kids other than just parks. The pool to be more exciting.
114. More job choices, improved highways, continue to build on good community activities
115. I think the biggest thing Canadian needs for the community is a new water park! The pool is old and we need a new one!!
116. Better roads on Hwy 60 & 83 Attract more diverse businesses to supplement the O&G companies when times are tuff.
117. Cheaper housing
118. Jobs
119. Strategic plans for commercial and real estate development through annexation and planning on the cities part. If the plans and zoning are done, investors are more likely to proceed
120. More activities for our youth and families to enjoy daily. Bowling alley or skating rink or an indoor space of some type like a bounce house park or
121. More variety and stable jobs don't depend on one area of employment. Manufacturing of some kind
122. Better paying jobs for women. Better eating establishments. Healthy food options.
123. A spa
124. Cheaper houses for sale!
125. Evening family friendly recreation, affordable housing, new roads leading into town,
126. More jobs. Lower groceries.
127. More for the teens
128. An indoor arena.
129. Diversified employment opportunities.
130. More things for kids to do. Bowling alley, skating rink, drive-in movies. More dances offered.

131. Anything to reduce the effect of the Canadian Inflation "tax". Everything is so much more expensive here. It is worth the cost of gas to shop elsewhere.
132. More business opportunities. Something besides oil and gas.
133. It doesn't really NEED anything, but a shooting range would be nice.
134. PLEASE build a new swimming pool!!! A wade-in sloping pool entrance would be great - the only way to get in and out of the pool are difficult flimsy ladders! Impossible for large or disabled people. The baby pool has been broken for years. The cement slide is always closed. This pool is so outdated and cracked and the bathrooms are disgusting and broken. We have to drive to Pampa to enjoy a clean and fun pool. A new pool with some water features would draw more visitors to Canadian.
135. Job opportunities
136. Sonic
137. Water park...upgrade to 1977 swimming pool...it's a disgrace when we are trying to attract tourist...
138. Entertainment for families and teenagers that would attract people from surrounding towns.
139. Bigger business... Creating more jobs.
140. Something for teens to do, bowling, skating rink, pool.
141. I would love to see a bowling alley, an attractive swimming pool/water park or something to keep our young people involved in constructive activities.
142. more activates for the kids more restaurants
143. Canadian needs to have a decent cafe open more hours. I know that they struggle to find employees to work those hours. But, there are little to no options for dining out on a Sunday evening. I would love to see affordable dining in Canadian.
144. Additional employment that can weather our dips in oil, gas, and agriculture. Quality, affordable housing for rent.
145. Clean up of older homes and buildings to improve the look.
146. shoe store, grocery store for competition with the existing one
147. The oilfield to turn around.
148. More focus on small business Cleaning up to main highway thru the town
149. An indoor multi-purpose arena-similar to Young County/Graham, Texas
150. Affordability.
151. More choices of dining and shopping.
152. Either enforce housing codes or do away with them. Barns that are allowed to be built in single family home areas is not fair to other residents in that area.
153. I think anything needs a little bit more of shopping places not too many because it's a little town and I love its charms
154. More family activities that are affordable or free, such as including more equipment or opportunities to play at our parks and renovating our swimming pool.
155. Bowling Alley
156. Pave more streets
157. Canadian needs a better grocery store. We need a United or one of the larger chains. The produce is awful at Lowe's Pay-n-Save. The selection of other products is on the downhill slide.
158. Economic diversification. Canadian's charm is perfect for small tech start-up companies. The city needs to come together to incentivize businesses to set roots in Canadian. The city needs to recognize that millennials are becoming a growing part of the workforce, and they need to build the future of Canadian around attracting people of this generation.
159. A bowling alley and/or skating rink! Something for families to do together as well as a place where youth can hangout.
160. Leadership that will act upon things instead of just talking about and not doing anything.
161. pedestrian bridges at the schools
162. Need to clean up existing housing areas/yards and business lots especially near the high school and along 2nd St/HWY 60/83 to make city more attractive to visitors and potential movers.

