

**NOTICE OF A WORK SESSION OF THE
THATCHER TOWN COUNCIL
October 5, 2020**

Pursuant to A.R.S. 38 431.02, notice is hereby given to the members of the Town Council of the Town of Thatcher and the general public that the Town Council will hold a **Work Session that is open to the public on October 5, 2020 beginning at 6:30 PM, in the Council Chambers, Thatcher Town Hall, located at 3700 West Main Street, Thatcher, Arizona.**

AGENDA

1. Welcome and Call Meeting to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. **BUDGET WORK SESSION:** Discussion & Consideration
 - A. Business License Procedures
 - B. Town of Pima – Sales Tax Discussion
 - C. Thatcher Sales Tax Status – Year by Year Comparison
 - D. Subdivision Ordinance / Drainage Requirements
 - E. Future Projects – Capital Improvement Plan
 1. Parks/Recreation Projects
 2. Street Projects
 3. Drainage Projects
 4. Town Hall, Police, Court, Shop, Equipment
 5. Enterprise Funds (Electric, Sewer, Sanitation)
 6. Electric Vehicle Charging Stations
 - F. Red Lamp
 - G. Highway 70 Beautification Plans
 - H. Economic Development
 - I. Graham County Coop – Potential Sell to Southwest Gas
 - F. Other Discussion Items as Needed
5. **ADJOURNMENT**



TOWN OF THATCHER BUSINESS LICENSE APPLICATION

Please Legibly Print

BUSINESS INFORMATION

Owner Name _____ Phone _____

Owner's Home Address _____ City _____ State _____ Zip _____

Firm or Business Name _____ Phone _____

Business Address _____ City _____ State _____ Zip _____

Business Mailing Address _____ City _____ State _____ Zip _____

Business Email Address _____ Business Origination Date _____

TYPE OF BUSINESS

Professional Wholesale Restaurant Manufacturer Contractor Retailer Service Other

Brief description of business activity _____

Manager Name _____ Manager Phone Number _____

LICENSE & TAX NUMBERS

STATE OF AZ TAX ID NUMBER (TPT#) _____ (If Applicable)

FEDERAL TAX ID NUMBER _____ (If Applicable or Owner's Social Security #)

CONTRACTOR'S LICENSE NUMBER _____ (If Applicable)

OWNERSHIP

Type of Ownership Individual Partnership Corporation LLC

Do you own the property on which the business will be conducted? YES NO

SECURITY

Do you have an alarm system? YES NO

If yes please list alarm company name and phone number _____

Does your business have video surveillance? YES NO

EMERGENCY CONTACT PERSON

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

I hereby certify that the statements herein are true and complete and that this business is in compliance with any and all regulations of the described business.

SIGNATURE OF OWNER OR APPLICANT

DATE

The yearly fee of \$20.00 (accepted forms of payment: cash, checks, money orders) must accompany this application.

Once issued the license is good from the date of purchase until the end of the year.

Mail completed form and payment to Town of Thatcher, PO Box 670, Thatcher, AZ 85552.

Any questions regarding this form please contact 928-428-2290 Ext. 2230

ZONING OFFICE USE ONLY

Reviewed For Zoning Compliance By _____ Date _____

Approved Yes No If "NO" reason for disapproval _____

CLERK'S OFFICE USE ONLY

License Number _____ Paid _____ Receipt Number _____

Clerk's Office Staff _____ Date _____



TOWN OF THATCHER
PEDDLER'S LICENSE APPLICATION
Please Legibly Print

APPLICANT INFORMATION

Applicant Name _____ Phone _____
Applicant Address _____ City _____ State _____ Zip _____
Firm or Business Name _____ Phone _____
Business Address _____ City _____ State _____ Zip _____
Business Mailing Address _____ City _____ State _____ Zip _____
Applicant and/or Business Email Address _____

LICENSE & TAX NUMBERS

DRIVERS LICENSE & STATE _____
STATE OF AZ TAX ID NUMBER (TPT#) _____ (If Applicable)
FEDERAL TAX ID NUMBER _____ (If Applicable or Owner's Social Security #)
CONTRACTOR'S LICENSE NUMBER _____ (If Applicable)

BUSINESS INFORMATION

Description of Business _____
Dates you plan to conduct business: _____ Locations you plan to conduct business: _____

Do you own the property on which the business will be conducted? YES NO
Will a vehicle be used to distribute? YES NO
If yes, please list: Make _____ Style _____ Year _____ License Plate # _____

EMERGENCY CONTACT PERSON

Name _____ Phone _____
Address _____ City _____ State _____ Zip _____

I hereby certify that the statements herein are true and complete and that this business is in compliance with any and all regulations of the described business.

SIGNATURE OF APPLICANT

DATE

A fee of \$30.00 (accepted forms of payment: cash, checks, money orders) must accompany this application.
Once issued the license is good for 3 months from the date of purchase.
Mail completed form and payment to Town of Thatcher, PO Box 670, Thatcher, AZ 85552.
Any questions regarding this form please contact 928-428-2290 Ext. 2230

ZONING OFFICE USE ONLY

Reviewed For Zoning Compliance By _____ Date _____
Approved Yes No If "NO" reason for disapproval _____

CLERK'S OFFICE USE ONLY

License Number _____ Paid _____ Receipt Number _____
Clerk's Office Staff _____ Date _____



TOWN OF THATCHER HOME OCCUPATION PERMIT APPLICATION

Please Legibly Print – All Information Must Be Provided

This application is reviewed by the Planning and Zoning office. This application may be approved based on the Town of Thatcher's Home Occupation code included on this application. Upon approval of this application, inspections may be required by the Planning and Zoning department, Utility department, Public Works department, and/or Engineering department at any time. By signing this permit, you are giving the Town of Thatcher to conduct any and all inspections required.

DATE OF APPLICATION _____

NAME OF BUSINESS _____

Physical Address of Home Occupation _____
(Include City, State, Zip)

Mailing Address of Home Occupation _____
(Include City, State, Zip)

Phone Number _____ **Email** _____

BUSINESS OWNER

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

PROPERTY OWNER

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

DESCRIPTION OF BUSINESS AND PROPOSED BUSINESS ACTIVITIES

I hereby certify that the statements herein are true and complete and that this business is in compliance with any and all regulations of the described business.

SIGNATURE OF OWNER OR APPLICANT _____ DATE _____

The yearly fee of \$20.00 (accepted forms of payment: cash, checks, money orders) must accompany this application.

Once issued the license is good from the date of purchase until the end of the year.

Mail completed form and payment to Town of Thatcher, PO Box 670, Thatcher, AZ 85552.

Any questions regarding this form please contact 928-428-2290 Ext. 2230

ZONING OFFICE USE ONLY

Reviewed For Zoning Compliance By _____ Date _____

Approved Yes No If "NO" reason for disapproval _____

CLERK'S OFFICE USE ONLY

License Number _____ Paid _____ Receipt Number _____

Clerk's Office Staff _____ Date _____

THIS APPLICATION MAY BE APPROVED BASED ON THE FOLLOWING CRITERIA:

- A.** A home occupation shall be considered a permitted accessory use in all residential districts provided that they are operated and maintained to not interfere with the peace, quiet, and dignity of the property owners or neighbors, if it complies with the following regulations:
1. All home occupations shall be clearly incidental and subordinate to the use of the property and dwelling unit for dwelling purposes. A valid Town Business License shall be maintained for the home occupation use.
 2. All home occupations shall be conducted entirely from within the principal residence, garage, or accessory building and shall not change the residential character thereof. Carports and yards may not be used for home occupations. Exceptions to this provision shall be made for swimming lessons or in-home day care.
 3. There shall be no employees other than members of the immediate family residing in the dwelling unit where the home occupation is being operated.
 4. The activity, including deliveries and pickups, shall be limited to the hours between eight (8) A.M to six (6) P.M. No business shall be conducted that requires delivery vehicles or other services not customary to a residence.
 5. There shall be no external evidence of the activity such as outdoor storage, displays, noise, dust, odors, fumes, vibration, electrical interference or fluctuation, or other nuisances discernible beyond the property lines. The home occupation shall not generate traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
 6. No signs signifying the home occupation business or any commercial products or service are allowed anywhere on the property and/or structures; unless a sign is required per State licensing requirements in which case said sign shall be limited to a window sign.
 7. No vehicle, used in conjunction with the home occupation, with a payload rating of more than one ton, shall be stored on the site. Outside storage of heavy equipment or material shall be prohibited.
 8. Storage of goods and materials necessary for the home occupation shall not include flammable, combustible or explosive materials.
 9. The home occupation shall not use or create any hazardous waste.
- B.** The following are some examples of uses, which would be acceptable as home occupations, provided they comply with the above regulations:
1. Home offices with no client visits to the home permitted.
 2. Painting, sculpting, writing, or composing provided no selling of the artistic product to the public on the premise.
 3. Home crafts, such as jewelry making, pottery, weaving and rug making, woodworking, and metal working with no sales permitted on the premise.
 4. Music lessons, swim lessons, and tutoring with not more than four (4) persons at any one time.

5. Personal services such as catering, home cooking and preserving, dressmaking, sewing and tailoring services.
6. Telephone answering, message services, word processing and other computer applications.
7. Child care, Home based - As specified in Article 5 and Article 6 of this Ordinance.
8. Door to door sales or party sales not on the premise.
9. Barber shops and beauty parlors provided:
 - a. Limited to only one (1) beautician or barber who resides on the premises, and
 - b. A professional license issued by the State of Arizona is required.

C. A home occupation shall not include the following uses, and other uses similar thereto: (this list is not all inclusive)

1. Animal hospitals, veterinarian office, animal grooming facilities and kennels or boarding facilities.
2. Dance and gymnastic studios.
3. Nursery schools;
4. Private clubs;
5. Repair shops, machine shop, and furniture refinishing;
6. Restaurants;
7. Stables or kennels for commercial purposes;
8. Motor vehicle repair or paint shops storage, restoration or conversion, engine repair or similar uses; except on a vehicle personally owned by the resident;
9. Medical, dental, physical therapy or psychotherapy, real estate offices, and insurance offices.
10. Retail sales.
11. Contractor's shops or storage yards.
12. Body piercing and/or painting and tattoos.

