



TOWN OF CLIFTON GENERAL PLAN Visioning Report



Where the Trail Begins!



The Planning Center

2 E Congress, Suite 600

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August 15, 2019

Town of Clifton General Plan Visioning Report

Prepared for:

Town of Clifton
Mayor and Council
510 N Coronado Boulevard
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Prepared by:

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March 2019



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Board of Adjustments

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Justin Mack, NAPA
Tom & April Shalhowitz, Reardon Hotel
Jackie Norton, PJ's Restaurant
Harold Dominguez, The Fusion Company
Susan Snyder, Chase Creek Marketplace
Jeanette West, Business Association of Chase Creek
Daniel Cervantez, Clifton Reside



Town of Clifton General Plan Visioning Report



Meeting attendee participating in the “Vision Wall” exercise

The Community Vision Report has been prepared for the Town of Clifton by The Planning Center in collaboration with Freeport McMoRan.



To learn more about the General Plan process, visit www.cliftonaz.com.

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Introduction

The Town of Clifton began the General Plan process in March 2018. Public engagement throughout the planning process is a fundamental goal of the Town of Clifton. The Public Participation Plan (PPP) was adopted on May 10, by the Clifton Town Council. The Town recognizes the importance of public engagement to the General Plan process and has made a concerted effort to engage the broadest segment of the Town's and region's population to participate in the General Plan.

The Community Vision Report provides a summary of the public engagement efforts and input received to this point in the process. It reviews the outreach activities conducted during the public visioning meetings and summarizes themes from public comments received at the workshops and through other means. The report is a working draft of the guiding principles and goals, which will ultimately be incorporated in the General Plan document. The appendices include the materials presented to the public and tabulated results.

Project Overview

The Town of Clifton General Plan (General Plan) serves as the blueprint managing growth through its ten-year horizon within the Town's corporate boundary in a manner consistent with the community's vision. It guides future decisions about growth and annexation while balancing economic development and conservation of resources. The General Plan provides the basis for development while supporting the quality of life desired by its constituents. The plan includes the vision, goals and policy framework identified during the community outreach process. It addresses specific issues of great importance to the community. Under State law many actions on private land development, such as Specific Plans, Area Plans, zonings, subdivisions, public agency projects and other decisions must be consistent with the General Plan. The Goals and Policies set forth in the General Plan will be applied in a manner to insure their constitutionality.

ARS 9-461.06 requires municipalities to adopt written procedures that provide for:

- The broad dissemination of proposals and alternatives.
- The opportunity for written comments.
- Public hearings after effective notice.
- Open discussions, communications programs and information services.
- Consideration of public comments.

It also requires municipalities to consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

Public Participation Objectives:

The specific public participation objectives for the General Plan are to:

1. Make reasonable efforts to involve the public and affected entities in the planning process of the General Plan.
2. Support open discussions, innovative planning processes, communication programs, and information services to encourage public involvement in the General Plan process.
3. Provide effective, early and continuous public participation that encourages involvement from all geographic, ethnic and economic areas of the Town.
4. Provide effective notice of public hearings and meetings regarding the preparation of the General Plan.
5. Comply with all state laws and regulations related to public participation.



Public Visioning Meeting



Public Visioning Meeting



Fall Festival Visioning



Public Visioning Meeting

Public Visioning Meetings

As part of the Town of Clifton General Plan's Public Participation Plan, The Planning Center team conducted a Visioning Process with the Guidance Team and with the Stakeholders Team on August 29, 2018. A community visioning exercise was also done on November 3, 2018 at the Town of Clifton Fall Festival. A main goal of these meetings was to gather input related to the Town's vision statement. This input facilitated a thorough review of the vision, ensuring that it is still applicable and appropriate. Additionally, the meetings provided the opportunity to introduce the public to the overall General Plan process. This section provides a summary of the meetings and presents comments and input obtained from those attending the meetings.

Guidance Team and Stakeholder Visioning Meetings – August 28th

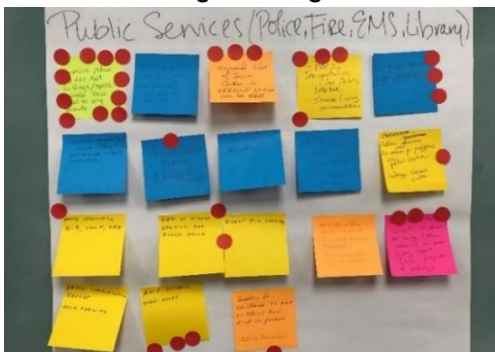
Two identical visioning meetings were held in late August: one in the morning and one in the afternoon on August 28, 2018. Both meetings were held at the Town of Clifton Town Hall Council Chambers. Approximately 30 people attended the meetings. The Town and Consultant Team presented topic areas derived from the mandated General Plan elements and posed questions to the attendees to stimulate thoughtful discussion and input. The input received at these meetings has been used to identify themes in responses that are applicable to the General Plan. The themes will be used throughout the process and provide direction to the Town as to how goals and policies should be presented.



Public Visioning Meeting



Public Visioning Meeting



Public Visioning Meeting



Public Visioning Meeting

Methodology

Step 1: The facilitator asked participants to write the two most important items that represent a change envisioned and/or desired on a small post it note for each General Plan element:

- Growth Areas and Land Use (including Growth Areas/Revitalization/Redevelopment/Historic Preservation, Clifton's Historic Chase Creek Street, infill development, use of land, etc.)
- Circulation/Transportation
- Economic Development (Revenue-generating retail, Job creation, Heritage Tourism, Eco-Tourism, Art, etc.)
- Community Character, Identity and Sense of Place
- Housing
- Parks, Recreation, Trails
- Open Space and Flood Control
- Infrastructure (Sewer, Water, Solid Waste, etc.)
- Environment, Resources, and Energy
- Public Services (Police, Fire, EMS, Library, etc.)
- Healthy Community/Active Lifestyles/Healthy Food System

Post-It notes were collected and posted on large sheets of paper by element of the General Plan.

Step 2: The facilitator asked participants to walk around the room, read everyone else's post it note, and place a color dot next to the comments considered a top priority.

