



Imagine, a compact and walkable Elgin, where residents travel regionally by passenger rail, where families can spend more time together and less time commuting to work, where neighbors and visitors alike gather around historic Main Street and congregate at a bustling Veterans' Memorial Park for the local farmers' market. Think about a sustainable Elgin, where agricultural lands and open space are preserved for future generations. With the support of community-minded leaders and investors, this visionary community is absolutely possible.

The strength and success of this vision ultimately lies in developing an implementation plan that guides sustainable, long term improvements and inspires the community to act towards common goals for the future. The purpose of this Implementation Chapter is to do just that: to recommend a process with a strategic action plan that will lead to the successful implementation of the Elgin 2028 Comprehensive Plan.

This Implementation Chapter provides a summary of all "action" items identified throughout the planning process, provides a time frame for implementation, identifies a responsible party, and highlights the most critical action items for prompt implementation. This chapter concludes by highlighting recommended updates to the Comprehensive Plan to ensure that this plan is maintained and modified to reflect changes in the community over time and to ensure the continued commitment on the part of elected officials to adopt the strategies outlined here.

### **Implementing the Plan**

The essence of the Plan is in the City's ability to implement its goals, policies, and actions through its regulatory development tools such as subdivision regulations and zoning ordinances, as well as coordination with entities such as TxDOT, CMTA, Bastrop County, the Greater Elgin Chamber of Commerce, etc. In a continually changing environment, enforcement of regulations and ordinances is a necessary action not only to preserve the character and integrity of established neighborhoods and nonresidential areas, but also to ensure sustainable quality development occurs in the future.

Perhaps the most important method of implementing the Plan comes through a day-to-day commitment by elected and appointed officials, City staff, and citizens of the community. The Plan must be perceived as a useful and capable tool in directing Elgin's future. Plan elements and maps should be displayed in public buildings in the community (such as City Hall and the public library) and available for ready reference by public officials, City staff, business and property owners, and citizens. It

is this high visibility that will make the Plan successful, dynamic, and a powerful tool for guiding Elgin’s future growth and development.

Plan implementation activities should include the following:

**Future Land Use Plan** – Implementation will include use of the Future Land Use Plan and polices in decision-making relating to zoning and subdivision approvals to ensure that development and redevelopment are consistent with the City’s Plan. The Plan should be used to identify appropriate areas for development based on land use compatibility, infrastructure availability, and environmental constraints. Additionally it should be used to direct residential and nonresidential growth in appropriate areas.

**Thoroughfare Plan** – The Thoroughfare Plan should be used in subdivision plat review and dedication of needed rights-of-way for street, continuity of bikeways, trails, and highway improvements.

**Existing Regulations** – Existing regulations and ordinances, including the zoning and subdivision ordinances, should be reviewed and updated to reflect the policies identified in the Plan.

**Economic Development** – Policies and strategies identified in the Plan should serve as a basis for providing economic incentives and enhancing economic development opportunities in the City. Land use policies should be used in encouraging industrial and commercial development in appropriate and compatible areas.

**Private Property Owners/Developers** – Private property owners and developers should utilize the Plan in identifying appropriate areas for development, based on natural constraints, land use compatibility, and upgrading of transportation facilities and public utilities. The Plan should be used by local leaders for encouraging development that is compatible with the policies identified in the Plan.

**Elected Officials and Staff** – The City Council, Planning and Zoning Commission and City staff should constantly use the Plan in guiding decisions regarding subdivision changes/revisions, in implementing the zoning ordinance, and in developing a capital improvements program. The Plan should continually be referenced in planning studies and zoning case reports as well as informal discussion situations. Proposals for new development should be consistent with the policies outlined in the Comprehensive Plan.

### **Plan Implementation Strategies**

The Plan implementation strategies provided below are broken down into “Immediate”, “Short Term”, “Mid Term”, and “Long Term” implementation actions and a “checklist” of action statements that represent a prioritized list of “next steps.” The immediate plan of action is designed to “kick start” implementation activities by the City and other public and private partners by addressing those projects that can

be immediately undertaken or are so pressing as to require immediate action.

The subsequent, phased implementation strategies have been created to guide future actions, and are meant to evolve. Each year, actions that have been accomplished should be removed from the list, perhaps to be placed in a new list highlighting the “successes” of the Comprehensive Plan. New actions should be placed into the implementation strategies so that continuous effort is taken toward meeting the vision established in the Comprehensive Plan. This process is among the various tasks that can be undertaken by an Implementation Task Force for submission to the City Planning and Zoning Commission.