D. Any proposed Home Occupation that is neither specifically permitted by Section 13.11(B) nor specifically prohibited by Section 13.11(C) shall be considered by the Zoning Administrator upon consideration of those standards contained in Section 13.11(A).

E. Complaints by citizens or local residents may be cause for immediate termination of the home occupation use if appropriate measures cannot be undertaken to mitigate the complaint or violations. All complaints or violation of the above conditions shall be registered with, and reviewed by, the Zoning Administrator.

	A	B	C	D	E
1	BUSINESS NAME	TYPE	OWNER	EMAIL	PHONE
2	3JS CARWASH CORPORATION	C	Paramjit Nagra	amynagra@hotmail.com	602-748-9566
3	A&K PAINTING COMPANY	C	Alex Martinez	alexandkaren@cableone.net	928-651-3047
4	A HAND FOR HEALTH & STORAGE	C	Valorie Michaud	exrsiz@hotmail.com	928-428-1977
5	AARONS RENT TO OWN	C	Aarons	ben.turner@aarons.com	928-428-3264
6	ADVANCED AIR SYSTEMS	C	Tyler Myers		928-428-7425
7	ALL AROUND MAINTENANCE	C	Heather Heck		928-792-7219
8	ALLIED CASH ADVANCE	C	Allied Cash Advance	licensing@axess-financial.com	928-348-9844
9	ALLTELL CORPORATION dba VERIZON	C	Alltell Corporation	us-listaxsaltvzwb1@kpmg.com	
10	AMANDA'S SWEET A'PIPHANY	HO	Amanda Arellano		928-348-0477
11	ANTIQUEROSE	C	Susan Lund	antique29rose@gmail.com	928-965-1390
12	ART GUILD OF EASTERN ARIZONA	C			928-428-5149
13	AUDIO VISIONS	C	Larry Matthews	audiovisions@cableone.net	928-428-7625
14	AUNT SHANNA'S SALON	HO	Shanna Whetten	jeromeandshanna@gmail.com	928-322-3756
15	AZ OUTDOOR INDUSTRIES	C	Heath Allred	azoutdoorindustries@gmail.com	928-235-1470
16	AZM RESTAURANTS dba BURGER KING	C	Meridian Restaurants	azm2982@mrulc.com	928-428-6171
17	AZTECH CONTRACTING LLC	C	Jace Howard	jace.aztech@gmail.com	928-428-6200
18	B&V FINANCIAL SERVICES dba H&R BLOCK	C	Vicki Kelso	vkello@hrblock.com	928-428-3748
19	BAR VX TRUCKING dba LEE'S TRUCKING	C	Dortheia Lee	pacerty@hotmail.com	928-428-0244
20	BASHAS	C	Bashas		928-428-6238
21	BEALLS OUTLET	C	Bealls	taxdept@beallsinc.com	928-428-0400
22	BEEHIVE HOMES OF THE GILA VALLEY	C	Eric Hamblin	sheap@beehivehomes.com	928-792-2810
23	BIG 5 SPORTING GOODS	C	Big 5 Sporting Goods		928-428-8760
24	BIG TEX BBQ	P	Jeff Willey	bigtexbbq@msn.com	520-384-4423
25	BJ'S CANNERY	HO	Brian Ellsworth	sales@bjscannery.com	928-792-1041
26	BINGHAM CONTAINER SOLUTIONS	C	Jeremy Bingham	jeremyups@yahoo.com	928-322-8273
27	BLUE DOT HANDYMAN SERVICE	C	Benjamin Mobley	bmobley0213@gmail.com	928-651-4832
28	BNT CONSTRUCTION	C	Nathan Buhr		928-651-4805
29	BROTEIN SHAKES	C	David Palmer	palmerseminary@hotmail.com	928-322-2212
30	CARTER'S CUSTOM CUTS	C	Bryce Carter	bryce@cartercustomcuts.com	928-428-0556
31	CASA DEL SOL REALTY	C	Lupe Cleland		928-322-3488
32	CBC PROPERTIES LLC	C	Scott Lee		928-428-3646
33	CC'S ENHANCED EXTERIORS	C	Cory Grewe	ccsenhancedexteriors@gmail.com	928-322-7116
34	CHURCH STREET STORAGE	C	Dennis Jacob	djacob25@hotmail.com	928-428-2825

	A	B	C	D	E
35	CIRCLE LAZY J ENTERPRISES	C	Newell Dryden		928-965-3377
36	CN NAILS & SPA	C	Tran Trinh		928-428-0448
37	COMFORT INN	C	Thatcher Hotel Partners	comfortinn.thatcher@gmail.com	928-348-9500
38	COTA APARTMENTS	C	Cota Apartments	jgarciax7@gmail.com	928-428-0109
39	COUNTRY CRAFTS	HO	Paula Mcbride	scrapookersnook@hotmail.com	928-965-6491
40	CREATIVE EDGE STYLING SALON	C	Portland Mckinney	pmckinney@cableone.net	928-428-6776
41	DALEY AG SUPPLY	C	Dennis Daley		928-428-7849
42	DEKEUSTER'S GYMNASTICS	C	Heidi Morris	jhrmorris@yahoo.com	928-428-3598
43	DENALI NAIL & EYEBROW THREADING	C		denalithreading@gmail.com	424-223-8636
44	DENNY'S	C	Dawood Beshay	dennys.accounting@beshayenterprises.com	928-428-0184
45	DESIGNS BY TNT	C	Tabitha Warn	designsbytnt7@gmail.com	623-238-1564
46	DESPAIN PIANO TUNING	HO	Geoff Despain		928-322-5701
47	DISASTER MASTERS RESTORATION	C	Jason Hughes	jason.disastermasters@gmail.com	928-965-9910
48	DOLLAR TREE STORE	C	Dollar Tree Stores		757-321-5000
49	DOMINGUEZ LAND & CATTLE LLC	C	Michael Dominguez	ladybugman01@gmail.com	928-651-7502
50	DR ALEX SMITH	C	Alex Smith		928-428-9535
51	DUG'S BLOW'N SMOKE BBQ	P	Gayleen Sanders	gayleen98@gmail.com	928-651-6444
52	EA GLASS	C	Christopher Reed	eprice@madikate.com	928-428-2535
53	EAGLES ROOST	C	Ron Howard	scottyjack1767@gmail.com	928-428-1567
54	EAST VALLEY STONE & MASONRY	C	Andrew MacDonald	evsmaz@gmail.com	928-792-3700
55	EASTERN ARIZONA JANITORIAL SUPPLY	C	Win Scarborough	eajanitorialsupply@gmail.com	928-428-4736
56	ELECTRON LOGAN MACHINE LLC	HO	Edward Lopez		928-428-3678
57	ELEMENTS CONSTRUCTION LLC	C	Travis Palmer	elementsconstructionllc@gmail.com	928-792-9117
58	ELITE EYECARE CENTER	C	Scott Sellers	eliteeyesaz@gmail.com	928-792-4455
59	EMPIRE SOUTHWEST	C	Empire Southwest		928-387-8700
60	ENT DESIGNS	HO	Erin Twitchell	erin@entdesigns@gmail.com	208-220-4041
61	ENTERPRISE RENT A CAR	C	Enterprise Rent A Car	e891gj@erac.com	928-428-0955
62	ESTATE SOLAR POWER	C	Sam Daley	samdaley22@gmail.com	480-201-5130
63	EXPERT LEGAL DOCUMENTS	C	Auendrea Reynolds	expertlegaldocs@gmail.com	928-651-2288
64	FERRIN'S AUTO COLLISION CENTER	C	James Ferrin	kferrinll@gmail.com	928-428-4380
65	FERRIN'S STATE ROOFING COMPANY	C	Ross Ferrin	rochelleferrinstae@gmail.com	928-428-3408
66	FOLLETT EDUCATION GROUP dba EAC CAMPUS STORE	C	Follett Education Grp	fphillips@follett.com	708-884-1054
67	FIZEK FITNESS	C	Margo Henrie	fizekfitness24@gmail.com	928-965-7869
68	FULL CHARGE BRAZILIAN JIU-JITSU	C	Grainger Moffett	fullchargebjj@gmail.com	928-322-5679