163. Jobs
164. Sell beer, because you anyway people buying in another city. CISD has good insurance for parents of injured players not have to pay medical expenses. Prune (cut) trees (branches) that cover the visibility in the corners of each stop and yield sign
165. stable jobs
166. Youth employment
167. Labor and lowest prices in rents and home sales
168. More parks for children, walking or bicycles, basketball courts, etc.
169. Sources of work that do not depend on oil
170. Work and good roads
171. What fixed infrastructure the village and fix every street. Also to lower home prices and income. Because there is little work.
172. Job
173. The city needs to grow and diversify the economy. You should also try to include more of the Hispanic community.
174. More trade for the people to grow
175. Work
176. Something for little kids
177. More things for kids
178. Youth programs
179. Baseball and softball
180. This goes with #18. One auditorium/theatre for the entire community and school makes performance opportunities limited. We need an alternate performance venue.
181. Sports complex, swimming, water park
182. More Hispanic involvement
183. Water park, new swimming pool, lighted jogging or bike trails
184. Something to bring people here year-round, not just for one event
185. An indoor swimming pool for year-round use, check out the Wellington Activity Center. It's a great place for kids and families to bowl, hit balls in a batting cage, play basketball or volleyball and other games. It would be an amazing benefit to our community.
186. I think our city pool is in need of an update. I think the Canadian apartment complex needs to be rebuilt and maintained to a standard that meets or exceeds the expectations of our beautiful town. It's an eyesore and really needs some work done!
187. More for the kids to do
188. A swimming pool/waterpark. I frequent the one in Pampa. As nice as Canadian is, you would think we would have one. Also, a lighted running trail.
189. More retail shops on Main Street
190. Jobs
191. Lowe prices on homes!
192. More activities for the children in our community, affordable housing, waterpark
193. Waterpark
194. A swimming pool with an outside waterpark. This promotes a healthy community for all ages. Water park attracts tourism from surrounding communities
195. To not fund things that consistently lose money and "strategically" look into things that will bring money into the community
196. Basic things – nice convenience stores, fast food, competitive grocery store
197. More awareness of our awesome town – more shops open on weekends to draw people in
198. Better and more affordable housing selection, more variety of jobs, need something other than oilfield, more professional jobs in industry
199. More shopping, activity center, and better pool

200. Restaurants open on Sunday (For those spending the weekend here) and some major cleanup on highway – I don't want Canadian to look like Pampa
201. Kids activities: ex: bowling, skating, laser tag, a place for birthday parties
202. Water park and bowling
203. Water park, bowling
204. A water park
205. Affordable house prices
206. Sidewalks and enhanced crime/drug prevention/enforcement
207. Sonic
208. Housing, diversified employment
209. High school baseball and softball
210. More affordable housing
211. More competitive businesses so prices are not outrageous
212. Variety of activities for families
213. Penalties for overgrown weeds and junk on property. Take dumpsters out of front lawns
214. Expansion of city limits, wifi access all over town, new golf course or expand to 18 holes, indoor roping/rodeo arena
215. To continue to innovate
216. Better roads and parking lots
217. The housing market has dropped everywhere except Canadian. Makes it very hard for young families to stay.
218. Franchise businesses such as Chick-fil-a
219. Something for young people to do – bowling alley
220. New swimming pool – Olympic size, indoor arena (kid rodeos, etc.)
221. More activities/community-wide events, homes, building inspector/code

Q20. Lastly, any other comments, suggestions, or ideas are welcome. Thank you!

1. I saw a picture of the new city hall in The Canadian Record and I really hated it! Canadian has a lot of charm and that building design doesn't look fit for Canadian.
2. Reduce rents for low income people
3. Visitors need more guidance in what to do and where to visit around Canadian. Maps and maybe an online audio trip guide to places to see would be helpful.
4. Need a better sign promoting state champ success coming into town
5. Keep the character of our lovely town.
6. Get real people don't want to live here, you have, there are very few jobs here and the ones that are here you have outsiders working in. Terrible for a small town. Look at the Board for this reservation plan. Point proven. Stupid!
7. Volunteer websites would be awesome. A place that every business and organization could provide details about opportunities.
8. I am just about done with Canadian. Having been here most of my life I've seen it all. The world is progressing and Canadian is still stuck in the past. I have no place to take my grandchildren when they visit and when they are here on weekends, nothing is open except the theater. It's hard to make a living here if you are not in the oil and gas industry. Some people do not want to work in that industry but housing is not affordable to those.
9. City, county, school taxes need to be lowers. Oil field is a bust right now. But residents are paying outrageous taxes
10. People love to come to our town. I never go to Amarillo that someone doesn't say that they had been here for something and loved this town. They loved the food, they loved LeeAnn's and walking thru to shop around town. They loved the concerts, and the drive was beautiful. So we need more shops, (shopping is a BIG thing)

more historical sites. Restaurants are a big draw to our town as well. And if you have any pull on getting the Oil Field back on its feet that would help tremendously!!!! If you want people to live here it needs to be affordable. Because Rich people may live here and want to run this town but it's the little people that will be living here and doing all the work.