Community Visioning Meeting – Fall Festival – November 3rd

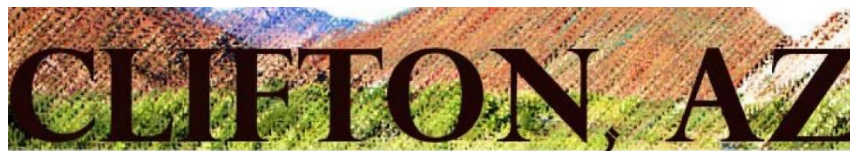
On November 3, 2018, the Town and Consultant team attended the Town of Clifton's Fall Festival with a booth soliciting input from community members. This took place at the Visitor's Center at the Train Depot. Approximately 27 people stopped by the booth and provided input. The Town and Consultant Team presented topic areas derived from the mandated General Plan elements and posed questions to the attendees to stimulate thoughtful discussion and input. The input received at these meetings has been used to identify themes in responses that are applicable to the General Plan. The themes will be used throughout the process and provide direction to the Town as to how goals and policies should be presented.



Advertising and Notification

The Town utilized a variety of outlets to notify community members and stakeholders about the public visioning meetings, including:

- Personal invitations through email
- Postings on the Town’s website
- Postings on the Town’s social media
- Brochures displayed at Town Hall, Library, Visitor’s Center and other public spaces



Infrastructure



Land Use



Environment



Housing



Parks and Trails



Retail and Services



Town of Clifton General Plan

A General Plan sets forth the goals, policies and directions the Town of Clifton will take in managing its future. The General Plan is the citizens’ “blueprint” for development; the guide for achieving our vision.

Arizona law required each local government to adopt a local General Plan, which must contain at least ten elements: growth areas, land use, circulation, water resources, environmental planning, open space, recreation and parks, cost of development, housing, economic development, and public facilities and services.

A multidisciplinary team consisting of community leaders, residents, business owners, major employers, advocacy groups, other stakeholders, City support staff, and consultants produces this plan.

Saturday, November 3, 2018
12:00 PM to 4:00 PM Fall Festival – Visioning Exercise

January 2019
Stakeholder and Guidance Team Meetings

February 2019
Stakeholder, Guidance Team and Public Meeting

March-April 2019
60-Day Review

Fall 2019
Planning Commission Hearing
Town Council Hearing
Brought to Voters

For additional information please contact:
Heather Ruder, Town of Clifton
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Visit us on the web: <http://www.cliftonaz.com>



Where the Trail Begins

Themes

There was significant response to the presentation and exercises, spanning a wide range of comments and input. The input received at these meetings has been used to identify major themes in response to customize the planning process for the Clifton General Plan. The themes were developed in consideration of the following criteria:

- Quantity and similarity of comments received
- Discussions with meeting attendees
- Topic and Map exercises - concentration of dots
- Applicability of input to the General Plan

The following major themes were identified in the responses received during the visioning process, including both written and verbal comments. The highest percentages of comments are provided in bubble illustrations:

Community Character Themes

The Community Character themes elicited from the public centered around topics such as beautification, preserving neighborhood character, embracing assets, and to address redevelopment goals related to Town-owned properties such as Elks Lodge, Chase Creek and the Train Depot.

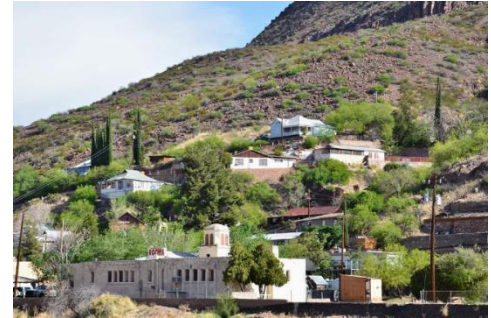
- Character, Identity and Sense of Place: Create a branding effort that is held throughout the Town to promote growth while preserving Clifton's unique identify.
- Historic Preservation: Promoting the renovation, revitalization and preservation of the Chase Creek Historic District.
- Beautification: Support beautification efforts as an economic development strategy including master garden contests and improved yards and property clean-up.
- Clifton-Owned Properties: Maximize potential on Clifton-owned properties to create viable, community spaces.



Eliminate Blight and
Promote Revitalization

Growth Areas and Land Use Themes

The Growth Area and Land Use themes are especially important when considering the natural constraints of Clifton such as topography and flood regulation. Comments centered around supporting infill of vacant lots, revitalization of existing areas, redesignation of land uses and updating ordinances to reflect the current needs of Clifton.



- Growth: Strategically plan for a growing population and economy while supporting existing assets of Clifton.
- Existing Assets: Support the development of North Clifton and other underutilized areas.
- Revitalization: Revitalize the Train Depot and Historic Chase Creek business district.
- Historic Preservation: Redevelop and preserve the historic nature of Chase Creek Historic District and other historic places in Clifton.
- Infill: Utilize existing buildings and vacant lots to create connected and vibrant live, work, play spaces.
- Land Use: Create mixed-use land use and zoning.
- Zoning Code: Update the zoning code to reflect the current and future needs of the Town.



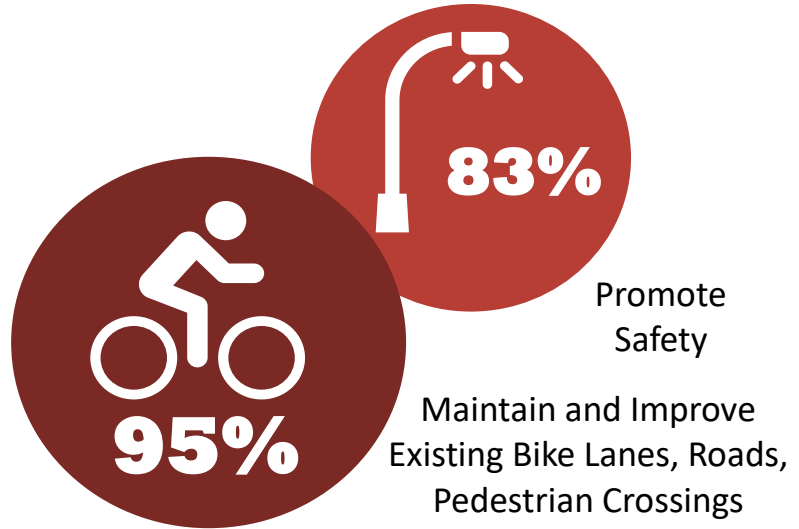
Support a Mix of
Housing and Commercial
Development

Circulation and Transportation Themes

The Transportation and Circulation themes elicited from the public centered around topics such as safety, street improvements, providing multi-modal transportation and traffic.