Objectives and action items have been categorized under general functional goal areas consistent with the community’s guiding principles (see Chapter 3), and include:

- physical development improvements to promote safe, accessible, and sustainable development patterns,
- establishing a sense of place,
- improving connectivity and mobility choices,
- establishing an employment center and developing the local economy, and,
- enhancing access to services, schools, parks and medical facilities.

These functional goals provide a foundation and logical implementation for the responsible departments, partners, and community to create a place that embraces Elgin’s core values.

**Exhibits 10-1** through **10-4** below contain the action plan. Items in purple have been highlighted to note ongoing activities. These objectives and action items will require continuous action on the part of staff, and should be conducted at each subsequent phase of implementation.

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Exhibit 10.1: Immediate Implementation Plan

OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S) AND PARTNERS
<b>GOAL 1 – IMPROVE PHYSICAL ENVIRONMENT TO PROMOTE SAFE, ACCESSIBLE, AND SUSTAINABLE DEVELOPMENT PATTERNS</b>		
Direct resources for infrastructure and other growth-related services to areas designated for growth on the future land use plan and away from areas where farmland has been identified for preservation.	Work with regional and national land conservancy organizations, such as the Pines and Prairies Land Trust, and/or the American Farmland Trust to hold a community presentation, or to meet with farmers and landowners who are interested in learning about options for farmland preservation and supporting the tools necessary to preserve the land for family farming and/or ranching.	Community Development Economic Development
Pursue annexation of land adjacent to major transportation corridors to ensure that new development on highly-visible corridors is subject to the City’s zoning and development standards.	Develop an annexation plan that conforms to the guidelines set forth in Chapter 43 of the Texas Local Government Code.	Planning & Development City Administration
Maintain and improve existing infrastructure.	Identify areas within the City’s service area where water and service infrastructure is inadequate and budget for improvements in the Capital Improvement Plan.	Public Works
<b>GOAL 2 – ESTABLISHING A SENSE OF PLACE</b>		
Conduct a Downtown Study to maintain and enhance downtown viability.	As part of the Downtown Study, examine mobility, safety, and place-making improvements.	Planning & Development Economic Development Community Development
<b>GOAL 3 – IMPROVE CONNECTIVITY/MOBILITY CHOICES</b>		
Promote efforts to bring regional transit/passenger rail to Elgin.	Participate in the upcoming ballot initiative to expand CMTA's service area to Elgin. Continue active involvement and advocacy for extension of commuter rail from Austin to Elgin.	City Administration Planning & Development Economic Development Community Development
Promote regional mobility and partner with other governmental entities to establish a regional vision for growth.	Participate in the upcoming TxDOT/Central Texas Regional Mobility Authority study of US 290 improvements through Manor to Elgin.	Planning & Development Elected/Appointed Officials Citizen Representatives
Provide vehicular and pedestrian connections between historic downtown and newer, growing areas of the community.	Examine existing right of way along Central Avenue from downtown to the proposed passenger rail station south of US 290 to determine the feasibility of placing a multi-use path (bicycle and pedestrian) alongside the CMTA rail right of way.	Parks & Recreation Planning & Development
Actively implement the Greenway Option typical section elements for future roadways.	Pursue a "next step" City staff and citizens' policy discussion on context sensitive solutions, specifically how transit and place-making can be linked together more fully for Elgin.	Planning & Development Community Development
	Identify roadways to be constrained by policy.	Planning & Development
<b>GOAL 4 – ESTABLISHING AN EMPLOYMENT CENTER AND DEVELOPING THE LOCAL ECONOMY</b>		
Actively recruit major employers and offer incentives for businesses that locate in Elgin.	Use the results of the EDC’s rail study to identify potential sites for rail-dependent industry.	Economic Development
Support continued efforts of the Economic Development department to actively pursue major retailers to locate in Elgin.	Identify a list of target retailers based on the 2008 retail market study completed by the City and CAPCOG and actively recruit such retailers.	Economic Development

OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S)
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**Exhibit 10.2: Short Term Implementation Plan**