	A	B	C	D	E
69	GAMESTOP INC	C	Gamestop Inc.	licensingandsales@gamestop.com	817-424-2289
70	GG OPERATING dba CHEVRON	C	Gina Gill	ginamgill@gmail.com	602-619-3744
71	GILA ELECTRIC	C	Mike Brown		928-348-8327
72	GILA OUTDOOR/POLARIS	C	Lance Shupe		928-428-4694
73	GILA RIVER APARTMENTS	C	Don Straugh	gilariver1n2@yahoo.com	928-428-9292
74	GILA VALLEY DESIGN	HO	Jeremy Burk	gilavalleydesign@outlook.com	928-250-8633
75	GILA VLY HOSPITALITY dba MARRIOTT SPRINGHILL SUITES	C			480-854-1414
76	GILS INVESTMENTS dba GILA SHOPPING CENTER	C	CommPros Inc	ccompagno@venturewest.com	520-722-9292
77	GOODMAN AG	C	Palmer Goodman	palmer@easternag.com	928-428-1585
78	GOODMAN HEALTHCARE/CHIROPRACTIC CENTERS	C	Kenny Goodman	goodmanhealthcare1@gmail.com	928-348-8997
79	GRAY GHOST	C	Tom Palmer	tom@grayghostllc.com	928-322-7065
80	GREEN MOUNTAIN WELLNESS	C	Alissa Stockton	greenmountainwellness@yahoo.com	928-965-9545
81	GREEN'S PLUMBING	C	Jeff Green		928-428-1055
82	GRIFFIN BROTHERS CONSTRUCTION	C	David Griffin		928-428-1603
83	H&S PIPE & FENCE SUPPLY	C	Wayne Hewitt		928-428-0646
84	HASSLE FREE PARTY RENTALS	C	Freddie Pittman		928-965-0573
85	HATCHLING DAYCARE	HO	Juanita Ornelas		505-270-5342
86	HEFCAM dba TACO BELL	C	Hefcam Inc	hefcam@hughes.net	928-428-3330
87	HERMAN'S BARBER SHOP	C	Herman Alva		928-428-2065
88	HIBBETT SPORTING GOODS	C	Hibbett	license@hibbett.com	928-428-2887
89	HORNE FREEDOM FORD	C	Tony Griffen	dgriffen@hornefordaz.com	928-428-1770
90	HOWARDS PLACE	C	Ron Howard		928-428-1567
91	HWY EXPRESS INN & SUITES	C	BAP Investments		928-428-0733
92	HYDRA PEST CONTROL	C	Casey Jones	hydrapest@gmail.com	833-493-7229
93	IMAGES SALON, DAY SPA, & BOUTIQUE	C	Jackie Hewitt		928-428-7887
94	IMPERIAL STRUCTURES LLC	C	Brian Ellerman	brianelleman@gmail.com	928-322-5985
95	INTOXALOCK - THATCHER	C	Intoxalock	bmorton@intoxalock.com	515-331-7643
96	INTERSTATE ELECTRONICS/COPY SHOP	C	Kathleen Barney	interstate@cableone.net	928-428-3357
97	ISABEL'S SOUTH OF THE BORDER	P	Jeff & Isabel Willey	bigtexbbq@msn.com	520-766-0859
98	JAN KORTSEN INSURANCE dba MVP	C	Jan Kortsen	jan.shottonins@vtc.net	520-678-5396
99	JD3 FITNESS LLC	C	Joshua Patton	jd3fitness33@gmail.com	928-432-2661
100	JD'S GRILL HOUSE	C	John Dixon	jdsthatcher@yahoo.com	928-428-4744
101	JENSEN'S ACCOUNTING INC	C	Layne Jensen		928-428-3625
102	JILL'S TOWEL & MORE	C	Jill Radley		928-322-1404

	A	B	C	D	E
103	JON'S HEATING & COOLING	C	Vernon Batty	jonshc@yahoo.com	928-428-0753
104	JTS CONSTRUCTION INC	C	Kent Larson	sales@jtscontainers.com	928-428-6057
105	JUST STEEL SHEDS LLC	C	Morgan Broderick	juststeelsheds@gmail.com	928-322-4323
106	KAINOA'S HAWAIIAN GRILL	C	Eric Blair	eric@kainoasgrill.com	928-792-2118
107	LABRUM COMPANY	C	Clifton Labrum	clifton@labrum.co	928-298-2000
108	LA CASITA CAFÉ	C	Ray Villalobos		928-428-1882
109	LEE'S RITE-WAY MARKET	C	Sandra Lunt	leesriteway@cableone.net	928-428-4120
110	LET'S PLAY MUSIC	HO	Jennifer Despain		928-322-5460
111	LRP PRODUCTS LLC	HO	William Schneider	pearadockx@gmail.com	928-250-9809
112	LUCKY DOG ANIMAL BOARDING	C	Joshua Skinner	luckydogboarding33@gmail.com	928-322-3750
113	M INDUSTRIES	C	Rebecca Motes	mindustriesinc@yahoo.com	928-965-6053
114	MACDONALD COUNSELING SERVICES PLLC	HO	Robbin MacDonald	rmacdon@cableone.net	928-965-7407
115	MATTCO ACCESSORIES LLC	C	Gene Mattice	mattcoaccessories@gmail.com	928-362-0885
116	MAX BUILT CONSTRUCTION	C	Seth Carlsen	smcarlsen45@gmail.com	480-262-9672
117	MORCOMB DIESEL & ELECTRIC	C	Jaren Hinton		928-428-2468
118	MT GRAHAM GOLF COURSE	C	OB Sports Golf Mgmt	dcurran@mtgrahamgolf.com	928-432-3140
119	MT GRAHAM VENDING	C	Kathleen Hatch	kathyhatch77@gmail.com	928-965-3067
120	MYSTIFIED ENLIGHTMENT	HO	Misty Thompson	mistymthompson11@gmail.com	928-792-6455
121	NANA'S KITCHENETTE	C	Gabriella Dominguez		928-965-9604
122	NATE "THE IT" GUY	HO	Nathaneal Guy	natetheitguy@gmail.com	928-965-0880
123	O'REILLY AUTO PARTS	C	O'Reilly Auto Parts	cmeadors@oreillyauto.com	928-428-2635
124	PINALENO MOUNTAIN dba THE VILLAGE AT THATCHER	C	Tom Willisich	mvincent@cornerstone-mgt.com	928-428-7250
125	PIONEER TITLE COMPANY	C	R. Keith Newlon	payables@praaz.com	928-428-0180
126	PORTER PERFORMANCE LLC	HO	Jacob Porter		928-651-4092
127	R&R PIZZA EXPRESS	C	Rob Pursley	rrpizzathatcher@yahoo.com	928-428-7775
128	RAFTER G ENTERPRISE	P	Jeff Goodman	raftergenterprise@gmail.com	928-322-0612
129	RAINFIRE BEEF JERKY	C	Thressa Woods		928-428-3344
130	REDBOX AUTOMATED RETAIL	C		mel.bonner@redbox.com	630-756-8112
131	RON COX BUILDERS	C	Brandon Lunt	blunt2323@gmail.com	928-348-8934
132	RON'S PIANO SERVICE	HO	Ron Shiflet		928-792-8146
133	ROSE HILL WELLNESS CENTER	C	Alissa Stockton	RHWC@mail.com	928-965-9545
134	S&S CARPET & TILE	C	Juan Trujillo		928-965-9708
135	SAFEWAY	C	Safeway Inc.		928-428-2771
136	SALLY BEAUTY SUPPLY	C	Sally Beauty Supply	jgabehart@sallybeauty.com	928-428-3284

	A	B	C	D	E
137	SANDERS HAWAIIN SNO CONE	C	Jon Sanders	jonathansanders6@gmail.com	928-651-0386
138	SENERGY PETROLEUM	C		nsmith@gosenergy.com	800-964-0076
139	SKY ISLAND DOULA LLC	HO	Elizabeth Henley	elizabeth@thenurturednestllc.com	520-234-8891
140	SLASH J RANCH	C	Carey Dalton Dobson	ddobs53@gmail.com	480-290-0862
141	SNOWFLAKE DESIGN LLC	C	Ben Allred	ballred12@gmail.com	928-651-4948
142	SODEXO AMERICA dba EA CAMPUS CAFETERIA	C	Sodexo America		928-428-1481
143	SONIC	C	Merritt Group		928-428-6333
144	SONORA'S HOT DOGS & TACOS	C	Soraya Soto		928-322-4344
145	SOUTHWEST JEWELRY	HO	Ernesto Trujillo		928-428-8754
146	STADIUM PLAZA	C	Phillip Palmer	phillipalmer1@yahoo.com	928-853-9020
147	STOTZ EQUIPMENT	C	Thomas Rosztoczy	mcarpenter@stotzeq.com	928-428-1223
148	SUBWAY	C	Zeus Nestora LLC		928-348-9842
149	SUE PETERSEN STRINGS	HO	Sue Petersen	susiestring@hotmail.com	928-428-1956
150	SUNSTREET MORTGAGE	C			520-221-1854
151	SUSHI QUEEN UNO	C	Santa Ormaza	reconco@hotmail.com	928-651-6204
152	SUZETTE'S CUT & STYLE	C	Suzette Udall	brookssuzette4@gmail.com	928-651-5638
153	SYLVIA'S WOODEN ACCENTS	HO	Sylvia Hoben	sylvias_wooden_accents@hotmail.com	928-965-8603
154	SYNERGETICS	HO	Donald Lancaster	bee@tinaja.com	928-428-4073
155	TAK INVESTMENTS dba GOODMAN APARTMENTS	C	Kenny Goodman		928-348-9146
156	THE DAILY STOP	C	Paramjit Nagra	amynagra@hotmail.com	928-348-0299
157	THE HOME DEPOT	C	Home Depot USA		928-428-1300
158	THE PARLOR HAIR & BODY SALON	C	Holli Brown	holli.parlorsalon@gmail.com	928-322-4684
159	THE POSH PLACE	C	M'lee Goodman		928-348-9146
160	THE ROLLING DONUT	P	Eric Richards	efabaz@hotmail.com	480-220-1680
161	THE STATION LAUNDROMAT	C	Patrick Rowan	thestationlaundromat@gmail.com	928-428-9532
162	THIESSEN SURVEYING	HO	Ray Thiessen		928-965-6979
163	TOM'S SERVICE CENTER	C	Tom Ticer	tomticer@gmail.com	928-428-3184
164	TONI'S KITCHEN	C	Alma Garcia	toniskitchenpizzarama@gmail.com	928-428-4748
165	TRACTOR SUPPLY COMPANY	C	Tractor Supply Comp	licensedept2@tractorsupply.com	928-428-8062
166	TRI CITY TAXI SERVICE	C	Kaye Taylor	sktlove1997@gmail.com	928-432-1268
167	TRUELINE CUSTOM HOMES	C	Chris Cleland		928-651-5319
168	TWIN PALMS RV	C	Chad Christensen		928-323-2334
169	UP N STITCHES	HO	Dawn Griffith		928-428-0117
170	URBANKEKS PRESSURE WASHING LLC	C	Phillip Urbankek	phillipandree2012@gmail.com	928-965-0352