11. See my answer to this question, on a previous blank... in parentheses. Thank you for doing this survey!! When Canadian folks are hungry & need business, they will stand up and take these steps forward needed to expand our attractiveness to regional tourists, who are already fascinated by our town. Every small thing that can be added will improve on that myth, and therefore our economy can become truly diverse. Thx brs
12. The highways have gotten out of hand. They're dangerous and have been for a while. I would like for visitors to not develop a bad opinion about Canadian before they get here.
13. We need to play up our history and everyone working together & Unit to fight for Canadian to Grow and prosper
14. Cut the crap and let's start selling liquor, we could pay for a new water system.... for real we are one of only 7 counties in the state that lets all those tax dollars slip away.
15. When you talk to first-time visitors and folks from other small towns, they are always amazed at what Canadian has to offer. They love the walking bridge, Aud, the museums, the restaurants, the shops, the theatre, the beautiful homes, and the art galleries. If they have familiarity with the schools and the medical system, they are amazed by their quality. Right now, too many ugly areas still exist. There are definitely areas for improvement. The entry to the town can be an eyesore. First impressions count. And to insure the future, those who are residents need to participate more in their local government. This city will continue to thrive if people step up to the plate ...
16. Canadian is a great place to live and raise a family. There is an opportunity for Canadian to be a thriving place during economic down times (current oil bust) if there are businesses and industry in place. I know this is something that has split boards in the past. I hope with this study there can be some common ground and understanding found about what types of businesses those could be so we wouldn't lose people, jobs and retail business when the oil prices drop.
17. City of Canadian should propose and promote real citywide paving and sidewalk replacement project and seek community support of bond issue to pay costs. Best single step toward beautification. Second step: replace dumpsters with individual trash receptacles that are placed street side each week by residents for pickup.
18. This survey is definitely a start to Canadian greatness as long as it is not just a superficial meatless bone they are throwing to us resident dogs. Maybe do several surveys throughout the months to come.
19. Each building in Canadian should be to preserve and renew the look. They should all look similar. I think the first look proposed for City Hall is over the top and too far off on similarities to other historical buildings in Canadian.
20. I love my community. I feel blessed to raise my family here. I think we should remember our history and build on that to make our town stronger than ever.
21. Less drunk fests and more family oriented events. A trade days every few months along the lines of Canton, Tx.
22. None
23. Canadian does such a fabulous job at coming up with things for our community to thrive. I wish that the river could be developed to provide more recreational opportunities for our community and kids (think Austin trails and paths by the rivers). It's one of the great things that makes us unique.
24. Please think about the Fire Dept, Bartletts and any other business in the area when planning for the new City Hall, which is obviously needed. Sometimes simple is better.
25. I am not in support of a brand-new city hall. It needs a lot but the bones are there. Use them and make it realistic and use able (and up to code) keep loving Canadian. It deserves it!
26. Canadian is a great place to live!
27. I think a comprehensive plan is a great way to plan for the future. However, we can do all the planning in the world, but until we act and actually bring other industries into our area, not much will change. If we bring in something that will create long-term, stable jobs, the housing will work itself out. The housing shortage the oilfield creates is because people know it's only temporary, making them reluctant to make a major investment