GOAL 1 – IMPROVE PHYSICAL ENVIRONMENT TO PROMOTE SAFE, ACCESSIBLE, AND SUSTAINABLE DEVELOPMENT PATTERNS		
OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S) OR PARTNERS
Revise development code and applicable ordinances.	<ul style="list-style-type: none"> <li>• Add zoning district customized for downtown to acknowledge the unique mix of land uses and character of this area.</li> <li>• Add an agricultural or open space zoning district that allows limited development in order to preserve farm land and open space.</li> <li>• Include provisions for safety in the design of parking lots, sidewalks, and buildings.</li> <li>• Apply driveway access regulations at the site development stage, once traffic impacts of the proposed development are known.</li> <li>• Incorporate a masonry ordinance to ensure that buildings, especially those along key corridors such as 290, reflect Elgin's status as the Brick Capital of the Southwest.</li> <li>• Incorporate aesthetic standards, including standards for parking, landscaping, and architectural design for commercial developments.</li> <li>• Include neighborhood protection standards for commercial development. Standards that address issues of height, use, buffering, and outdoor lighting protect homeowners and allow commercial development to take place by mitigating negative impacts.</li> <li>• Add a zoning district customized for downtown to acknowledge the unique mix of land uses and character of this area</li> <li>• Allow accessory dwellings or "granny flats" in residential neighborhoods.</li> <li>• Require commercial, institutional, and industrial uses to provide bike racks on site.</li> <li>• Ensure that industrial developments are required to include sidewalks connecting their site to the street network.</li> <li>• Ensure that new development projects are required to have grid pattern of streets rather than the curvilinear pattern that is currently required.</li> <li>• Incorporate incentives for "green" building to reward developers for innovative design and efforts to improve energy efficiency and water use.</li> <li>• Establish incentives for infill development and redevelopment in Elgin's older neighborhoods such as density bonuses (if surrounding context is appropriate for additional density), processing incentives, or tax relief.</li> <li>• Create a landscaping ordinance that requires native and low-maintenance plants that do not require irrigation.</li> </ul>	Planning and Development Community Development City Administration
Direct resources for infrastructure and other growth-related services to areas designated for growth on the future land use plan and away from areas where farmland has been identified for preservation.	Work with regional and national land conservancy organizations, such as the Pines and Prairies Land Trust, and/or the American Farmland Trust to hold a community presentation, or to meet with farmers and landowners who are interested in learning about options for farmland preservation and supporting the tools necessary to preserve the land for family farming and/or ranching.	Community Development Economic Development
Employ crime prevention through environmental design (CPTED) principles in the development of new parks and facilities.	Take an inventory of areas within the City that are poorly lit, or otherwise seem unsafe, and work with property owners to make public safety improvements.	Planning & Development Police Department

OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S) OR PARTNERS
Collaborate with local partners to reinforce desired community growth.	Work with the local Chamber of Commerce to identify housing needs and develop a strategy to reinforce Elgin's sense of community.	Planning & Development Community Development Economic Development
Regularly update the Future Land Use and Development Plan to ensure there is adequate land identified as commercial and industrial uses.	Act on the annual recommendations from an Implementation Task Force that refines, prioritizes, and monitors progress of the Comprehensive Plan concerning future land use.	Planning and Development
<b>GOAL 2 – ESTABLISHING A SENSE OF PLACE</b>		
Support programs that promote Elgin's historic Main Street, such as Art Walks, Hogeys Festival, and the Main Street program.	Recruit additional artists to establish gallery and studio space in downtown Elgin.	Community Development Economic Development
<b>GOAL 3 – IMPROVE CONNECTIVITY/MOBILITY CHOICES</b>		
Support the creation of a Transit Oriented Development node around the potential CMTRA rail stop at Littig Road and US 290.	Continue with future phases of the TOD study so that the EDC site is successfully developed as a transit-friendly, walkable center.	Planning & Development Economic Development Community Development
Support the implementation of access management guidelines established by the City or TxDOT in order to improve the safety and efficiency of the existing transportation network.	Work with partner agencies at the State level and local businesses to investigate and implement Access Management strategies and other operational improvement strategies as appropriate for area corridors.	Planning & Development
<b>GOAL 4 – ESTABLISHING AN EMPLOYMENT CENTER AND DEVELOPING THE LOCAL ECONOMY</b>		
Encourage the addition of medical services, and support the creation of incentives or other strategies to attract medical facilities and a hospital to Elgin.	Establish incentives to attract medical providers and hospitals to the City.	Economic Development
Promote opportunities to enhance existing local agricultural economy.	Recruit additional vendors and attendees to the Elgin Farmers Market and identify the possibility of holding the Farmers Market on a weekend when it might attract more customers. Consider and implement opportunities to broaden community appeal for Farmers Market.	Community Development Economic Development
<b>GOAL 5 – ENHANCING ACCESS TO SERVICES, SCHOOLS, PARKS, AND MEDICAL FACILITIES</b>		
Work in partnership with Elgin ISD to ensure that future school sites are strategically located within the City and its ETJ, and that facilities are developed with adequate pedestrian, bicycle, and vehicular circulation.	Re-submit an application to TxDOT's Safe Routes to School funding program until funding is secured for bicycle/pedestrian enhancements around the schools on County Line Road. Meet with the school district representatives for strategic planning of school facilities within the City and its ETJ.	Community Development Elgin ISD
Improve the community's cultural, recreation and essential facilities and services to meet the desired quality of life and wellness of all residents.	Study the feasibility and cost to create a joint-use park, historic site, and/or cemetery around the Christian House.	Community Development Planning & Development Parks & Recreation

