

**TOWN OF CLIFTON
NOTICE OF PUBLIC HEARING**

Pursuant to A.R.S. Section 9-461.06 E. & G, notice is hereby given that the Clifton Planning and Zoning Advisory Commission and the Clifton Town Council will hold public hearings at the dates and times set forth below to consider a new General Plan for the Town pursuant to A.R.S. § 9-461.06L.

**THE PLANNING AND ZONING ADVISORY COMMISSION PUBLIC HEARING
WILL BE HELD ON MONDAY, APRIL 6, 2020, AT 5:30 P.M.**

**THE CLIFTON TOWN COUNCIL PUBLIC HEARING
WILL BE HELD ON THURSDAY, APRIL 9, 2020, AT 2:00 P.M.**

**BOTH MEETINGS WILL BE HELD AT TOWN HALL, 510 N. CORONADO BLVD.
CLIFTON, AZ 85533**

The elements of the proposed Clifton General Plan are generally described as follows:

Growth Area: This element guides the Town’s new development, infill, revitalization/ redevelopment decisions. It describes the Town’s long term and short term growth areas, redevelopment/revitalization planning areas, infill/repurposing areas and the San Francisco River Corridor Planning Area. It sets forth the Town’s priorities and goals for the growth areas.

Land Use: The guiding principle is to preserve the Town’s small town character and celebrate its heritage. This element includes the Future Land Use Map and categories for land use classifications: development preserve, rural, neighborhoods, neighborhood commercial, highway commercial, highway enterprise, aggregate resources, public facilities, parks and recreation and mixed use.

Transportation and Circulation: This element includes goals for circulation and transportation, multimodal transportation, connectivity, universal access, parking, financing and maintenance.

Housing and Neighborhood Beautification: This element includes goals for housing, including increased opportunities for home ownership, diversity and overcoming barriers to development. Promotes beautification and cleanup efforts.

Parks, Recreation, Trails and Open Space: This element includes goals, including enhancing quality of life through parks, trails and open space development and use, connectivity of parks in the region, promotion of park, trails and open space use, maintenance and funding, open space acquisition and use of clean energy.

Economic Development: This element includes goals of creating a diversified economic development strategy, a broad mix of uses that generate sales tax revenue, prioritizing redevelopment/revitalization and infill uses, making Clifton a recreation destination, providing infrastructure and services needed for economic development, using economic development to promote quality of life, identify needed marketing tools, and use of public/private partnerships.

Healthy Community: This element includes goals that support healthy lifestyles.

Public Facilities and Services: This element includes goals for the Town’s wastewater system, including upgrade and funding. It sets forth goals for all infrastructure to incorporate best practices, public/private partnerships, foster efficiencies, provide emergency response services, promote educational opportunities through the library, address flood control and storm water management.

Water Resources: This element includes goals for protecting the Town’s water resources.

Environmental Planning: This element includes goals for protecting the Town’s natural resources and environment, protecting air quality, preserving the area’s desert character, preventing floods, and protecting wildlife.

Cost of Development. This element addresses the need for public/private cost sharing of capital facilities and services.

All Major General Plan Amendments must be presented to the Town Council at a single public hearing during the calendar year. The General Plan sets forth a definition of Major General Plan Amendment as: An amendment that consists of a change in the Future Land Use map to more than 160 acres. A Minor General Plan Amendment is any amendment that does not meet the definition of Major General Plan Amendment.

The above is a general description of the contents of the General Plan. It does not contain all of its contents. Persons interested should review the entire draft General Plan. A copy of the proposed General Plan and any studies related to the General Plan are available at the Town of Clifton Town Hall, 510 N. Coronado Blvd., Clifton, Arizona 85533. These documents are available for review during normal office hours: Monday through Thursday, 7 a.m. to 5 p.m. Persons wishing to comment on the proposed General Plan may do so, in writing, prior to the public hearings to be held at the dates listed above, or may provide testimony in person at the hearing(s).

Following the Planning and Zoning Advisory Commission public hearing, the Commission may forward to the Town Council a recommendation for adoption of the General Plan and the Town Council may adopt the proposed General Plan.

Dated this 26TH day of February 2020.

Clifton Town Clerk

Esperanza Castaneda

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March 4, 2020