- in housing. If there are other long-term, stable jobs, people will be more likely to make that investment in housing, whether it be individuals building a single house or a developer building several. We also need to work on bringing outside meetings/conferences to Canadian. We have facilities to host them (pavilion, extension center, crown hall, etc) and hotels to accommodate attendees. If we can get people here once, they will return with family & friends and support our retail & restaurant industries.
28. A
 29. This city is nothing like it used to be. Born and raised here and sad to say it is not the quality of community as in the past.
 30. Scale back the parties/events sponsored by the EDC and put the money to work bringing jobs to Canadian and diversifying the economy.
 31. NA
 32. Best of luck with the survey and proud of you for thinking ahead.
 33. I would like to see more events at the rodeo grounds, not just youth events. I would also like to see the city better maintain utilize Lake Marvin as an attraction.
 34. Fix the streets.
 35. A driving range that is functional and maintained properly.
 36. So glad this is being done. I grew up in Canadian and moved back after college. I love it here and I am very proud of it. It really is the jewel of the panhandle, especially among small towns.
 37. Thanks
 38. We love living here, great schools, and community.
 39. I took my driver's test here in Canadian in 1988. Move back a few years ago and the city streets are the same. Same giant bumps and holes. Our streets are just ruff. I hear it from visitors as well. So why aren't we tearing these roads up and laying down roads we could be proud of? One block north of our fancy faux brick Main Street is the worst road of any town I've ever lived in. Please explain? Why? Money? I asked once about the roads and a city official said oh our roads are like this for drainage. Just an embarrassing answer. I'm not buying that one. No one likes to write checks for electricity, rent or groceries... Nothing fun in that. But it's a necessary part of life. Let's start looking at those non "fun" projects a little more and put some real effort into repairing things.
 40. We need affordable business retail property. A business man outside of the oil field cannot pay the rental prices to start up a business. I see a lot of ideas to be gained but the rent kills the profit. We have to look past the oil field and agriculture and find other Avenues. Tourism Is not going to fill the gap. I feel like we have missed the boat. 10 years and now kicking off housing? We should have built house and expanded. We need to use the EDC like Perryton does. They have hit a home run and while things have slowed they are still at it. You cannot stay small and keep taxing the same people more to pay for the infrastructure. It just will not work. We will implode. We have families that want to live here for the school system but have no housing choices.
 41. I moved to Canadian 35 years ago, this month. I consider this my home and a wonderful place to live!
 42. N/A
 43. I love our town and am willing to help it improve!
 44. More housing, bigger business
 45. Wake up.
 46. Canadian has always been on the cutting edge and a wonderful place to raise children. Since it is a ranching community I would like to see a little more emphasis on ranching and all of the wonderful history in our county.
 47. Quit getting rid of our historical buildings
 48. Would really like to see the swimming pool updated and/or remodeled. If we have a nicer facility, then more will use it. And PLEASE and more shaded areas especially in the baby area.
 49. This community needs to diversify, not be so dependent upon one or two industries. Our greatest asset is our schools. Building upon that central theme. Also, again, our ranching and farming industry. "If you build it, they will come"...
 50. The pool could use an update. It looks rather shabby.

51. I love Canadian and want to raise my children here because of the community members and environment but we need a Way to grow our economy here in Canadian
52. As a youth, growing up in Canadian was one of my greatest joys. Keep it small and keep it traditional. Protect small businesses and keep out chain restaurants.
53. Canadian is an awesome little town, I grew up here and moved away after high school. I moved back recently because I want to raise a family here. This town is full of charm.
54. And get rid of Dairy Queen and bring in Conic or McDonalds
55. Put more Arts and VO Tech in schools
56. The city needs to keep on doing what they are doing but not allow a few citizens Bulley them into not pursuing expansion or annexation.
57. Need more variety of events for tourism. Need to make county wet and reap the tax benefits
58. Not everybody works in the oil field, or when production slows or stops, people move by the droves since most cannot afford to live here. More affordable but good places to live and jobs that support purchasing. Water park, skating rink, bowling alley, food establishments. Family oriented activities.
59. more affordable housing, more affordable retail/office space, better utilization of existing infrastructure in parks department, new single story city hall with conference center that will house 150-200 people, complete and repair sidewalks, update swimming pool, update golf course to 18 holes, repair streets and update infrastructure.
60. More kid activities
61. Get real and don't do city hall as pictured!!!! This is a small town Not a Circus or Foreign Country!!!!
62. Improve the golf course
63. We are still an oilfield and ranching community. That needs to be remembered when planning the new city hall.
64. More outdoor green space. I would be interested to see the walking bridge expanded into a walking trail system along the river.
65. The woeful lack of high speed internet needs to be addressed. We have what essentially amounts to "third world" speeds. It's ridiculous that a town that touts itself as an oasis in the barrenness of the plains can only have what amounts to modern day dial-up speeds that are approximately 4 times as expensive as internet that is up 50 times faster than the fastest internet you can get here.
66. Bring in other industry. More restaurants. Better apartments. Clean up 2nd street.
67. Go Cats!
68. Canadian is the best small town anywhere!
69. None
70. People will only move here if they have good quality jobs. Now that the oilfield has slowed to a crawl, I would like to see us come up with something new for employment opportunities.
71. As much as I like the tourism that Canadian brings. I think we need to keep our citizens our first priority. I love the tax dollars that tourism brings in as well, but we need to make sure that those tax dollars are being spent to better everyone in the community, not just to bring more tourism in. We need to find a good balance in that department.
72. Thank you for asking our opinion. It's much appreciated.
73. love living here
74. I know class room enrollment has dropped. One would assume the urgent need for more housing has dropped as well. Maybe that isn't the case. Canadian is a beautiful town. Especially on the drive in from Perryton, however if you are coming in from Miami the unkempt orange and blue apartments behind Alexander's is beyond awful, and very much noted by everyone that comes to town. :(The safety of those living there is also a concern.
75. Hwy 60 and 83 must be improved on the outskirts of Canadian!
76. None
77. Places to Live