	A	B	C	D	E
171	VAL'S dba ASHELY FURNITURE HOME STORE	C	Ron Sparks	darrinwhetten@gmail.com	928-428-1213
172	VALLEY AUTO WRECKING INC	C	Boyd Bryce	valley_auto@yahoo.com	928-428-3645
173	VALLEY SECURITY INC	C	Raymond Flake	trevor@valleysecurity.net	928-428-2142
174	VECTOR EMPLOYER SOLUTIONS	C	Justin Echols	justin@vectorfinancial.net	928-428-0860
175	VEGA AIR	C	Jordan Bawden	jordan@vegaac.com	928-965-9639
176	WALTERS APARTMENTS	C	Brett Walters		928-348-8781
177	WAYNE'S PIT STOP	C	Wayne Damron	kimberly.damron13@gmail.com	928-432-3194
178	W.E. GRIFFIN dba COPPER PENNY APARTMENTS	C	William Griffin	curlywg@gmail.com	928-965-6277
179	WESTERN PRECISION RIFLES	C	Brent Jacob	wprifles@yahoo.com	928-965-1328
180	WESTERN REFINING RETAIL dba SPEEDWAY #2949	C			928-428-3131
181	WESTERN REFINING RETAIL dba SPEEDWAY #2971	C			602-286-1562
182	WESTERN REFINING RETAIL dba SPEEDWAY #2989	C			928-428-2553
183	WOODSIDE CONSTRUCTION LLC	C	Jamie Woodside	jwoodsideconstruction@gmail.com	928-651-5431
184	WRIGHT CABINETS & REMODELING	C	Forest Wright	forestleewright@hotmail.com	928-965-2123
185	X L STORAGE	C	Ward Weaver		928-651-2333
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Town of Thatcher - Yearly Tax Revenue Comparison

	2016/17	2017/18	2018/19	2019/20
Total Taxes Collected (Fiscal Year - July 1 to June 31)	\$4,505,104	\$4,668,996	\$4,848,099	\$5,568,397

	2017	2018	2019	2020
Total Taxes Collected (Jan. thru Aug.)	\$3,166,953	\$3,219,204	\$3,410,518	\$3,986,696

NOTE: Total Taxes Collected includes Local Sales Tax and State Shared Revenues



October 1, 2020

LIST OF POTENTIAL CHANGES TO ZONING / SUBDIVISION ORDINANCES:

1. Clarify requirements for private drives
 - a. Clarify language regarding minor land divisions & “small subdivision” standards
 - b. Clarify language about paving requirements with shared private drives
 - c. Add language about fire and trash access & turn-arounds for private drives
2. Addition of a new street section(s) into the subdivision ordinance
3. Look @ size of cul-de-sacs, add options for cul-de-sac layouts & clarify cul-de-sac language
4. Specifically address fire-hydrant proximity (potential shared fee for hydrants?)
5. Clarify driveway setbacks from intersections
6. Develop language discouraging individual driveways on arterial streets
7. Clarify language regarding street lights
8. Look at large-lot subdivision standards
9. Look at # of homes on a gravel road, paved road, etc.
10. Look at potential overlay zone for highway.
11. Code for home-based preschools?
12. Require permits for home-based businesses?
13. Look at bed & breakfast.... Where does it fit?
14. Revise drainage ordinance.
15. Clarify language regarding sewer tap fees & shared private sewer lines
16. Do we start to require an official survey for lot splits?
- 17.

Town of Thatcher Capital Improvement Plan 2020-2025

CAPITAL IMPROVEMENT PROJECT	FISCAL YEAR 1-5						
	TOTAL PROJECT	20-21	21-22	22-23	23-24	24-25	Beyond
GENERAL							
Platt Property Acquisition	\$225,000						
US Beautification (Reay to 1st Ave) <i>Includes \$70,000 for Sidewalks</i>	\$205,000				\$205,000		
US 70 Beutification (1st Ave-20th Ave)	\$40,000				\$40,000		
Union Canal Pathway (20th Ave-College Ave)	\$390,000						
US 70 Property Enhancement Grant Program (Annually)	\$20,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000	
New Christmas Decorations	\$4,000	\$4,000					
Substance Abuse Coalition Facility	\$30,000	\$30,000					
TOTAL-GENERAL	\$914,000	\$54,000	\$25,000	\$30,000	\$280,000	\$40,000	\$0
PARKS/RECREATION							
Rec. Complex Phase I: <i>Soccer Fields, Dog Park, Trees</i>	\$310,000	\$310,000					
Rec. Complex Phase II: <i>Restrooms, Parking, Ramadas, Running/Excercise Path, Disc Golf</i>	\$465,000		\$464,000				
Rec. Complex Phase III: <i>Café, Pickleball, Playground, Sound System</i>	\$545,000			\$545,000			
Phase IV: <i>Amphitheater</i>	\$615,000					\$315,000	\$300,000
Rec. Complex Phase V: <i>Amphitheater Stage and Structure</i>	\$620,000						\$620,000
Soccer Field Lighting	\$300,000				\$300,000		
Cemetery Wall Screen	\$20,000				\$20,000		
Regulation Little League Baseball Field	\$350,000						
Cota Park Play Equipment	\$22,000	\$26,500					
Outdoor AED at 5 Locations	\$7,000						
Thatcher Recreation Center	\$6,500,000						

Town of Thatcher Capital Improvement Plan 2020-2025

CAPITAL IMPROVEMENT PROJECT	FISCAL YEAR 1-5						
	TOTAL PROJECT	20-21	21-22	22-23	23-24	24-25	Beyond
Small Park at Quail Ridge	\$40,000						
Women's Locker Room Remodel at Golf Course	\$25,000						
TOTAL-PARKS/RECREATION	\$9,819,000	\$336,500	\$464,000	\$545,000	\$320,000	\$315,000	\$920,000
STREETS							
Annual Streets Preservation (3-7 year cycle)	\$433,000	\$375,000	\$335,000	\$340,000	\$345,000	\$350,000	
3 year on FOG and 7 year Chipseal	\$100,000	\$105,000	\$100,000	\$100,000	\$100,000	\$100,000	
Stadium Ave Improvements <i>EAC Entrance-Stadium/Church Roundabout</i>	\$80,000						
Church Street Improvements <i>Stadium Ave to Reay Lane</i>	\$210,000						
High School Ave Improvements <i>Church Street to Railroad Tracks w/Curb & Sidewalk</i>		\$0	\$0				
High School Ave Improvements <i>US 70 to Church Street w/Curb & Sidewalk</i>	\$130,000						
1st Ave Improvements-Eagle Dr. to Highline Canal <i>Curb Sidewalk/Path-Possible joint project with Graham County to extend to Quail Ridge</i>	\$1,100,000						
1st Ave Improvements-Highline to Quail Ridge <i>Currently County</i>	\$410,000						
Allred Lane Widening (CDBG)	\$475,000						
Porter Lane Asphalt Widening	\$55,000	\$55,000					
TOTAL-STREETS	\$12,877,000	\$480,000	\$435,000	\$440,000	\$445,000	\$450,000	\$0

Town of Thatcher Capital Improvement Plan 2020-2025

CAPITAL IMPROVEMENT PROJECT	FISCAL YEAR 1-5						
	TOTAL PROJECT	20-21	21-22	22-23	23-24	24-25	Beyond
DRAINAGE PROJECTS							
1st Ave Ditch Tile - 8th Street to Highline Canal	\$60,000					\$60,000	
1st Ave Ditch Tile-US 70 to 1st Street	\$75,000					\$75,000	
Porter Lane Drainage Relief Improvements-1st Street to River	\$218,000					\$218,000	
Chalmers Lane Drainage Relief Improvements, Highline Canal to US 70	\$465,000						
1st Ave Drainage Relief Improvements , 1st Street to River	\$186,000						
TOTAL-DRAINAGE PROJECTS	\$1,004,000	\$0	\$0	\$0	\$0	\$353,000	\$0
TOWN HALL and ADMINISTRATION							
Town Hall Admin							
Security Improvements							
Bullet Proof Lobby Windows	\$12,000						
Video Surveillance Improvements	\$3,700	\$3,700					
Rear Doors Key Fob Entry	\$2,600	\$2,600					
Alarm System (40/month after installation)	\$6,000	\$6,000					
Lobby Furniture & Kiosk Replacement	\$4,500	\$4,500					
Data Management System	\$25,000		\$25,000				
Solar Panels/Covered Parking	\$126,000						
New HVAC at North Conference Room	\$5,600	\$5,600					
Shade Awning at Drive-Thru	\$6,000		\$6,000				
Upgarde Fuel System	\$5,000			\$5,000			
Office 365 Upgrade	\$15,000		\$15,000				
Web Filtering	\$3,000	\$3,000					

Town of Thatcher Capital Improvement Plan 2020-2025

CAPITAL IMPROVEMENT PROJECT	FISCAL YEAR 1-5						
	TOTAL PROJECT	20-21	21-22	22-23	23-24	24-25	Beyond
Police							
Cover and Secured Evidence Lot	\$35,000		\$35,000				
-40x60 metal building \$35,000							
-Covered are with secure fencing and connex box \$25,000							
Small Shooting Range	\$15,000		\$15,000				
Small shooting range near burn pit for training.							
Replacement Patrol Vehicles (2.5% inflation annually)	\$45,000	\$45,000	\$46,125	\$47,278	\$48,460	\$49,672	
Court							
Key Fob Entry at Doors	\$2,600	\$2,600					
Shop							
Lean-to Shade Structure at the North side of Shop	\$57,000					\$57,000	
TOTAL-TOWN HALL AND ADMIN	\$369,000	\$73,000	\$142,125	\$52,278	\$48,460	\$106,672	\$0
O&M EQUIPMENT							
Equipment							
**16 Wheel dump Truck (Used)	\$20,000				\$20,000		
Curbing Machine (Used)	\$25,000			\$25,000			
**Hydraulic Jack-Hammer Attachment for Mini-Ex	\$13,000	\$13,000					
Weed Spray Truck	\$12,000		\$12,000				
**Replacement Public Works Trucks (Annually)	\$35,000	\$35,875	\$36,772	\$37,691	\$38,633	\$39,599	
**Heavy Equipment Replacement	\$60,000						
TOTAL-O&M EQUIPMENT	\$165,000	\$48,875	\$48,772	\$62,691	\$58,633	\$39,599	\$0
TOTAL CAPITAL IMPROVEMENT GENERAL FUND	\$25,148,000	\$992,375	\$1,114,897	\$1,129,969	\$1,152,094	\$1,304,271	\$920,000
SEWER							
Sewer							
Sewer Cleaning/CCTV Inspections (annual)	\$35,000	\$35,000	\$37,500	\$40,000	\$42,500	\$45,000	
Goal to camera 20% of our sewer system annually							
Reay Lane Sewer Extension	\$48,000	\$48,000					
to accommodate new development sewer elevations							
Sewer Repairs/Rehab (annually based on CCTV findings)	\$40,000	\$5,000	\$20,000	\$25,000	\$30,000	\$35,000	
WWTP Analysis	\$35,000						
**Potentially move item under Sewer CIP budget as it's utilized for Sewer Maintenance							
TOTAL SEWER CIP (RESTRICTED FUND)	\$158,000	\$88,000	\$57,500	\$65,000	\$72,500	\$80,000	\$0