- Multi-modal Connectivity: Designate and plan for increased pedestrian and bicycle activity.

- Railroad: Support of railroad and mining industries while allowing connectivity and safety along railroad tracks and crossings.
- Street Improvements and Maintenance: Provide shade, lighting and other investments along sidewalks and streets to promote all modes of transportation.
- Traffic and Access: Define alternate routes for large trucks driving through Town.
- Parking: Strategically plan for public and private parking areas including on-street parking.
- Forms of Transportation: Incorporate taxi or ride share services to destinations into, out of and throughout Clifton.
- Safety: Provide safe pedestrian usage along Highway 191 by delineating marked crossings and pedestrian buffers.
- Airport: Coordinate with County Airport to expand and develop helicopter landing area or heliport.
- Shuttle: Maximize use of existing shuttle and provide opportunities for more public transit throughout the Town.



Environmental Resources, Water Resources and Energy Themes

Water resources plays a critical role to the Town of Clifton. Public comment issues related to environmental, water and energy include restoration, conservation and exploring energy efficient resources.

- Santa Cruz River Restoration and Protection: Maintain the beauty of the San Francisco River.
- Water Resources: Water conservation efforts to allow for future sustainable growth potential.
- Energy: Explore clean energy production and use.



Parks, Recreation, and Trail Themes

The Parks, Recreation and Trails section had a considerable amount of input the public regarding the establishment of trails and sports facilities, improvement of existing facilities, utilization of the San Francisco River and accessibility/safety.

- Parks, Recreation and Trail System Planning: Create a plan for existing outdoor recreation and future opportunities.
- Improvements: Add new facilities such as bike, rock hunting and jogging trails, dog park, hand gliding and mountain climbing.
- Activities and Programs: Create a River Walk with natural trails.
- Opportunities: Better utilization of existing resources such as the San Francisco River and Coronado Trail for hiking and other recreational purposes.
- Connectivity and Wayfinding: Walking paths to and from different areas of Town with improved signage.
- Access and Safety: Good, safe and accessible walking (strollers/wheel chairs) and bike trails, especially with children.



Open Space and Flood Control Themes

Open Space and Flood Control public issues regarding this element surrounded safety, stormwater management, managing, protecting and maximizing upon existing natural resources such as the San Francisco River, Coronado Trail and Table Top.

- River Restoration/Flood Control: Clean up riverbed and remove Tamarisk vegetation and other invasive species choking river flow along San Francisco River to improve flood control.
- Stormwater Management: Improve drainage structures and drainage system.
- Open Space/Annexation/Land Acquisition: Increase available land for open space by acquiring land not in use.



Housing Themes

The Housing section had a considerable amount of comment from the public participation process. Issues regarding this element surrounded affordability, housing stock, and increase of ownership.

- **Housing Stock Renewal, Restoration and Renovation:** Restore, repair and upgrade existing housing stock in substandard conditions, increase future housing stock and availability to improve community appearance.
- **Housing Types/Affordability:** Support a variety of new housing types affordable to all income ranges, single family homes, multi-family homes apartments, and mixed-use options for people to live in Clifton.
- **RV Park:** Increase presence for RV park for tourists and housing affordability.
- **Vacant Housing:** Begin steps for vacant buildings to be sold or occupied.
- **Aesthetics:** Creating cohesive neighborhoods with measures unique to Clifton.
- **Home Ownership:** Work with programs to support potential buyers to get pre-qualified for a mortgage, decrease vacant homes and increase home ownership.
- **Equitable Housing Access:** Provide affordable housing and institute affordable housing programs such as HUD housing rental assistance programs.



Increase in Affordable
Housing Stock

Economic Development Themes

Economic development has been a high priority for Clifton residents and stakeholders over the recent years. There is immense potential for economic growth through commercial, recreational and development avenues, therefore issues regarding economic development include attracting businesses, promoting and supporting small businesses, and diverse job creation unique to Clifton.



- Revenue generation/tax base/local retail: Supporting the private public partnerships needed to afford purchasing buildings in need of renovation, restoration and preservation.
- Industry Sectors: Identify industry sectors to target for attraction and expansion and develop strategies to attract and grow businesses in those target industry sectors.
- Job Creation: Local retail as job creation for youth and seniors.
- Tourism/Ecotourism: Designate recreation areas along the San Francisco River for active and passive recreation such as boating, tubing and tourism.
- Arts: Fostering relationship with the fine arts community including living and working space for artists.



Attract Retail
Services and Jobs



Create Opportunity
for Tourism



Promote Arts

Infrastructure Themes

A strong infrastructure system would allow the Town of Clifton to provide a means for strong, continued growth, safety and connectivity. Infrastructure issues include upgrading existing systems and planning for additional services, improvement of technology and energy efficient sources.



- Wastewater System: Upgrade collection system and build and innovative wastewater treatment plant facility.
- Water System: Upgrade and secure water system to manage growth.
- Electric Utilities/Water: Verify Morenci Water and Electric current capacity to add housing and businesses and support residential and commercial growth.
- Runoff/Stormwater Management: Upgrade drainage systems.
- Communications/Internet: Improve fiber optics communication system and cell towers.
- Solid Waste/Recycling: Create a recycling program.
- Infrastructure Needed to Support Growth: Provide infrastructure needed to support growth and economic development such as creating “shovel ready” parcels for industry attraction.
- Code Improvements: Improve Town codes for buildings.



Healthy Community and Active Lifestyle Themes

Healthy communities and active lifestyle themes have become a topic of conversation in recent years and the Town of Clifton has the opportunities and resources available to foster the methods related to healthy communities. The issues related to healthy communities include introducing a local grocery store, supporting the sale of local produce and encouraging recreational activities throughout the Town.

- Local Food Systems: Place emphasis and support for local food systems including community gardens, farmers markets and local grocery stores.
- Active Lifestyles: Promote healthy activities within the community.
- Aging in Place: Provide methods to age in place with access to local food system and recreation.

Public Facilities and Services Themes

Public facilities and services in Clifton include police, fire, library and much more. The issues regarding public facilities communicated in the visioning process included maintaining existing facilities, providing improved facilities and exploring funding options for these measures.

- Police and Fire: Improve and build new facilities for Police and Fire (buildings/space) and increase vehicles and staff (currently understaffed).
- Health Care/Senior Services/Partnerships with other Service Providers: Support hospital and health care services including senior living accommodations and in-home care.
- Local Food Systems: Support the local community garden as a public service for children to understand how food is grown.