78. Last year 2015 at the time of entry and departure from school there was a lot of police patrolling and many people were fined, okay, are doing their job, but yet there were also many burglaries and thefts of more than one car, which It never knew they had found the perpetrators or, there I fail us security.
79. Shops for shopping & not have to travel so far. More jobs for young people and adults
80. No opinion
81. The school are in very good academic level
82. We need to include more to the Hispanic community. In Canadian it feels like they are two communities rather than one.
83. I think that among the people I have had visit Canadian, most loved the small-town atmosphere that was nice; however, lack of affordable housing and lack of theatre arts opportunity were discussed as issues with the community
84. Why is the sewer charge so high? Sometime you pay more sewer than usage
85. Don't think we need a city hall – for what purpose?
86. No
87. Canadian is to worried about arts and culture instead of basic needs
88. Our pool is terrible compared to other towns our size. We need an upgrade badly!
89. None
90. I have loved living in Canadian
91. Would like to see more appealing buildings, businesses on main highway (2nd Street) houses, etc.
92. Love Canadian! New pool would be great! Apartments behind AI's are still an eye sore, maybe worse now that they are painted a bright color
93. I love our town! Thanks for all you do!!!
94. It is dangerous not to have a building code/inspector, highway presentation

Open-Ended Responses for Questions 4-17

Q4. What was the most important factor for you when you decided to move to Canadian?

1. married a resident
2. Rural property owner
3. The People here and rural style
4. Opened restaurants
5. My fiancé lived in Canadian and I moved here when we married.
6. Family
7. job in Canadian
8. I was born/raised in Canadian and care about what goes on there even though I do not live there anymore. A long-term goal is to move back.
9. Family
10. Married in
11. Married Canadian resident
12. Family here
13. Married into it.
14. Moved for a job
15. My husband is a third-generation rancher in Hemphill County.
16. Job
17. marriage
18. Family
19. Job
20. Wife grew up here
21. Had family living here
22. Family
23. Husbands family lives here
24. Family lives there
25. Parents job
26. My husband got a job in Canadian
27. Married someone from Canadian
28. transferred here
29. family
30. Closer to current work
31. My wife lived here
32. Work
33. Husband's job
34. Married/spouse lives here
35. Married a rancher
36. Parents divorced/moved in with family

Q5. What makes Canadian unique and distinguishable from other communities in the panhandle region? (Check all that apply)

1. The people
2. family
3. Family lives here
4. Events of music
5. Wild history of the Canadian River Valley area, which is really just being pieced together in a big story vs a few big facts. (Also, I own property in Canadian but live outside city limits. Y'all forget about these important property owners who fall thru cracks paying taxes, w no vote/voice.)
6. Historical importance
7. At one time, it was the access to the river. That was something very unique and wonderful about Canadian.
8. Lately nothing honestly. Prices too high and no job avenue except oilfield.
9. Entertainment (festivals, movie theatre, etc.)
10. Community
11. The community involvement
12. Community Relationships
13. Canadian is a progressive little town
14. Lack of chain type eateries
15. Born here
16. Architecture, unique seasonal nature-scapes
17. the river
18. Not necessarily a good thing, but good, affordable housing is lacking for many of Canadian's citizens. Although the Oasis Cove is a beautiful complex, it seems very difficult to meet the extremely low financial requirements. I apologize if this is not the case anymore
19. The sincere hometown spirit
20. Beautiful area
21. Trees/hills

Q6. How would you rate Canadian in terms of general appearance?

1. building codes should be enforced
2. Definitely room for improvement
3. Many very nice areas. Some eye sores. Overall very good.
4. Y
5. Most areas are very attractive but all property on Highway 83 need to be clean and inviting
6. between good and fair
7. beautiful town
8. Fair to good – good in places, but some areas pretty poor
9. The “orange/gray” apartment complex needs to be leveled!! GONE!! And rebuilt with something that looks more appealing

Q7. What would you consider the greatest single issue facing Canadian today?