Town of Thatcher Capital Improvement Plan 2020-2025

CAPITAL IMPROVEMENT PROJECT	FISCAL YEAR 1-5						
	TOTAL PROJECT	20-21	21-22	22-23	23-24	24-25	Beyond
ELECTRIC							
Electric							
New Meters	\$65,000	\$65,000	\$70,000	\$75,000	\$80,000	\$85,000	
<i>Updating to AMI (Automatic Read) meters</i>							
Street Light Upgrades	\$25,000	\$25,000	\$27,500	\$30,000	\$32,500	\$35,000	
<i>Upgrade to LED & add New Lights</i>							
Reay Lane Sewer Extension	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	
<i>**Potentially move item under Electric CIP budget as it's utilized for Electric Maintenance</i>							
TOTAL ELECTRIC CIP (RESTRICTED FUND)	\$130,000	\$130,000	\$137,500	\$145,000	\$152,500	\$160,000	\$0
SANITATION							
Sanitation							
New Garbage Truck	\$280,000	\$0	\$0	\$0	\$300,000	\$0	
<i>Life Span of about five (5) years</i>							
Waste Containers	\$10,000	\$10,000	\$15,000	\$15,000	\$17,500	\$17,500	
<i>New Addresses & Replacements</i>							
TOTAL SANITATION CIP (RESTRICTED FUND)	\$290,000	\$10,000	\$15,000	\$15,000	\$317,500	\$17,500	\$0
TOTAL CIP ALL FUNDS	\$25,726,000	\$1,220,375	\$1,324,897	\$1,354,969	\$1,694,594	\$1,561,771	\$920,000

Yearly Town Crew Workload	Phase I Rec. Complex, Cota Playground Equipment, High School Ave. Imp., Reay Lane Sewer Extension	Phase II Rec. Complex, High School Ave. Imp., Evidence Lot, Shooting Range	Phase III Rec. Complex	US 70 Beautification, Soccer Field Lighting, Cemetery Screen Wall	1/2 Phase IV Rec. Complex, 1st Ave. Ditch Tile Projects (North & South), Porter Lane Drainage Imp.	1/2 Phase IV Rec. Complex, Phase V Rec. Complex
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HIGHWAY 70 REVITALIZATION ELEMENT

Highway 70 functions as the spinal road or principal corridor traversing the Town of Thatcher. This passageway physically divides the Town. The physical and visual relationship of the roadway to its surroundings is a key factor in defining the aesthetics of the Town. A corridor is defined as a long, narrow passageway. Defining the corridor's segments based on distinct characteristics, opportunities and challenges, will help focus planning efforts on the most significant problems and act as catalyst for revitalization, economic development and invest in the corridor. This element provides direction for the revitalization of the three Highway 70 Commerce Corridor segments identified.

Main Street

The roadway segment of Highway 70 identified as Main Street, stretches from the western Town boundary to North 1st Avenue, traversing the heart of Downtown Thatcher defined in the Character Areas/Use of Land Element as the Town Center Character Area. This segment of the commerce corridor functions as a pedestrian-oriented Main Street. Providing a human-scale and comfortable atmosphere for strolling, site-seeing and shopping, this segment of Highway 70 is designed as a destination corridor that will evolve into Thatcher's premier shopping, restaurant, and entertainment destination for residents and a "must see" destination for visitors.

A variety of unique eating experiences reinforce the distinct character of Thatcher along this segment intended to complement the range of specialty, locally owned shops and stores. Restaurants and cafes along Main Street cater to Thatcher's residents, government and school district employees, and Eastern Arizona College students, faculty and employees. Thatcher's Main Street also functions as a destination inviting travelers along it to stop, extend their stay and spend money in the Town.

Referred to as "Downtown Main Street," this segment of Highway 70 supports the greatest diversity and serves as the main entry to Thatcher Town Hall, Eastern Arizona College, Thatcher Park, Freeport-McMoRan Training Center, and much of the Thatcher Unified School District. Additionally, the area features an abundance valued local restaurants and businesses. Main Street includes institutional and public land uses including Thatcher's Town Hall and Government Center, the Eastern Arizona College and Thatcher Middle School. Uses permitted along Main Street include commercial (C1 and C-2) with appropriate landscape buffers. Mixed-use including retail on the ground floor and multi-family are permitted as a second tier allowing commercial uses to define the commercial corridor.

Urban density and intensity gradually transition from the Main Street Highway Corridor to the Town Center planning area. Retail stores and service establishments, personal service establishments, offices, hotels and motels, schools and civic uses are among the uses permitted along Main Street. Mixed uses that include retail, office or service in the ground floor and multiple-family dwellings with ten or more units are permitted provided they conform to the policy direction established in Goal 1 of this element.

Gasoline service stations and single-family residential uses are expressly prohibited along Main Street. Groups of buildings or structures consisting of 10,000 square feet or more are permitted provided that site design incorporates varied setbacks with quality public amenities.

Main Street Vision

“Thatcher’s Main Street offers a safe, walkable, comfortable, festive, active, and charming streetscape that:

1. Celebrates local identity;
2. Emphasizes green infrastructure (trees, plants, water harvesting);
3. Connects residents with educational campuses, civic buildings, parks, commerce amenities and neighborhoods;
4. Captures the attention and interest of travelers; and
5. Encourages exploration of local retail, restaurants, and businesses.”



Figure 7: Incorporating Courtyards within the Building Setback Area from a Main Street



Main Street Concept

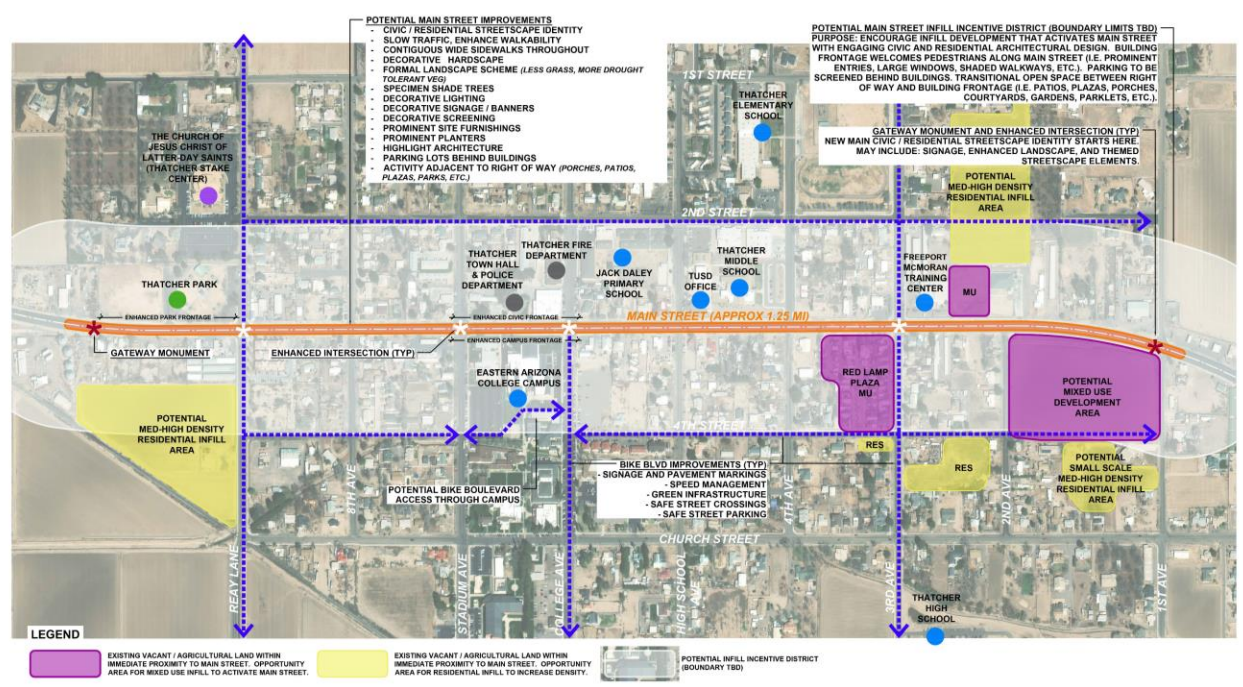
While the Downtown Main Street Concept recommends improvements to the right-of-way and adjacent properties, it is vital to recognize the importance of all property and infrastructure within a walkable distance (approximately 1/4 mile) of the corridor. This concept attempts to broadly address contextual factors that may aid in the reinvigoration of this section of Main Street.

The roadway segment of Highway 70 identified as Main Street, stretches from the western Town boundary to North 1st Avenue, traversing the heart of Downtown Thatcher defined in the Land Use Element as the Town Center Character Area. This segment of the commerce corridor functions as a pedestrian-oriented Main Street. Providing a human-scale and comfortable atmosphere for strolling, site-seeing and shopping, this segment of Highway 70 is designed as a destination corridor that will evolve into Thatcher's premier shopping, restaurant, and entertainment destination for residents and a "must see" destination for visitors.

Figure 3 shows the Downtown Main Street concept is a schematic plan view that utilizes symbols, lines, and colorful hatches to identify important land uses and propose potential reinvigoration strategies.