Tabulated results for each theme can be found in Appendix A.



Appendix A - Visioning Process Tabulations

As part of the Town of Clifton General Plan's Public Participation Plan, The Planning Center team conducted a Visioning Process with the Guidance Team and with the Stakeholders Team on August 29, 2018.

A. Methodology:

Step 1:

- The facilitator asked participants to write the two most important items that represent a change envisioned and/or desired on a small post it note for each General Plan element:
 - ~ Growth Areas and Land Use (including Growth Areas/Revitalization/Redevelopment/Historic Preservation, Clifton's Historic Chase Creek Street, infill development, use of land, etc.)
 - ~ Circulation/Transportation
 - ~ Economic Development (Revenue-generating retail, Job creation, Heritage Tourism, Eco-Tourism, Art, etc.)
 - ~ Community Character, Identity and Sense of Place
 - ~ Housing
 - ~ Parks, Recreation, Trails
 - ~ Open Space and Flood Control
 - ~ Infrastructure (Sewer, Water, Solid Waste, etc.)
 - ~ Environment, Resources, and Energy
 - ~ Public Services (Police, Fire, EMS, Library, etc.)
 - ~ Healthy Community/Active Lifestyles/Healthy Food System
- Posted notes were collected and posted on large pieces of paper by element of the General Plan.

Step 2: The facilitator asked participants to walk around the room, read everyone else's post it note, and place a color dot next to the comments considered a top priority.

Step 3: Visioning Process Results to Date

- Comments provided by stakeholders during Guidance Team and Stakeholder visioning sessions = were tabulated by General Plan Element into major themes. Each team includes various topics. Total points include the sum of the frequency of a specific comment plus the number of dots received. Key: Each comment = 1 Point and each dot = 1 point. This approach begins to map the desires and needs identified by the Clifton community and its major stakeholders.

- The general community input will be solicited at the Town Fall Festival in November as the team asks community members the same questions during the Community Visioning process.
- Once the community input is tabulated into the results, the Consultant team will analyze the results. Based on such analysis and incorporating the results of the Background and Current Conditions completed during an earlier phase, the Consultant will draft:
 - **Vision Statement**, which will summarize the intent and direction of the General Plan
 - **Guiding Principles** that will guide the policy framework
 - **Goals** per element that will state the overarching direction
 - **Policies** or actions needed to support such goals
 - **Implementation Strategies** designed to implement the policies and goals.

B. Guidance Team Visioning Process Results

The following pages includes the Guidance Team Visioning Process result by General Plan element. The attendance roster for this meeting is included in the Appendix section and lists the participants. A total of 19 participated in this visioning process.

Economic Development

Category	Comment	Points	Total Points
Revenue Generating/Tax Base/Local Retail	Revitalize the Train Depot and Chase Creek and restore more buildings in Chase Creek	3	34
	Support the private/public partnerships needed to afford purchasing buildings in need of renovation/restoration/preservation	1	
	Develop Chase Creek and Highway 191 business corridor	3	
	Attract more retail and services (shopping, grocery stores, clothing, Trader Joe's, restaurants, bars and lounges, hotels with meeting space/hospitality/lodging, cleaners)	20	
	Attract an occupant for Tyler's building	2	
	Encourage cottage industries (breweries, crafts, flower shops, coffee shops)	3	
	Increase housing (residential development) to support existing businesses and desired retail base	2	
Industry Sectors	Identify industry sectors to target for attraction and expansion and develop strategies to attract and grow businesses in those target industry sectors	4	5
	Promote and support new mining business	1	
Job Creation	Having FMI bring offices to Clifton to can increase job opportunities and bring more business to local markets	3	3
Tourism	Lack of places to stay (hospitality/lodging)	1	18
	Support recreation-oriented businesses such as 4-wheeling, rock climbing, and guided hikes	2	
	Advertising for the Town and support periodic promotion to attract tourism	3	
	Mining center for tourists and visitors	3	
	Historic District as an economic development strategy	3	

	Attract motorcycle tourism	3	
	Tax the transient population (gas, bed, etc.)	3	
Ecotourism	Great outdoors support businesses - Clifton guides, kayak, canoe, rental/pickup	8	11
	Give tourists and visitors a reason to come to Clifton and extend their stay	3	
General	Support hospital and medical services	2	15
	Address infrastructure improvements required to sustain economic development opportunities	3	
	Encourage FMI to sell lots inside Clifton to private sector for future development	5	
	Train Depot as an entrepreneurial opportunity	5	
Arts	More art galleries	2	7
	Create artist live/work space (e.g. Bisbee and Ajo)	5	

Circulation/Transportation

Category	Comment	Points	Total Points
Multi-Modal Connectivity	Designate bicycle paths and bike lanes	8	48
	Safe pedestrian walkways, sidewalks and bicycle lanes	13	
	Expand sidewalks system and bicycle system throughout town, especially along Highway 191 to improve connectivity	6	
	Safe shared road/bike lanes	6	
	Support bike/multi use shared paths	1	
	Scenic shared path (walking/jogging/bicycle) from north end to south end of Clifton	1	
	Improve walkability and bicycle connectivity throughout town	3	
	Scenic River Walk and access to San Francisco River fishing and recreation areas	7	
	Provide shade along sidewalks	3	
Railroad	Encourage use of railroad transportation as a transportation mode for visitors as well as scenic tours (railroad tourism - also an economic development strategy)	7	12
	Less wait time at railroad crossings	3	

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	Provide passenger rail service to Lordsburg, New Mexico	2	
Road/Street Improvements/Maintenance	Improve/repair town roads, streets, curbs, gutters, including ADA approved sidewalks, and sidewalls throughout the Town	18	19
	Maintain ability to improve Town's own road maintenance/resurfacing	1	
Traffic/Access	Decrease truck traffic/define alternate route for large trucks to go through town	6	11
	Support safe traffic access throughout the Town	5	
Parking	More parking (public/private) and parking areas in business (including historic district) and parking in residential areas	17	29
	Designate a Truck Stop area at 3 Way Motel & restaurant that supports parking for big trucks	12	
Other Forms of Transportation (Private and Public)	Incorporate taxi or ride services to trails and scenic destinations	1	13
	Public transportation (bus/shuttle) to Morenci, jobs, and Safford	4	
	Encourage Uber to serve the area	4	
	Support a public transportation full facility	4	
Safety	Provide safe pedestrian crossings across Highway 191	6	21
	Improve/add streetlighting	10	
	Need bike lanes and bike safety signage (i.e. State law - give bikes 3 feet)	3	
	Improve existing sidewalks and build new ones in compliance with ADA requirements	2	
Right-of-Way	Provide a larger Right-of-Way Buffer along Highway 191	4	4