Exhibit 10.3: Mid-Term Implementation Plan

GOAL 1 – IMPROVE PHYSICAL ENVIRONMENT TO PROMOTE SAFE, ACCESSIBLE, AND SUSTAINABLE DEVELOPMENT PATTERNS		
	Study the feasibility, local interest, cost, and administrative resources necessary to implement a local purchase of development easements program	Community Development Economic Development
OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S) OR PARTNERS
	land practices and identify ways to maintain rural character.	Planning & Development
Ensure that accurate and up-to-date information is available for adequate physical planning.	Review results of the 2010 Census to determine whether the Comprehensive Plan's population forecasts are on target for actual growth and amend plan accordingly.	Planning & Development
Encourage new development projects to incorporate life-cycle housing– a variety of housing types in the same neighborhood that allow residents to "age-in-place".	Actively pursue the development of senior housing and assisted living facilities.	Economic Development
Actively communicate information to the public regarding water and wastewater capacity and quality.	Schedule regular open forums to discuss the City's growth issues and status of Envision Elgin implementation.	Community Development
GOAL 2 – ESTABLISHING A SENSE OF PLACE		
Preserve local history and make area accessible to residents, visitors, and future generations.	Establish an environmental graphics program (consistent with branding) for Main Street that includes things like entry signs, wayfinding signs, historical references, and banners with the help of local artists.	Community Development
Create attractive and inviting entryways along major corridors.	Prioritize and schedule entryway beautification program for the following intersections: -- Loop 109 and US 290 -- Main Street and SH 95 North -- SH 95 South and US 290 -- SH 95 North and US 290 -- SH 95 North and Avenue C	Planning & Development Community Development
	Apply to TxDOT's Landscape Cost Sharing Program for matching funds to implement the entry beautification program for key intersections and corridors in Elgin.	Planning & Development Community Development
GOAL 3 – IMPROVE CONNECTIVITY/MOBILITY CHOICES		
Support multimodal options and increase bicycle and pedestrian amenities.	Conduct a Bicycle Pedestrian Master Plan for the City and coordinate with Safe Routes to Schools.	Planning & Development
GOAL 4 – ESTABLISHING AN EMPLOYMENT CENTER AND DEVELOPING THE LOCAL ECONOMY		
GOAL 5 – ENHANCING ACCESS TO SERVICES, SCHOOLS, PARKS, AND MEDICAL FACILITIES		
Maintain adequate facilities, vehicles, and equipment to enable the Police/Fire Department to provide quality community services.	Identify community benchmarks for the number of officers per capita and monitor as the population grows.	Police Department City Administration
	Identify the typical population or service area threshold for when a professional fire department is recommended.	Police Department City Administration