1. Almost all of the above
2. all of the above
3. Very high rent and property values that average people can't afford
4. Lack of housing, expensive housing, and lack of activities for families/children
5. Rent is very high here. A single mom or a family with limited income cannot afford the \$1000 + rent.
6. weak economy due to oil and gas prices
7. Oilfield decline
8. Need to clean up 2nd street & junk around homes. & enforce zoning
9. Inability to expand city limits and retail business sector through annexation
10. lack of free enterprise - politics
11. Unaffordable housing
12. lack of activities for the soon retiring baby boomers
13. Limited/undiversified industries
14. Housing and land prices
15. Currently lack of employment thanks to the oil downturn. It was limited housing variety.
16. COST of everything
17. Lack of Main Street shopping
18. The new additions to Canadian don't fit in. The hotel across the street from Pizza Hut is like a big wall and out of place. The museum is great but the design of the building belongs in New Mexico. Keep our small town small. No new ugly city building.
19. Limited housing variety is an issue, but more so I believe that expansion isn't the issue. More emphasis needs to be put on cleaning up existing structures and abandon lots. Housing is no doubt very expensive in Canadian, but paying high prices with neighbors that have cars parked in the front yards, etc. is just very tough to do
20. Lack of employment for skilled labor force
21. Not just lack of employment. Getting serious about bringing different industries to Hemphill county vs oil/ gas and cattle.
22. overpriced everything
23. Limited employment, outrageous prices for housing
24. Rent cost
25. Limited affordable housing.
26. All of the above
27. High house pricing
28. Expensive housing and high taxes
29. Well I've lived here all my life. But because of the taxes in this small town may be having to move to find a place not so outrageous to live... We are all had worked and need to have a place we can all afford. Not just the well to do... It's getting out of hand with taxes...
30. Oil and gas industry
31. All of these are issues but lack of activities for families and kids on a daily basis
32. Affordable housing. There is some available but it is outrageously priced. For sale or rentals
33. Expensive
34. High prices
35. roads, lack of activities, retail, lack of housing
36. Cost of living is high
37. High cost of living/High Tax rate, Lack of reasonable high speed internet
38. Over inflated property value
39. Lack of focused community plan. Should be a collaborative work with all taxing entities. 5-year plan. Ten-year plan. 20-year plan. Where the community is focus driven, with clear goals, not vague ideas.
40. Price of rental/purchase housing is too expensive and limited

41. Everything is extremely expensive.
42. Many: lack of employment, poor roads, lack of integration for the Hispanic community.
43. Many: lack of information in Spanish; unattractive appearance; lack of employment; lack of activities; condition of the streets
44. Not enough for kids
45. Affordable housing
46. Housing prices are too high
47. No place for practical things – groceries, fast food, toiletries, etc.
48. Housing too expensive
49. Declining things to bring new people to town
50. Cost of living is extremely high for such a small town

Q8. What would you consider to be Canadian's greatest opportunity?

1. Chain restaurant, sonic, McDonald's
2. We have a very interesting town but we need more retail shops that will stay open for our visitors (Saturday and Sunday) and after 5:00 pm. We also need to preserve our Rural Charm. Our edges of town need to be cleaned up a bit. If you want this town to be a visitor's town then it needs shops and attractions to be the first thing people see when they enter our town. Oil field is good AND NEEDED, but at some point on the drive in, the city needs to start showing its shopping and entertainment qualities. Not just on Main Street.
3. This is a hard Question We need all of the above
4. Tight up their belts and stop spending
5. Bringing other industries in that would create long-term, stable jobs, not dependent on oilfield. Now is a great time to pursue this as there is ample housing available due to decline of oilfield
6. Broadening the housing variety is a very close second to me...as well as preserving the rural character
7. I believe we need to consider the possibility that our improvements and overall city and county decisions are making it very difficult for the average family to retire here due to the rising cost of living in Canadian.
8. All of the above
9. Smooth roadways
10. More housing
11. An additional industry. People can't spend money they don't have
12. Building on our unique community and providing more jobs.
13. Again, all apply but more activities for families and youth on a daily basis would be highest priority
14. improvement in all area's
15. adding more evening type places other than a bar such as bowling, mini golf
16. Attracting other industries (beyond oil and gas) to preserve and diversify the population with various employment opportunities
17. Finding high speed internet
18. More job opportunities with outside businesses brought in.
19. I am not sure. I love Canadian and hope to make it my forever home. I hate that I have to go so far to get things. I love that we have so much for such a small town, but the prices add up quickly. We utilize the grocery store and ShopKo when we "have" to, but we usually go out of town for our big shopping. Even fuel prices here are 50 cents higher per gallon than if you were to drive to Pampa. I hate that we are "forced" to spend our money in other towns. Also, it is just overall expensive to live here. The housing market is through the roof! We bought a house paying probably twice what it would sell for in any other town. We love the school district. I don't know exactly what this little town needs, but I am sure you will help make it great!
20. Create job opportunities that aren't contingent upon oil, gas, agriculture, or retail. We need staying power for jobs in this area.
21. Must be development of something besides oil & gas to sustain Canadian

22. More employment opportunity
23. Expanding the city limits to generate more tax revenue
24. The school
25. Reduce housing prices
26. Waterpark! /new pool
27. We need a new pool
28. Waterpark
29. Adding more basic shopping
30. Build a championship golf course, new roping arena, waterpark, other things to bring people to town year round
31. Adding more retail shops and restaurants

Q9. Are sidewalks, walking trails, and bike paths amenities that the City should pursue?