Community Character

Category	Comment	Points	Total Points
Character, Identity and Sense of Place	Beautification of existing properties to make the Town a place you would want to be	2	39
	Support streetscapes that improve the community character, identity and sense of place	2	
	Develop a theme/branding (ex. Wickenburg is old west)	2	

	Eliminate blight, clean up old properties on Townsites, and open properties for new development and support beautification efforts to instill community pride, including: <ul style="list-style-type: none"> • Master garden contests • Improved yards and property clean-up • Clean up falling houses 	23	
	Every house in Clifton has a copper roof	2	
	Improved character and Town “look” throughout town (streets, houses, historic buildings, lots)	3	
	Include more streetlights and wider streets	3	
	Add more vegetation (streetscapes, landscapes, parks) to create shade and support beautification	2	
Chase Creek Historic District/Historic Preservation	Promote the renovation/revitalization/preservation of the Chase Creek Historic district	8	18
	Attract new businesses and commercial properties to make the area more attractive and support the Town’s economic development strategy	7	
	Support historic preservation/beautification efforts and use of Train Depot, Old Elks Building and Chase Creek vacant buildings	3	
Beautification as an Economic Development Strategy	Support beautification efforts to attract tourism to the historic areas and promote the mining history of the Town	2	2

Parks, Recreation, and Trails

Category	Comment	Total	Total Points
Plan, Design, Construct Parks, Recreation, Trails/Park Equipment	Hiking trails, sidewalks, crosswalks, streetlights	12	33
	Bike, rock hunting and jogging trails	2	
	New playground equipment in parks	4	
	Basketball court	1	
	Dog park	4	
	Add bike lanes along Highway 191	1	
	Include shaded hiking trails in parks	2	

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	Make our parks a destination to inspire people to visit them	1	
	Build parks to serve the needs of all age groups.	1	
	Create opportunities for hang gliding and mountain hiking	5	
Improvements	Expand hiking trails along the San Francisco River	3	5
	Improve facilities on existing parks	2	
Activities/Programs	Activities for youth/teens	2	6
	Form a recreation team to determine programs needed to get community active	2	
	Utilizing parks	2	
Opportunities	Better utilization of San Francisco River for community use and as a recreation opportunity	8	18
	Promote Coronado Trail (hiking, hunting, camping)	5	
	Create a River Walk with natural trails	3	
	Support the use of kayaks and paddle boats on the San Francisco River	2	
Connectivity/Wayfinding	Walking paths to and from different areas in town.	3	9
	Sidewalks, bike and hiking trails to parks and Splash Park	3	
	Improve trail signage for existing trails	3	
Access & Safety	Good, safe, and accessible walking trails (strollers/wheel chair) and bike trails (especially kids safety)	4	4

Growth Areas and Land Use

Category	Comment	Points	Total Points
Growth/Infill/ Existing Buildings Use/Reuse/Redevelopment/Revitalization/ Historic Preservation	Support the development of North Clifton	5	28
	Support the infill residential single family and multifamily vacant lots	11	
	Revitalize the Train Depot and Chase Creek areas	2	
	Revitalize and buildout Historic Chase Creek business district	5	
	Relocate library and Town Hall	5	
Land Use	Create a mixed-use land use/zone	4	56

	Clean existing vacant blighted abandoned properties to increase land availability for residential/retail uses	9	
	Expand residential land use areas to provide housing for current and future populations and increase: <ul style="list-style-type: none"> • Single family homes; • Multi-family homes/apartments 	19	
	Increase areas for commercial and industrial development	8	
	Designate recreation areas along the river for active and passive recreation such as boating, tubing and tourism	1	
	Designate areas for employment and job creation	5	
	Identify the land use designation to support a Truck Stop at 3 Way Motel & restaurant that supports parking for big trucks	10	
Zoning Code	Update Zoning Code and support code enforcement efforts to assist Town expansion needs	12	22
	Streamline rezoning/development review process to incentivize development	1	
	Update buffer requirements to provide better buffers between residential and commercial uses	2	
	Update Zoning Code to match land use designations	2	
	Enhance Code enforcement	5	

Housing

Category	Comment	Points	Total Points
Housing Stock Renewal/ Restoration/Renovation/Demolition	Restore, repair, upgrade existing housing stock in substandard conditions, including [salvageable] dilapidated housing or remove non-salvageable units to eliminate substandard housing, increase future housing stock/housing availability and improve community appearance	17	60
	Increase residential housing stock	6	

	Increase opportunities for senior living accommodations	3	
	Provide affordable housing and institute affordable housing programs [such as HUD housing rental and rental assistance programs]	5	
	Establish a program for the continuous maintenance of public housing stock	3	
	Identify options to address dilapidated buildings, reduce number of empty and damaged houses, and eliminate blight	8	
	Aggressively require home owners who have abandoned vacant properties to repair, sell or remove non-salvageable dilapidated housing by either enforcing code or increasing pressure to get rid of non-salvageable dilapidated housing	18	
Housing Types/Affordability	Support a variety of new housing types affordable to all income ranges, single family homes, multi-family homes (apartments), mixed-use (housing on top floor/ retail on bottom) for people to stay in Clifton	13	13
RV Park	Support another RV Park and increase number of spaces in existing RV Park	4	4
Vacant Housing	Vacant housing needs to be sold or occupied	2	2
Aesthetics	Every house has a copper roof	2	4
	Less trailer parks	2	
Home Ownership Increase	Work with Path Forward to support potential buyers to get pre-qualified for a mortgage, decrease vacant homes, and increase home ownership	3	3

Open Space/Flood Control

Category	Comment	Points	Total Points
River Restoration/Flood Control	Enforce the safe usage of the River	4	16
	Clean up riverbed and remove Tamarisk vegetation and other invasive species choking river flow along San Francisco River to improve flood control	7	