**Exhibit 10.4:  
Long-Term  
Implementation  
Plan**

GOAL 1 – IMPROVE PHYSICAL ENVIRONMENT TO PROMOTE SAFE, ACCESSIBLE, AND SUSTAINABLE DEVELOPMENT PATTERNS		
Ensure that adequate funding is secured for needed physical improvements.	Develop a financial plan for major capital improvements identified in Comprehensive Plan.	Planning & Development
Ensure that accurate and up-to-date information is always available for adequate physical planning.	Update the Comprehensive Plan to ensure it reflects local trends and development activity.	Planning & Development
Provide for long-term infrastructure needs.	Implement a pavement management system that monitors and records the condition of local roadways so that the City can proactively budget and plan for ongoing road maintenance.	Public Works
Maintain and improve existing recreation facilities and open spaces.	Complete the park improvements to existing parks according to the site plans in the Parks, Recreation, and Open Space Master Plan.	Parks & Recreation
	Update the Parks, Recreation, and Open Space Master Plan.	Parks & Recreation
GOAL 2 – ESTABLISHING A SENSE OF PLACE		
Support programs that promote Elgin's historic Main Street, such as Art Walks, Hogeve Festival, and the Main Street program.	Establish a public art program for Main Street that includes incentives for new development projects to incorporate public art.	Community Development Planning & Development
Create attractive and inviting entryways along major corridors.	Prioritize and schedule entryway beautification program for the following intersections: -- Loop 109 and US 290 -- Main Street and SH 95 North -- SH 95 South and US 290 -- SH 95 North and US 290 -- SH 95 North and Avenue C	Planning & Development Community Development
	Apply to TxDOT's Landscape Cost Sharing Program for matching funds to implement the entry beautification program for key intersections and corridors in Elgin.	Planning & Development Community Development
GOAL 3 – IMPROVE CONNECTIVITY/MOBILITY CHOICES		
Support the creation of a trail and sidewalk network that connects neighborhoods to parks, schools, and commercial areas.	Prioritize trail segments identified in the Parks, Recreation, and Open Space Master Plan and begin acquiring necessary easements and ROW on high-priority segments.	Parks & Recreation
Support connectivity across natural (waterways) and man-made (US 290 and rail lines) barriers for arterial-class roadways for general mobility and emergency access.	Work with TxDOT and the Counties to examine the intersection improvement locations identified as problem areas as part of the Comprehensive Plan effort.	Planning & Development Public Works
Participate in efforts to provide transportation alternatives to the single-occupant vehicle including transit, park and rides, and van or car pooling.	Work with CMTA to locate a park and ride facility in Elgin.	Community Development Economic Development City Administration Planning & Development

OBJECTIVES	ACTIONS	RESPONSIBLE DEPARTMENT(S) OR PARTNERS
<b>GOAL 4 – ESTABLISHING AN EMPLOYMENT CENTER AND DEVELOPING THE LOCAL ECONOMY</b>		
<b>Participate in regional tourism and marketing activities.</b>	Work with local sports and recreation leagues to determine if there is need and significant benefit for developing a sports complex in Elgin to attract weekend sports tournaments and other regional activities.	Parks & Recreation
<b>Promote opportunities to enhance existing local agricultural economy.</b>	Work with local farmers and the Texas Department of Agriculture to determine if there is interest and significant benefit in establishing an agricultural district to promote active farming and agricultural business.	Community Development Economic Development Planning & Development
<b>Recruit industries that do not pollute or are engaged in environmentally friendly practices.</b>	Identify environmentally-friendly industries and developers of sustainable industrial parks and actively market Elgin as a potential site for future "green" industrial development.	Economic Development
<b>GOAL 5 – ENHANCING ACCESS TO SERVICES, SCHOOLS, PARKS, AND MEDICAL FACILITIES</b>		
<b>Maintain adequate facilities, vehicles, and equipment to enable the Police/Fire Department to provide quality community services.</b>	Conduct a cost-benefit analysis to determine whether the City should renovate the existing police station or move to another facility.	Police Department City Administration & Finance
<b>Maintain and improve park and recreation facilities to compete for and attract organized events and sports tournaments.</b>	Work in partnership with Elgin ISD to construct a regulation-sized swimming pool for school and community use.	Parks & Recreation Elgin ISD
<b>Monitor ISO rating and pursue actions that result in an improved rating.</b>	Work with the Elgin Volunteer Fire Department to identify preferred locations for a new fire station that will provide adequate service to Elgin residents.	Planning & Development Fire Department
<b>Ensure proper coordination and planning for emergencies and natural disasters to protect the health, safety, and welfare of residents.</b>	Prepare an emergency management plan for the City with the involvement of the police department, fire station, and EMS district.	Planning & Development / Emergency Services District
<b>Support the creation of recreation programs that meet the needs of residents of all ages including youth and seniors.</b>	Jointly develop an indoor recreation facility.	Community Development Planning & Development Parks & Recreation



## Requiring Updates and Implementation

To ensure that current and future elected officials, as well as the general public, remain committed to the success of the Comprehensive Plan, many communities have begun officially committing to Plan implementation and maintenance. Frequently a resolution that confirms the community's commitment to the Plan and to the steps necessary to enhance area quality of life is adopted by City Council. Recommended items to incorporate into a resolution include development of an Implementation Task Force, annual updates on success of the Plan by the Planning and Zoning Commission, consideration of the Plan in development of budgets and in daily decisions, and a schedule of minor and major updates.