The Main Street right-of-way is identified in the plan as an **orange** hatch. Potential right-of-way improvements may include:

1. Formal desert-adapted landscape, 6) specimen street trees;
2. Decorative hardscape (pavers, planters, seatwalls, screen walls);
3. Traffic calming infrastructure at major signalized intersections design to slow traffic while supporting traffic flows;
4. Contiguous wide walkways;
5. Green infrastructure, including drip irrigation and water harvesting;
6. Decorative lighting;
7. Festive signage/banners; and
8. Themed site furnishings.
9. Development adjacent to the right-of-way should feature celebratory architecture, use building setbacks that activate the public realm, screen parking (behind buildings), and include prominent building entries (entry patios, porches, courtyards) and large storefront windows.



Figures 8: Thatcher Main Street Concept

The blue, grey, and green dots on this concept plan represent existing educational campuses, civic buildings, and public parks. The academic, civic, and public uses along Main Street are abundant and should inform theming along the streetscape. Enhanced signage, landscape, and traffic calming infrastructure at these locations can be used to highlight and celebrate Main Street’s distinctive identity. These properties should be emphasized.

The red asterisks on the plan represent ideal locations for gateway monumentation. These locations, at the western edge of Thatcher Park and 1st Ave intersection, represent thresholds that identity the limits of Thatcher Town Center/Main Street and enhance the sense of arrival to a destination. Each area could feature colorful landscape, festive banners, and themed streetscape elements (i.e. decorative asphalt, colorful planters, themed site furnishings, etc.). Monumentation could take many forms but the aesthetic should directly relate to the identity of the streetscape (i.e. civic, academic, and local commercial).

The white asterisks on the plan represent major intersections. While some of these intersections feature street lights, others do not. These locations could highlight pedestrian crossings with colorful/decorative crosswalks and traffic calming infrastructure (i.e. curb extensions, curb side landscape, landscaped medians, etc.). Enhanced intersections could feature many of the same elements as the gateways, albeit with less monumentation to support the safety of those crossing the street by allowing visibility. All efforts must be coordinated with ADOT to ensure that traffic flows are maintained.



The purple and yellow hatched properties in this exhibit represent potential infill development locations within walking distance of the Main Street right-of-way. These areas are currently underutilized, vacant, or agricultural. The purple hatches represent potential mixed-use development opportunities that feature a combination of retail, restaurant, office, hospitality, and residential uses. See the Red Lamp Plaza concept for more information regarding the potential of mixed-use infill. The yellow hatches represent residential infill locations. These locations are not adjacent to the Main Street right-of-way but so close that they directly influence activity along the streetscape. These yellow areas could feature town homes, casitas, apartments, or other multi-family complexes. Population density is key to an active and thriving Main Street. Of note, the residential and mixed-use infill development areas identified in this plan were selected according to analysis of aerial imagery. These areas are illustrative only and subject to change.

The white hatched area through the center of the exhibit represents a potential Infill Incentive District (IID). The area identified in the plan extends approximately 600' from the Main Street right-of-way. An IID would encourage sustainable infill development, support pedestrian-oriented neighborhoods, and protect historic structures by providing development incentives (i.e. zoning flexibility, fee incentives, tax incentives, etc.) and design standards.

The blue dashed lines within the exhibit represent potential Bicycle Boulevards. These bike-friendly streets encourage bike and pedestrian activity from adjacent neighborhoods to Main Street, without introducing bike traffic directly onto Highway 70. Bike Boulevards feature signage and pavement markings, speed management, green infrastructure, safe street crossings, and safe street-side parking.

The concept plan is not intended to comprehensively address improvements along Main Street. It provides an initial planning framework to help guide decisions that may aid in Downtown Thatcher's reinvigoration.

Main Street Concept Objectives

1. Highlight the diversity of uses along Main Street but emphasize the Academic, Civic, and Public uses along the streetscape. Unique streetscape identity in the region.
2. Emphasize the importance of infill development and population density near Main Street, and the opportunity to incentivize thoughtful reinvestment in Main Street properties.
3. Propose streetscape and building frontage improvement objectives that could lead to an active and festive Main Street identity.
4. Accentuate the need for safe multi-modal transportation (pedestrians, bikes, and vehicles) to Main Street from adjacent neighborhood and along Main Street.



Goals and Policies for Main Street

GOAL 1: Revitalize the Main Street Segment of Highway 70 Commerce Corridor as a major destination in the Town.

POLICIES

1. Revitalize the Main Street Segment of Highway 70 Commerce Corridor as a destination in conformance with all applicable guidelines and direction provided in this element.
2. Provide Town Center Gateways at the entrances of Main Street to convey arrival to a major Town destination in conformance with the gateway guidelines included in the Connectivity, Access and Mobility element;
3. Require new development along the Main Street segment of the Highway 70 Commerce Corridor to:
 - a. Render a pedestrian-oriented human-scale that conveys the small-town character of Thatcher;
 - b. Locate commercial uses along the highway corridor;
 - c. Provide a gradual intensity and height transition from the Main Street Highway Corridor to the Town Center planning area.
 - d. Provide pedestrian and bicycle connectivity to adjacent uses;
 - e. Provide all utilities underground to eliminate visual clutter;
 - f. Adopt a landscape and streetlight palate to support uniformity and cohesiveness;
 - g. Provide varied setbacks where feasible to encourage walkability and to create quality community gathering spaces.
 - h. Include trees with abundant shade and allow space for seating as well as storefront presentation with to support pedestrian activity;
 - i. Incorporate water conservation best practices by using drought-tolerant plants, drip irrigation and water harvesting.
4. Permit bike share and cycling in proximity to Eastern Arizona College.
5. Permit residential development in PAD and master plans along Highway 70, provided that commercial, civic and employment uses are located along the highway and mixed use and higher-density multifamily residential uses are located on the next tear and include height and density transitions where abutting lower-density residential development.

6. Permit retail stores and service establishments, personal service establishments, offices, hotels and motels, schools and civic uses along Main Street.
7. Prohibit the location of new gasoline service stations and single-family residential uses along Main Street.
8. Require groups of buildings or structures consisting of 10,000 square feet or more to incorporate quality site design that includes plazas, courtyards or varied setbacks that activate the public realm.
9. Limit height along Main Street to 35 feet (3 stories) including parapets and roof mechanical equipment to maintain a uniform silhouette that makes business support the character and scale of Thatcher.
10. Develop Red Lamp Plaza as a destination in a manner that reflects the best site designs principles summarized in conceptual manner.
11. Consider incorporating a banner that brands Main Street by conveying Thatcher's unique heritage, character, identity and sense of place.

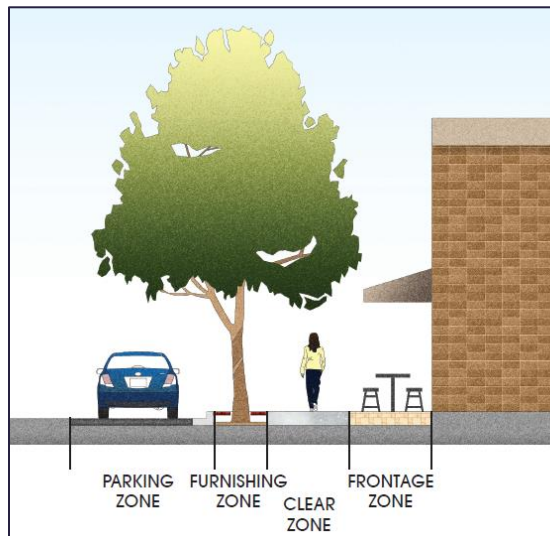


Figure 9: Example of Monumentation and Low Water Use Desert Landscapes Defining a College Campus Entrance

Development Guidelines for Main Street

Streetscape Definition

Thatcher's Main Street reflects an inviting human-scale, conveys Thatcher's small-town character and uniqueness, and supports pedestrian and bicycle connectivity to the different destinations inside the Town Center. Streetscape defines Thatcher's Main Street. Figures 10 and 11 show streetscape concept options. Figure 12 shows a plan view streetscape concept for Main Street.



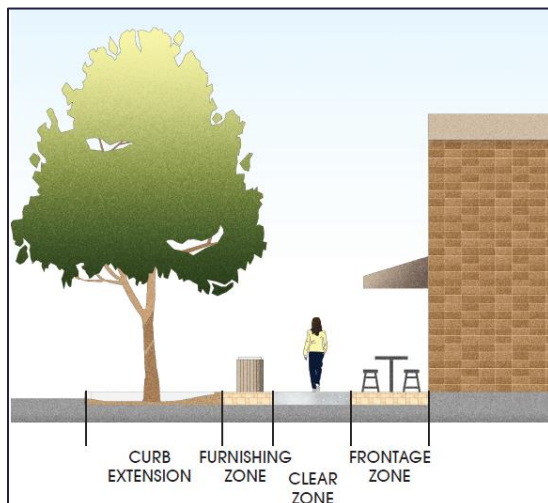
Frontage Zone: Minimum Width: 2'. Use: Displays, café and restaurant outdoor seating, furnishings aligned with frontage, planters (surface or above-ground); overhanging elements

Clear Zone: Minimum Width: 4' (Wider Preferred). Use: Clear of obstacles, ADA compliant accessible walking surface, overhanging elements (>80")

Furnishing Zone: Minimum Width: 3' (Wider Preferred). Use: All site furnishings, trees and landscaping.