	Check dams to decrease flooding and clean river to eliminate E. coli	3	
	Utilize floodplain areas for riparian preservation/recreation (development along the river)	2	
Stormwater Management	Covered culvert over Chase Creek to allow additional parking spaces and better traffic flow within the historic business district	2	12
	Improve drainage structures and drainage system	4	
	Maintain and check dams and alleys routinely	1	
	Find a way to direct stormwater to the River. Water does not drain well from South Clifton.	5	
Open Space/Annexation/Land Acquisition	Annex Areas for open space to create nature trails and public amenities	2	6
	No open space land available. Increase available land for open space by acquiring land not in use	4	
Table Top Area	Explore what options we can use for table top area	3	3

Infrastructure (Sewer, Water, Solid Waste, Communications/Internet)

Category	Comment	Points	Total Points
Wastewater System	Upgrade collection system and build an innovating Wastewater Treatment Plant (WWTP) facility	19	24
	Be able to shut sewer taps on and off and better way to monitor sewer usage	5	
Electric Utilities/Water	Electric wiring for Chase Creek	1	8
	Clarify Morenci Water and Electric capacity to add housing and businesses and support residential and commercial growth	4	
	Clarify Morenci Water and Electric Service Area	3	
Runoff/Stormwater Management	Upgrade stormwater drainage	2	4
	Include water canals along the swale on streets like in Germany	2	
General	Abatement tunnels	3	4
	Update HP rock	1	

Communications/Internet	Improve fiber optics communication system and cell towers	1	1
Solid Waste/Recycling	Recycling program	13	13
Infrastructure Needed to Support Growth	Provide the infrastructure needed to support future growth and economic development such as commercial growth and create “shovel ready” parcels for industry attraction (Supports economic development strategy)	8	17
	Identify infrastructure needs to support future residential (housing) development in a feasible manner (supports economic development strategy)	4	
	Expand infrastructure services to table tops	5	

Environmental Resources/Water Resources/Energy

Category	Comment	Points	Total Points
Santa Cruz River Restoration/Protection	Thermal vents along River to develop spas and hot springs	4	7
	Respect for River area recreation areas	3	
Water Resources	Water conservation - need water to support growth	2	2
Energy	Explore/add solar powered street lighting	7	30
	Have a Town-owned and operated utilities company	4	
	Wind power table tops	4	
	Solar energy and solar power table tops utilization	14	
	Help residents obtain clean energy	1	

Healthy Community/Active Lifestyles

Category	Comment	Points	Total Points
Local Food System	Promote the introduction of a grocery store in town at walking and bicycle distance	19	50
	Place increase emphasis and support for community garden and farmers market and continue to have a very successful community garden	6	

	Encourage local farmers to bring their products to town	4	
	Encourage food catering from local farmers	4	
	Support the sale of local produce at local grocery stores	4	
	Support food trucks and health food stores	6	
	Work with Food Bank and South Eastern Arizona Community Unique Services (SEACUS) to increase equitable access to fresh food	2	
	Partner with groceries stores, SEACUS, food bank and other local organizations to promote community events	5	

Note:

SEACUS (South Eastern Arizona Community Unique Services) is a local non-profit dedicated to improving the quality of life for our aging and disabled community members.

Public Services (Library, Police, Fire, EMS, other)

Category	Comment	Points	Total Points
Police and Fire	Improve or build new facilities for Police and Fire (buildings/space) and increase vehicles and staff (currently understaffed).	25	29
	Improve Police, Fire and EMS access to areas blocked by train	1	
	Improve/upgrade Police and Fire equipment and increase partnerships with adjacent communities.	1	
	Improve communication center and add vehicles		
	More specialties for police force (K-9, SWAT, SRO*)	2	
Health Care/Senior Services/Partnerships with other Service Providers and Other Services	Expand Senior Center size to add additional services	3	28
	Support Hospital and health care services and import senior living accommodations and in-home care for elderly to decrease hospital stays	12	
	Expand Visitor Center	2	
	Support more doctor offices, including dental, eyes, and health support services like insurance agencies	1	
	Support existing programs offered by the Town	5	

	Partner with schools and other partners to help Clifton residents in mine housing	5	
Local Food System	Support the local community garden as a public service for children to get an idea of how food is grown	2	2

* School Resource Officers (SROs) are sworn law enforcement officers who are responsible for providing security and crime prevention services in the school environment. SROs are typically employed by a local police or sheriff's agency and work closely with administrators to create a safer environment for both students and staff.

C. Stakeholders Team Visioning Process Results

The following pages includes the Stakeholders Team Visioning Process result by General Plan element. The attendance roster for this meeting is included in the Appendix section and lists the participants. A total of 6 participated in this visioning process.

Economic Development

Category	Comment	Points	Total Points
Revenue Generating/Tax Base/Local Retail	Find a better way to capture \$ from commuters/transient population to build tax base	5	5
Job Creation	Local retail as job creation for youth and seniors	3	3
Tourism	Individual businesses supporting heritage tourism	1	6
	New businesses supporting tourism such as river walk, hiking trails	3	
	Trails, birding and tourism	1	
	Guided tours of local Freeport open mine pit	1	

Circulation/Transportation

Category	Comment	Points	Total Points
Connectivity	Sidewalks and bicycle routes for locals	2	9

	Connectivity of pedestrian and bike to residential areas, parks, trails and commercial/retail areas	4	
	Walking areas and sidewalks	2	
	Planned paths for walk/bike to retail, recreation and housing	1	
Railroad	Eliminate railroad switching yard	2	2
Airport	Expand County Airport and develop helicopter landing area (heliport)	2	2
Shuttle	Maximize use of existing shuttle	1	1

Community Character

Category	Comment	Points	Total Points
Clifton-Owned Properties	Plan/establish goals to address Clifton-owned properties (Elks Lodge, Chase Creek places, Train Depot, etc.)	2	2
Identity, Character and Sense of Place	Needs a theme (branding) that is held throughout the Town to build character (entrance signs, etc.)	2	17
	Remove blight buildings	2	
	Community Center for drama and plays	2	
	Eliminate lots for abandoned vehicles	2	
	Value of family, multigenerational activity and variety	3	
	Signs for historic districts	3	
	Clean Highway 191 entrances into town	3	

Parks, Recreation, and Trails

Category	Comment	Points	Total Points
Parks, Recreation and Trails System Planning	Communication Plan for outdoor recreation opportunities - programming to expose/educate people.	3	15
	Bike/walk trails along the river.	2	

	Hiking, bicycle, and walking trails	2	
	Develop football, baseball and softball fields	2	
	Improve trails for walking, jogging and bicycle use and provide connectivity to various areas of town such as housing, retail, and recreation.	3	
	Develop parks on major trail heads	1	
	Annex open space for public trails	2	