1. I would do more to promote and improve the golf course.
2. Yes, we need sidewalks. Make us a walking city.
3. Beautification, yes--but other priorities should prevail.
4. Possibly, yes, but not a priority. Take care of the basics first and then expand in this area.
5. Running trails that don't allow dogs or trails that force owners to clean up after their animal
6. If financially feasible, yes. Not above creating jobs.
7. Sidewalks yes, and more children's play equipment in the other parks, like Sunset Park and the park on Second Street across from The Dollar Store. Sunset Park should have a playground for smaller children since it is in close proximity to the hospital and a hotel. Parks with play equipment should be easily accessible so that families can walk to them in all areas of Canadian.
8. Need to repair the roads first

Q10. Is there a need for more parks and open green space in Canadian?

1. A water park would be beneficial
2. We have enough parks.
3. Better kept & better promoted (push disc golf & other investments)
4. Not more, just upkeep of what we have
5. take care of what we have
6. Green space should be incorporated into any development that occurs within city
7. More variety of parks. Not just the classic model.
8. Depends. Need to define what you mean by parks and green space. What types of parks/space?
9. Expand the golf course
10. Yes, to give pet owners a place to take their pets so runners cannot have to worry about stepping in poop on the bridge!
11. If the community is allowed to grow (e.g. more businesses, housing, employment), you would benefit from more green space. If the goal is to just become the best rural community you can be, then the green space is likely sufficient.
12. Depends what kind of park. Water? Play yards?
13. No need for more, just take care of what you have
14. Jackson park should not be the only park in town
15. better utilization of park area

16. We could utilize the areas we have better. Such as the Centennial Park (Frisbee Park). I think should have playground equipment again and maintained trails. It backs up to the County RV Park. There's maybe 40 feet of brush separating it that keeps RV'ers from even knowing it exists. Just one example.
17. Are our current parks and open green spaces the best they can be? If not, then let's make that happen first.
18. Not more parks, but fix a few we already have. We should have children friendly parks in all areas of Canadian so families can walk to them easily.
19. Restrooms, children always need to go to the bathroom
20. Sunset Park needs toys and such for kids to play on
21. For the kids, not just walking
22. Waterpark
23. Please maintain existing ones...
24. No, unless you expanded the City – housing is too limited

Q12. Do you agree with strategic annexations to help the City grow physically?

1. Not necessarily, but if it is the best option for the city, then I'm ok with it.
2. YES!!!! If they use city water, sewer trash then they need to pay city taxes!!! ANNEX!!
3. Don't fully understand it
4. Only for those receiving city services.
5. Not familiar enough to judge
6. If it will create more sustainable jobs, yes.
7. No, again I would like to see the city put more of an emphasis on utilizing and cleaning up existing areas.
8. I don't know what that means.
9. Some
10. I don't have an opinion.
11. This depends on the details surrounding the annexations.
12. Not enough information to make a decision
13. Strategic for who?
14. Unknown
15. Yes, only if the house is of quality and not over priced

Q13. Do you agree with enhancing the “look and feel” of the highway to create a gateway for the City and draw visitors to the downtown area?

1. Get a matching Westbrook Spur placed on north side of town someplace aw some like rodeo grounds... we need a pair, a set. It's like 1 is lost... if u do it right, it can be a photo op, like Aud on South side.
2. I'd like to see plan first
3. It is hard to miss downtown. Creating a welcoming "look and feel" would be good but I think it's unnecessary.
4. Only after the poor residential road conditions have been addressed
5. Depends. What does that mean for those with property in the area
6. The roads need to be fixed firs. Worst roads in Texas
7. Yes, but only if housing & employment have been addressed first.
8. It will take more than signs to attract visitors.
9. Not if it will raise taxes
10. We don't have the money to spend on this
11. Just fox the roads

Q14. Do you agree with pursuing historical preservation efforts in the City?

1. to a point
2. this is what draws people to Canadian
3. Yes, if they are not too intrusive!
4. Not a priority but would be nice
5. Only if it is cost effective. I would rather have the road conditions in all the residential areas addressed before we worry about historical preservation efforts.
6. Somewhat agree but not if it's going to be ridiculous like the library project.
7. Unsure
8. Not if it will raise taxes
9. I prefer new construction

Q15. What would cause you to leave Canadian?