Parking Zone: Minimum Width: Width of parking lane. Use: Parking, temporary parklets

Figures 10: Streetscape Concept Showing Parking Space (Option 1)



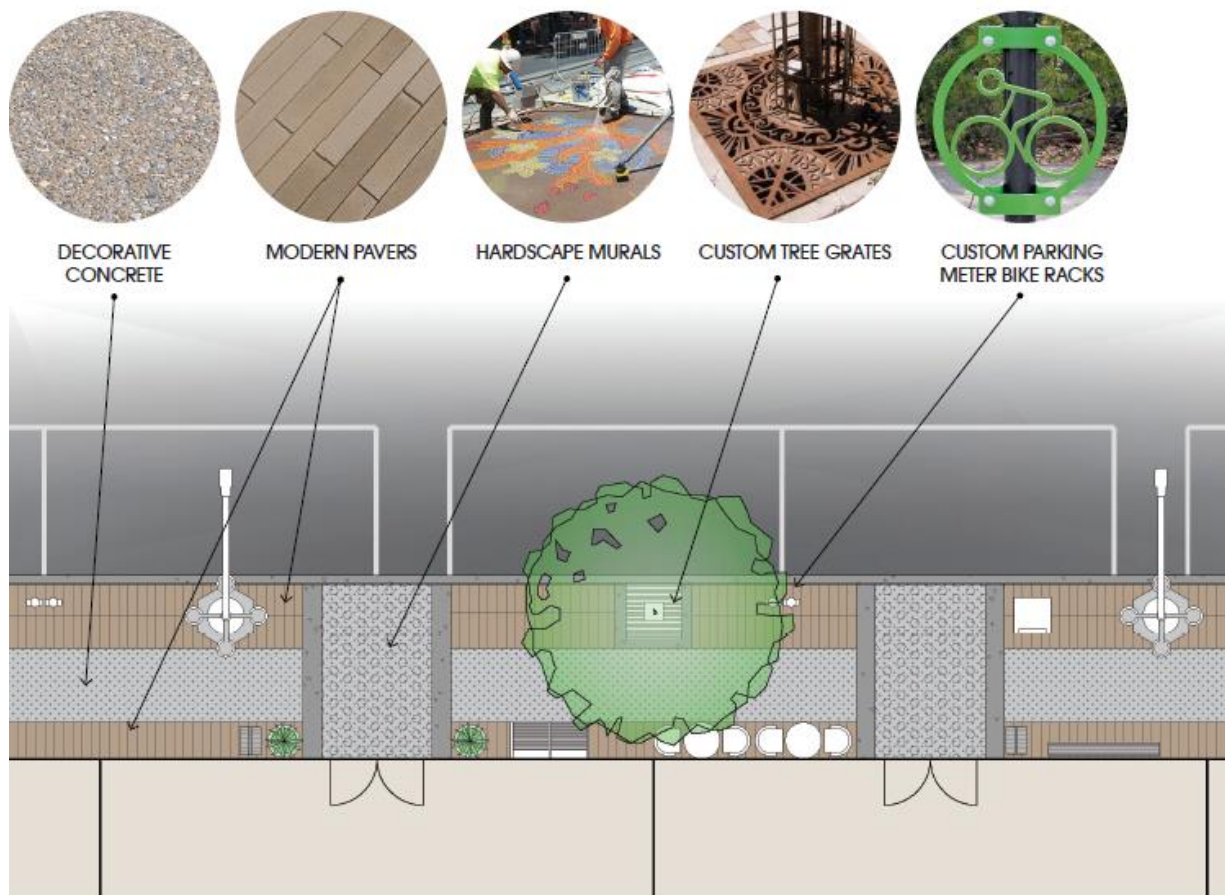
Frontage Zone: Minimum Width: 2'. Use: Displays, café and restaurant outdoor seating, furnishings aligned with frontage, planters (surface or above-ground); overhanging elements

Clear Zone: Minimum Width: 4' (Wider Preferred). Use: Clear of obstacles, ADA compliant accessible walking surface, overhanging elements (>80")

Furnishing Zone: Minimum Width: 3' (Wider Preferred). Use: All site furnishings, trees and landscaping.

Curb Extension: Minimum Width: Width of parking lane. Use: All site furnishings, trees and landscaping, street lighting, utilities, Temporary Revocable Easements (TRE)

Figures 11: Streetscape Concept Showing Curb Extension (Option 2)



Figures 12: Plan View Streetscape Concept Using Pavers to highlight Furnishing Zone, Clear Zone, Frontage Zone.



Safe and Decorative Pedestrian-Friendly Crossings

Pedestrian-friendly crossings include two types: those crossing local streets where these streets meet Main Street; and Main Street pedestrian-friendly crossings. The first promotes traffic calming as vehicles driving on local roads approach Main Street. The second allows for safe, efficient and timely crossing of Main Street at traffic lights and are designed in coordination with the ADOT to minimize traffic congestion and to support traffic flow along Highway 70.



SPECIALTY PAVERS



BOLLARDS



PUBLIC ART



DECORATIVE PLANTERS

Pedestrian friendly crossings come in a wide variety of styles and assist in character definition. It may include a variety of specialty pavers, decorative planters, bollards, and public art. **Figure 13** shows elements commonly used to define pedestrian-friendly crossing. **Figure 14** shows strip street crossing at signalized intersections.

On local streets traffic calming measures such as crosswalks, on-street parking and landscaped parkways are planned to support easy and safe access to all areas of the Town Center improving walkability and supporting healthy active lifestyles without compromising the traffic flow along Main Street.

Figures 13: Design Elements Commonly Used to Define Pedestrian-friendly Crossings.



Figures 14: Example of a Pedestrian-friendly Crossing for Main Street.

Varied Setbacks along Main Street

Highway-oriented commercial development is essential to the business welfare of the community and to the Town's long-range viability, it is possible to plan for it and to provide adequate controls. Automobile-oriented development like big boxes are discouraged along the segment of Highway 70 functioning as Thatcher's Main Street.

Vegetative screening along the entire segment enhances character, supports adjacent neighborhoods, and maintains land values in the Town Center. Varied setbacks create quality common spaces that invite the community and visitors to walk, bike and gather, activating the public realm and supporting healthy, active lifestyles.

Figure 15 illustrates public realm activation through the use of setbacks to establish quality community spaces that become destinations. Figures 16 and 17 show setback treatments appropriate along Main Street.



Figures 15: Creating Destinations Through Varied Setbacks Along Main Street.



Figures 6: Setback Treatment Option Appropriate for Main Street.



Figures 10: Setback Treatment Option Appropriate for Main Street.



Red Lamp Plaza

The Red Lamp Plaza Concept conveys the quality of site design desired for development along Thatcher's Main Street.

Red Lamp Plaza Vision

"Red Lamp Plaza is a lively urban activity center within walking distance of Eastern Arizona College at the heart of Thatcher, Arizona, that encourages a "Live, Work, Play" lifestyle by consolidating retail, restaurants, offices, and residences within a highly accessible neighborhood setting along Main Street."

Red Lamp Plaza Concept

The Red Lamp Plaza infill development concept comprises 4.4 acres of land at the southwest corner of Main Street (Highway 70) and 3rd Avenue, while the southern boundary abuts 4th street.

This plan introduces an engaging mixed-use development concept along Main Street that celebrates Thatcher's unique regional identity and establishes its downtown as an active destination for locals and travelers.

The Red Lamp Plaza concept caters to a diversity of uses by providing opportunities for retail, restaurants, offices, neighborhood services, hospitality, and residences. This concept features approximately 85,000 SF of gross floor area spread across multiple buildings and stories; although, the scale (building footprint and height) of these conceptual buildings will surely adjust to the desires of potential developers and community. The architectural theme at Red Lamp Plaza should celebrate the history of the Town of Thatcher and mix neo-traditional aesthetics with contemporary design approaches. The Red Lamp Plaza concept also showcases large, flexible, and highly amenitized outdoor gatherings areas, open air event spaces, formal promenades, pedestrian plazas, and vibrant landscapes.

A boutique-style, neighborhood scaled activity center with regional allure, Red Lamp Plaza's tenants could include: Fitness Center, Pharmacy, Local Restaurants, Bakery, Frozen Yogurt Shop, Art Studios, Clothing Retailers, Hair Salon, Coworking Studio, Makerspace, or General Offices. Events could include: "Movie Night in the Plaza," "Red Lamp Arts and Craft Fair," "Red Lamp Farmer's Market," or "Plaza Concerts" among many others. A flexible mixed-use concept includes an option to integrate student or market-rate apartment housing. Such housing could be accommodated in the upper floors of multi-story buildings with a maximum of three floors.

This site concept features an openness between buildings and along Main Street that provides views into the project's core. Additionally, vehicular and pedestrian access points are abundant on all sides. The visual and functional access throughout the site welcomes locals and travelers alike.



Architectural frontage along Main Street must be memorable and convey a human scale, while still embracing passersby along the road. Themed signage, covered walkways, abundant seating, decorative hardscape, formal landscape, large shade trees, thoughtful public art, clear store fronts, festive outdoor dining, and interactive plaza events encourage visitors to stay and explore the area.

The Red Lamp Plaza benefits substantially from its location along Main Street, near Eastern Arizona College. While the Red Lamp Plaza site concept features internal and on-street vehicular parking options, the parking quantity portrayed on the current plan is minimal. Red Lamp Plaza is viewed as a multi-modal destination where visitors walk or bike from the adjacent campuses, neighborhoods, civic buildings, parks, and Main Street attractions. Supplemental surface parking could be constructed near the site, or structured parking could be incorporated into Red Lamp Plaza itself (i.e. underground parking or parking garage).

On-Street Parking Along Main Street

On-street parking is convenient to patrons. Pedestrian portals to interior parking lots support walkability. The Red Lamp Plaza Concept illustrated in Figures 18 and 19 offers a variety of amenities and opportunities for outdoor activities such as art fairs, farmers market, jazz under the stars and other family-oriented events, making this area the heart of Downtown Thatcher and a social destination.

Public Art

Public art can be used to celebrate the history of the Town and also enhance curb appeal.

Desert Appropriate Vegetation

Drought-tolerant native plants reinforce the character and identity of Thatcher while promoting water harvesting, drip irrigation and other forms of water conservation. Trees providing shade enhance space appeal and invite residents and visitors to extend their stay.

Signage and Wayfinding

Banners and directional signs assist with wayfinding by directing residents and travelers to the different destinations in the Town Center. A banner system can be used as a wayfinding marker and as a branding tool for Main Street.

Utilities

All utilities are underground to support a clutter-free, walkable streetscape.

Figures 18 and 19 illustrate the Red Lamp Plaza concept.