Growth Area/Land Use

Category	Comment	Points	Total Points
Existing Buildings Use/Reuse Redevelopment/Revitalization/ Historic Preservation	Utilize buildings on Chase Creek Street for retail, food services and other uses	1	11
	Maximize the potential of abandoned/run-down buildings	1	
	Revitalize the Downtown Core District for commercial purposes such as food services and retail	3	
	Identify abandoned properties, residences, housing	2	
	Redevelop Chase Creek Historical District	4	
Infill	Infill of vacant lots	2	2

Housing

Category	Comment	Points	Total Points
Housing Stock Increase/Repair Restoration/Renovation	Restore, repair, upgrade existing housing stock in substandard conditions, including [salvageable] dilapidated housing, to	13	18

	eliminate substandard housing and increase future housing stock.		
	Increase residential housing stock	5	
Equitable Housing Access/Housing Programs/Housing Plans	Provide affordable housing and institute affordable housing programs [such as HUD housing rental and rental assistance programs]	2	10
	Build low income multifamily housing (apartments)	1	
	Provide senior housing	3	
	Develop a tabletop (Conduct a tabletop exercise with assigned participants to develop a Housing Action Plan, strengthen existing, and form the new partnerships needed to implement such plan).	4	

Open Space/Flood Control

Category	Comment	Points	Total Points
River Restoration	Create a river walk along San Francisco River	4	12
	Clean up vegetation along San Francisco River	4	
	Utilize floodplain areas for riparian preservation/recreation	4	

Infrastructure (Sewer, Water, Solid Waste, Communications/Internet)

Category	Comment	Points	Total Points
Wastewater System	Improve collection system and Wastewater Treat Plant (WWTP) to allow additional capacity for future growth	4	8
	Less reliance on Freeport-McMoRan Copper & Gold (FMI) WWTP	3	
	Complete WWTP construction	1	
Water System	Upgrade water system	4	6

	Secure water quantity [water supply] to manage growth	2	
Electric Distribution System	Upgrade Electric Distribution System	4	4
Runoff/Stormwater Management	Upgrade sewer/water runoff to prevent surface runoff water on streets	1	4
	Improve stormwater management system	3	
General	Clean up residential infrastructure	2	2
Communications/Internet	Improve connections and local phone service	4	4
Code Improvements	Improve City codes for buildings	1	1

Environmental Resources/Water Resources/Energy

Category	Comment	Points	Total Points
Santa Cruz River Protection	Protection of the river and keep it free of contaminants	2	4
	Maintain what we have (river resources)	2	
Water Resources	Water harvesting on buildings	2	2
Energy	Explore solar and wind energy use	2	6
	Windmills to local homes or buildings	2	
	Solar panels for local businesses and homes	1	
	Improve City building codes	1	

Healthy Communities/Active Lifestyles

Category	Comment	Points	Total points
Active Lifestyles	Promote healthy activities within the community	5	5
Local Food System	Have a local health food store that offers locally grown/made products	5	11
	Support local food banks	1	
	Encourage home vegetable gardens	1	

	Improve Farmers Market	1	
	Support and maintain meals on wheels program	1	
	Promote collaboration between food programs (commodities, food bank, SEACUS, etc.) to maximize their services	2	
Age in Place	Age in place housing with access to local food system food and recreation	1	5
	Improve Senior Citizen Center and offer more services	4	

Note: SEACUS (Southeastern Arizona Community Unique Services) is a local non-profit dedicated to improving the quality of life for our aging and disabled community members.

Public Services (Library, Police, Fire, EMS, other)

Category	Comment	Points	Total Points
Police and Fire	New facilities for Police and Fire and increase staff as town grows.	3	4
	Separate Police and Fire department buildings	1	
Other Public Services	Continue to support public services	5	5

D. Fall Festival Visioning Process Results

The following pages includes the Fall Festival Community Visioning Input by General Plan element. A total of 27 participated in this visioning process.

Economic Development

Category	Comment	Points	Total Points
Revenue Generating/Tax Base/Local Retail	Need [need additional] banks, food and retail services, such as grocery stores, hardware stores, shopping malls, mom and pop businesses,	19	22
	Need [need additional] entertainment options, such as arcades, movie theaters.	2	
	Create a town square to eat, shop and have fun.	1	
Job Creation	Building relationships with small businesses, creating places to advertise and have visibility.	3	4
	Provide options for affordable retail space.		

Circulation/Transportation

Category	Comment	Points	Total Points
Connectivity	Bypass route for trucks and people that may not want to go through Town.	1	2
	Raise the speed limit on Coronado	1	
Airport	Create an airport nearby	1	1
Public Transportation	Need better ways to get around Town	1	1

Community Character

Category	Comment	Points	Total Points
Identity, Character and Sense of Place	Create events in the Town (Cinco De Mayo, St. Patrick's Day, car shows)	2	13
	Remove blight buildings	2	
	Expand the Historic District and plan for Historic Preservation	4	
	Make buildings more expressive with colors and uniqueness	1	
	Need a Clifton landmark/icon	1	
	Chase Creek Street as an attraction "the place to be"	3	

Parks, Recreation, and Trails

Category	Comment	Points	Total Points
Parks, Recreation and Trails System Planning	Have a Clifton/public pool or another splash pad/water park	4	13
	Maintain/create parks with play equipment and recreation opportunities such as football, soccer	6	
	Hiking, bicycle, and walking trails	3	

Growth Area/Land Use

Category	Comment	Points	Total Points
Existing Buildings Use/Reuse Redevelopment/Revitalization/ Historic Preservation	Utilize buildings on Chase Creek Street for retail, food services and other uses	1	7
	Maximize the potential of abandoned/run-down buildings	1	

	Revitalize the Downtown Core District for commercial purposes such as food services and retail	3	
	Identify abandoned properties, residences, housing	2	
Annexation	Understand the needs of the community and create an annexation plan	2	2

Housing

Category	Comment	Points	Total Points
Housing Stock Increase/Repair Restoration/Renovation	Restore, repair, upgrade existing housing stock in substandard conditions, including [salvageable] dilapidated housing, to eliminate substandard housing and increase future housing stock.	2	2

Infrastructure (Sewer, Water, Solid Waste, Communications/Internet)

Category	Comment	Points	Total Points
Runoff/Stormwater Management	Clean out debris in river for flood management	1	2
	Drawbridge over the river rather than/or instead of the floodgate	1	
Parking	Create more parking opportunities	1	2
	Have planned parking spaces for larger trucks	1	
Communications/Internet	Improve connections and local cell phone service	1	1