1. Lack of jobs, housing, shopping and activities
2. High Crime or insecurity in the community having a family safety and security are important
3. Different job
4. Too many to list.
5. Economy. The type of restaurants we have are not supported by the locals, it's 70-80% of our business is from out of town. We need tourism to keep retail business thriving in Canadian.
6. I believe Canadian should be the people's town not just one families town. One family governs the prices and the types of business that can come to our town. If we want growth and people living in our town then we need to let the people run this town not one family.
7. relocation of other family members
8. Taxes
9. Lack of outdoor activities- lakes, hiking trails, parks, etc.
10. If it was blown away by a tornado or burned up
11. Crazy Conservatives!!
12. Medical reasons.
13. high taxes
14. Nathan Lewis becoming Sheriff
15. Closer to family
16. Nothing. This is my family's HOME
17. high cost of leaving
18. Medical specialists
19. Taxes
20. Job
21. Nothing to do.
22. Live in the country
23. Increased Crime
24. If the cost to live here vs the positives continue to be out of whack I would move.
25. Not having family here
26. Cost of living
27. Lack of job, lack of affordable houses
28. High Taxes. CITY
29. Family
30. health of family members

31. Health issues
32. other job opportunities
33. Death
34. Death
35. I left Canadian to pursue higher education and employment. I have not returned due to a lack of affordable housing and limited employment opportunities.
36. lack of growth and jobs
37. Loss of job
38. We are here to stay!
39. Health
40. probably nothing
41. I love it here...even though I was not born here. I would like to call this my forever home.
42. Too much growth leading to crime
43. dying
44. Nothing but a hurst??
45. High property/school taxes
46. Medical needs
47. My husband job move love Canadian
48. Won't move
49. Taxes
50. No high school baseball
51. Because everything is so expensive!
52. Need basic shopping
53. No high school baseball
54. Taxes
55. Need affordable housing

Q16. How often do you use the golf course?

1. Daily
2. Daily
3. Once a year...maybe
4. seasonally
5. I don't live there, so I only use it a few times per year but have family who go multiple times per week. Also, it is complimented as one of the best, especially in the Panhandle. Maintaining it is super important!
6. I used it frequently when I was in high school, a few years ago.
7. Rarely
8. I played golf and HS and used it once or twice a month throughout the off season, daily during golf season.
9. As often as we can fit it in.
10. I never have, perhaps promote beginners
11. Twice
12. family does
13. as often as possible
14. Depends on the time of year – once per week in the summer and once per month in the winter
15. Depends on the season
16. I go during the summer more often with my spouse. At least once a week at that time.
17. Multiple times per week – son on golf team

Q17. What type of housing do you want to see in Canadian?

1. Housing that is affordable for a one income person...apartment in good area, townhouse, starter home
2. Affordable. (Not rich people affordable but working man affordable.)
3. affordable
4. Let's wait until economy levels out to see what's out there.
5. starter Homes & apartments
6. Safe, affordable, attractive apartments
7. Moderate priced homes, reasonable priced starter homes,
8. Townhomes & reasonably priced starters, nice larger moderately priced too.
9. Larger AFFORDABLE homes under 200,000
10. Family homes, that's where the need is. If we move back, we will be shopping for at least a larger home. (3bdrm/2bath)
11. "Garden homes" are popular in Amarillo for retirees.
12. Affordable. The market prices are unrealistic.
13. Affordable
14. affordable family homes
15. Apartments, Townhomes and Starter homes
16. Affordable no matter the size
17. Starters with 2 baths
18. Affordable
19. Un-inflated pricing.
20. Truly affordable housing.
21. affordable housing
22. Affordable options of all sizes
23. Affordable homes.
24. 3bed/2 bath plus, but not all super high end fancy
25. starter and larger homes
26. Affordable houses
27. Cheaper priced homes not everyone can afford a \$300,000 home
28. Mixed use housing with old architecture. While making apartments and businesses separate is easier, small town charm is better conveyed through unique housing and store fronts, not apartment complexes and 1 story strip malls
29. low income housing
30. Less trailer houses
31. Apartments that are affordable and well maintained are needed. We have affordable but most units are a hazard and well maintained but very difficult to meet the requirements to rent.
32. Starter homes 3/2 that are affordable for young families. Real estate in Canadian is outrageous and hasn't gotten much better since the oil and gas industry down turn, but there are more house available because of people moving away for work or loss of work.
33. not sure
34. No preference
35. More reasonable pricing of current homes.
36. Apartments for single parents and larger homes for families moving to town
37. Homes for families that are more economical
38. More affordable homes of all sizes
39. Affordable
40. Affordable
41. Affordable
42. More reasonable pricing

43. Affordable
44. The choices are good. The prices are too high.
45. Cheaper homes
46. Affordable homes



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AND
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