## Maintenance of the Plan

The Plan will require modifications and refinements to be kept up to date as circumstances will change in the future. Some of its proposals may be found unfeasible and other solutions will continue to emerge. Monitoring the Plan is important. Needed refinements and changes should be carefully noted and thoroughly considered as part of Annual Plan Amendments and Five-Year Major Plan Updates. As changes occur, however, the overall vision should remain the central theme and provide a unifying focus. The Plan's Guiding Principles should continue to drive the community:

- Preserve the local history, natural landscape, and creative spirit that together give Elgin its unique sense of place.
- Connect the community and region to ensure that all residents have access to safe and affordable modes of transportation.
- Foster sustainable development patterns that are accessible and accommodate the diverse needs of all residents, especially those of future generations.
- Regulate development in a manner that facilitates economic growth while also ensuring that the built environment respects the local character and values of the community.
- Attract the kind of development that strengthens the property tax base, provides local employment, and improves the diversity of options within the community.
- Promote development that creates a safe community now and in the future.
- Balance the traditions and values of the old with the innovation and diversity of the new.

The Plan's importance lies in the commitment of citizens to agree on the region's purposes and priorities for the future, and to apply that consensus in continuing efforts that focus on the betterment of their

community. Since change is certain to occur, both the Plan and the City's implementation tools should be periodically updated to ensure their effectiveness in achieving these desired vision, goals, and policies of the community.

### **Annual Plan Amendment Process**

The Planning and Zoning Commission is responsible for continuous monitoring and evaluation of the Comprehensive Plan. It is recommended that the responsibility be shared or initiated by an Implementation Task Force. Annual Plan amendments will provide an opportunity for relatively minor Plan updates and revisions such as changes in future land use policies, implementation actions, and review of Plan consistency with ordinances and regulations. Annual Plan amendments should be prepared and distributed in the form of addenda to the adopted Plan. Identification of potential Plan amendments should be an ongoing process by the Planning and Zoning Commission and City staff throughout the year. Citizens, property owners, community organizations, and other governmental entities can also submit requests for Plan amendments. Proposed Plan amendments should first be reviewed and approved by the Planning and Zoning Commission with ultimate adoption by the City Council. The Planning and Zoning Commission and City Council should adopt Plan amendments in a manner similar to the Plan itself, including public hearings and consideration of action.

### **Annual Report of the Planning and Zoning Commission**

The Planning and Zoning Commission should prepare an Annual Report for submittal and presentation to the City Council. The proposed, annual Plan amendments should be a part of the Annual Report. Status of implementation for the Plan should be included in the Annual Report. Significant actions and accomplishments during the past year should also be included. In addition, recommendations for needed actions and programs to be developed and implemented in the coming year should be in the Annual Report. The time schedule for preparation and submittal of the Annual Report should be coordinated with the City's annual budget development process so that the recommendations will be available early in the budgeting process.

### **Major Plan Updates**

Major updating of the Plan should occur every five years. These updates will ensure renewal and continued usefulness of the Plan for use by City officials, staff, and others. Annual Plan amendments from the previous four years should be incorporated into the next major Plan update. Plan updates will be a significant undertaking involving City officials, City departments, and citizens. Consultant services may be utilized if necessary.

As a part of major Plan updates, the City should review and update the base data including population projections and existing land use. Additionally, the goals, policies and actions of the Plan should be analyzed and reviewed to determine their effectiveness and relevance to current conditions. Goals, policies, and actions that were not previously achieved due to obstacles should be identified. New or modified goals, policies, and actions should be developed as necessary based upon:

- New data,
- Appropriate revisions to the anticipated time frame,
- Additional necessary specificity of policies and actions, and
- Updates to identified implementation agencies, as necessary.

The result of a major Plan update will be a new Comprehensive Plan for the City of Elgin, including identification of up-to-date goals, policies, and actions.