Environmental Resources/Water Resources/Energy

Category	Comment	Points	Total Points
Energy	Explore solar energy use	1	1

Healthy Communities/Active Lifestyles

Category	Comment	Points	Total points
Health and Medical	Hospital closer to Town	1	2
	Access to medical specialists	1	

Public Services (Library, Police, Fire, EMS, other)

Category	Comment	Points	Total Points
Public Services	Public financial assistance	1	3
	Access to occupational rehabilitation	1	
	Emergency supply and planning	1	

Appendix B - Sign In Sheets



Town of Clifton General Plan Update

Visioning Meeting Sign In – Guidance Team

Name	Title	Phone	Email	Signature
Heather Ruder	Town Manager	928-865-4146	ruder@townofclifton.com	
Esperanza Castaneda	Town Clerk	928-865-4146	castaneda@townofclifton.com	
Jessica Sarkissian	Principal/PM The Planning Center	480-750-7300	Jessica@azplanningcenter.com	
Maria Masque	Principal/Lead Planner, The Planning Center	520-622-1950	mmasque@azplanningcenter.com	
Amanda Bayham	Planner	480-750-7300	abayham@azplanningcenter.com	
Luis M Montoya	Mayor	928-865-3017	lmluismontoya@gmail.com	
	Vice Mayor			
Barbara Ahmann	Council Member (Public Art)	928-865-2085	millerahmenn.612@gmail.com	
Raymond Lorenzo	Council Member	928-865-4146	ray_josie_lorenzo@yahoo.com	
B Waddell Reyes	Council Member (Historic Preservation)	928-865-4146	bwaddellreyes@yahoo.com	
Laura Dorrell	Council Member (Health, Recreation, P&Z)	928-865-4146	dorrell@townofclifton.com	
Ray West	Council Member	928-865-4146	rwest1965@cablene.net	
Judge John Basteen	Clifton Magistrate Court	928-865-4156	jbasteen@courts.az.gov	
John Freida	Chair, Planning & Zoning Commission		jfreida504@yahoo.com	
David McCullar,	Chair, Board of Adjustments (P&Z Subcommittee)			
Omar Negrete	Chief of Police	928-865-4566	negrete@townofclifton.com	



Clifton General Plan 08/29/2018

Town of Clifton General Plan Visioning Report



Town of Clifton General Plan Update

Name	Title	Phone	Email	Signature
Pete Ortega	Chief, Fire Department	928-865-4145	portega@fmi.com	
Larry Barela	Public Works Director	928-865-3490	publicworks@townofclifton.com	<i>Larry Barela</i>
Angel Maldonado	Code Enforcement Officer	928-865-4146	maldonado@townofclifton.com	<i>Angel Maldonado</i>
Sabina Dumas	Clifton Public Library Director	973-772-5000	sdumas@townofclifton.com	
Richard Lunt	Chair, Board of Supervisors, Greenlee County	928-865-2072	rlunt@co.greenlee.az.us	
Akos Kovach	Economic Development Coordinator, Greenlee County (SEAGO Tourism Council)	928-865-2072	akovach@co.greenlee.az.us	<i>Akos Kovach</i>
Phillip Ronnerud	Greenlee County Engineer	928-865-4762	pronnerud@co.greenlee.az.us	
Bill Harmon <i>Jason Hart</i>	Arizona Department of Transportation Greenlee and Clifton Area	928-432-4919 <i>928-235-0441</i>	bharmon@azdot.gov <i>Jhart@azdot.gov</i>	<i>Jason Hart</i>
Larry Catten	SEAGO (South Eastern Association of Governments)	520-432-5301	lcatten@seago.org	<i>Larry Catten</i>
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Leslie Ray	Clifton Visitor Center	928-865-3313	leslieiray@yahoo.com	<i>Leslie Ray</i>
Doug Barlow	Chamber of Commerce		dougonthriver@aznexus.net	
Daniel Dalton <i>Matt Moyer</i>	Arizona Eastern Railway Co	928-202-3321 <i>2027</i>	ddalton@gwrr.com <i>Matt.Moyer@gwrr.com</i>	<i>Matt Moyer</i>
<i>Tony Ortega</i>	<i>RV Park Director</i>	<i>928-965-6142</i>	<i>northcliftonrvpark@cablone.net</i>	<i>Tony Ortega</i>





Clifton General Plan

Stakeholder Teams

Visioning Meeting Sign In – Stakeholders Team

Name	Title	Phone	Email	Signature
Heather Ruder	Town Manager	928-865-4146	ruder@townofclifton.com	
Esperanza Castaneda	Town Clerk	928-865-4146	castaneda@townofclifton.com	
Jessica Sarkissian	Principal/PM The Planning Center	480-750-7300	Jessica@azplanningcenter.com	
Maria Masque	Principal/Lead Planner, The Planning Center	520-622-1950	mmasque@azplanningcenter.com	
Amanda Bayham	Planner	480-750-7300	abayham@azplanningcenter.com	
Emily Muteb	Community Development Specialist/ Freeport-McMoRan, Morenci	928-865-6235	emuteb@fmi.com	
Ruel Rogers	Morenci Water & Electric Co.	928-865-2229	rrogers2@fmi.com	
Justin Mack	NAPA	928-651-4046	napa216@yahoo.com	
Tom & April Shalowitz	Reardon Hotel	480-353-7098	Myyz450@msn.com	
Jackie Norton	PJ's Restaurant	928-687-9009	jackie@vtc.net	
Harold Dominguez	The Fusion Company	928-865-5565	jifusion@vtc.net	
Susan Snyder	Chase Creek Marketplace	928-865-1251	Snyder248@gmail.com	
Jeanette West	Clifton Business Association		jwest21935@cablone.net	
Bette Antonson	Historic Preservation Commission	702-635-5242	antonsondesign@cox.net	
Tammie McWhinney	Greenlee County Historical Society	928-687-1454	Mcwhinney7@gmail.com	
Steve Guzzo	Mares Bluff – Vietnam Vets Organization	928-865-1098		



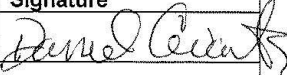
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Clifton General Plan

Stakeholder Teams

Name	Title	Phone	Email	Signature
DAVID P. CERVANTES	Clifton Resident	928-210 1585		



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