RED LAMP PLAZA CONCEPTUAL SITE PLAN



Figures 18: Red Lamp Plaza concept



Figures 19: Red Lamp Plaza Concept



Highway 70 Corridor Northeast Gateway (Auto-oriented)

The segment of Highway 70 east of Main Street and the Town Center Character Area, stretches from North 1st Avenue to North 20th Avenue and functions as the main eastern gateway of the Town. This segment supports the automobile-oriented, higher-intensity development of the Northeast Gateway Character Area establishing this segment of the Highway 70 Commerce Corridor as an auto-oriented segment serving the region. Existing businesses along the corridor include the Gila Valley Plaza, Safeway, Bashas a variety of restaurants and hotel/hospitality uses such as the Comfort Inn & Suites Thatcher-Safford, and the SpringHill Suites by Marriot

With its auto-oriented focus, businesses set back from the highway with adequate off-street parking and common controlled access to reduce traffic conflicts. Existing strip commercial development along the corridor needs revitalization. Additional strip development is discouraged.

Northeast Gateway Commerce Corridor Vision

Commercial developments located along the Northeast Gateway Commerce Corridor segment of Highway 70 conveys a strong visual image. The attention paid to design reflects the character of Thatcher and its revenue generation contributes to the Town's long-term economic vitality. The particular nature and location of each development affects a project's specific design solution. Overall, development among this segment invigorates the public realm by incorporating quality gathering spaces, plazas, and public art when possible to convey the character of a shopping, services, hospitality and entertainment auto-oriented "Village Commerce District" destination.

Northeast Gateway Commerce Corridor Concept

The goals and policies included in this section encourage the highest level of design quality and creativity and recognize the importance of parking and circulation design to the success or failure of commercial enterprises. Applicable zoning district site-specific development standards should support the goals and policies included in this section.

Goals and Policies for Northeast Gateway Commerce Corridor

GOAL 2: Revitalize the Northeast Gateway Commerce Corridor segment of Highway 70 as a vibrant auto-oriented regional destination.

POLICIES

1. Revitalize the Northeast Gateway Commerce Corridor segment of Highway 70 as a vibrant auto-oriented regional destination in conformance with all applicable guidelines and direction provided in this section.
2. Ensure that development along the Northeast Gateway Corridor furthers the intent of the Northeast Gateway Character Area (Exhibit 5) by incorporating quality mixed-use, employment and auto-oriented retail in a manner that:



Town of Thatcher General Plan

- a. Defines street edges to create visual continuity, eliminate visual clutter, and support a pedestrian environment while maintaining an auto-oriented scale;
 - b. Designs surface parking to minimize negative visual impact;
 - c. Avoid linear arrangement that does not encourage multiple shopping stops;
 - d. Encourage inward-focusing arrangement to create a “village” feeling and encourage multiple shopping stops;
 - e. Provide strong connection to adjacent office/commercial areas;
 - f. Design service areas and loading/unloading areas consolidated, internalized and screened from public view; and
 - g. Separate parking areas when feasible and possible to reduce expansiveness and provide overlap opportunities;
3. Incorporate the latest access, circulation, and parking best practices in site design:
- a. Require that site access and internal circulation promote safety, efficiency, and convenience;
 - b. Avoid conflicts between vehicles and pedestrians;
 - c. Provide continuous circulation throughout the site to the greatest extent possible.
 - d. Prohibit the use of dead-end driveways;
 - e. Incorporate adequate areas for maneuvering, stacking, truck staging, loading and emergency vehicle access as part of site design;
 - f. Incorporate pedestrian and bicycle connectivity to adjacent residential areas to eliminate the need to access via collector road system;
 - g. Design access roads to ensure that they serve non-residential and adjacent residential uses;
 - h. Encourage the use of shared driveways and quality site design to minimize access points along Highway 70;
 - i. Design parking lots with a clear hierarchy of circulation:
 - i. major access drives with no direct access to parking spaces;
 - ii. major circulation drives with little or no parking; and
 - iii. parking aisles for direct access to parking spaces.
 - j. Provide separate access and circulation for loading and service areas whenever possible; and



- k. Clearly define pedestrian paths from parking areas to primary building entrances and sidewalks along the site's perimeter.
4. Permit residential development in PAD and master plans along Highway 70, provided that commercial, hospitality, employment and other non-residential uses are located along the highway corridor and residential is located on the next tear.

Development Guidelines for the Northeast Gateway Highway Corridor

General Design Objectives

Non-residential development along the Northeast Gateway Commerce Corridor segment of Highway 70 should:

1. Establish a distinct architectural and environmental image to distinguish the auto-oriented focus of the Northeast Gateway Commerce Corridor as a "Village Commerce District" while sustaining the character of an auto-oriented gateway commerce corridor;
2. Consider the scale, proportion and character of development in the surrounding area;
3. Establish attractive, inviting, imaginative and functional site design that integrates building siting, parking areas, and high quality architectural and landscape design to define the character of this segment of the commerce corridor traversing the Northeast Gateway Character Area;
4. Provides proper access, visibility and identity.
5. Facilitate and encourage pedestrian activity from surrounding development and mitigate adverse automobile-oriented planning patterns;
6. Minimize incompatible impacts of noise, light, traffic and visual character along areas abutting residential neighborhoods;
7. Preserve and incorporate natural amenities unique to the site such as maintaining Thatcher's view corridors, including mature trees along the highway corridor;
8. Define the character of Thatcher;
9. Avoid a sea of parking lots by incorporating landscaped islands; and
10. Include parking shade structures incorporating solar energy to minimize utility costs when feasible and appropriate.



Entry Area and Entry Features

An entry area is the transition area between the public street access point and the development entrance. This area includes the entry driveway, access to parking areas, and access to drive-through businesses. The entry area sets the image and identity of a development parcel. It also conveys the character and identity of the Northeast Gateway Commerce Corridor segment of Highway 70. Signage, monumentation or entry features and landscape define the entry area. Figures 20 and 21 illustrate the character of a “Village Commerce District.”

Entry Area and Entry Features Guidelines

In addition to conformance with all applicable standards and guidelines included in the corresponding zoning district, all new development and redevelopment along the Northeast Gateway Commerce Corridor segment of Highway 70 must conform with the following entry area and entry feature guidelines.

1. Project entry signage complies with all applicable signage guidelines and is integrated into the surrounding landscape;
2. Avoid planting trees or shrubs within the visibility area of any entry driveway for traffic visibility purposes;
3. Prohibit parking along the major entry driveway;
4. Utilize accent plant materials or specimen trees at formal building entries without encroaching into the streetscape setback at the site entries or at sign locations;
5. Define drop-off areas with special landscape materials and enriched paving; and
6. Invigorate the public realm by incorporating quality gathering spaces, plazas, and public art when possible to convey the character of a shopping, services, hospitality and entertainment auto-oriented “Village Commerce District” destination.



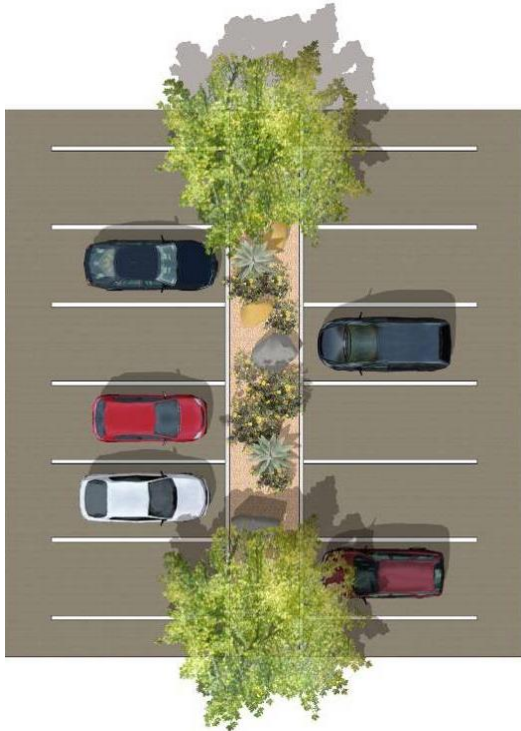
Figures 20: Character of a “Village Commerce District.”



Figures 21: Character of a “Village Commerce District.”

Surface Parking

In addition to complying with all applicable zoning district standards, design parking areas visible from US Highway 70 to minimize the visual impact of surface parking lots, mitigate heat/glare and reduce heat island effect through the provision of landscaping, and provide accessible, safe circulation within and adjacent to the parking areas. Parking areas include parking stalls, parking aisles, drive aisles, and other associated on-site vehicular areas. Figure 22 shows parking planter bays. Figure 23 shows parking shade structures including solar panels.



Surface Parking Guidelines:

1. Divide surface parking areas with design elements or building siting and include landscaped parking bays to reduce the adverse visual, glare, and heat impact of large paved areas.
2. Provide appropriate landscape screens around parking areas to reduce adverse visual impact of large paved areas.
3. Select landscape materials that are compatible with those used in adjacent streetscapes and overall on-site landscaping.
 - a. Required trees in parking bays at a ratio of one tree per every six (6) linear stalls.
 - b. Arrange trees in geometrical pattern in regularly spaced planter bays to create a formal look.
- c. Trees must be located in planter bays to provide shading effect to the asphalt areas.
- d. Drop-off areas must be clearly defined with special landscape materials and enriched paving.
- e. Used shrubs in planter bays to screen cars from street frontages, property lines, entry drives and pedestrian walkways. Additional shrubs can be planted in planter bays to further reduce large areas of unbroken paving. All other disturbed surfaces shall be covered by groundcover and/or inerts.
- f. Incorporate parking shade structures in surface parking design when feasible and appropriate.

Figure 22: Planter Bays



Figure 23: Parking Shade Structures Including Solar Panels

Highway 70 Corridor West Gateway

Development along the segment of Highway 70 west of the Town Center and outside of Town limits will require annexation prior to occur. Most of the vacant land in Graham County located along this segment of Highway 70 and its vicinity is zoned for agriculture. State statutes requires annexed land to come into the Town under an equivalent zoning district. Therefore, it is anticipated that this segment of the Highway corridor will be more rural in character than the pedestrian-oriented Town Center/Main Street and the automobile-oriented Northeast Gateway segment of the Highway 70 commerce corridor. Cleanup of lots fronting the highway to enhance the western gateway into the Town was proposed by community members during the visioning process as a high priority.

GOAL3: Support the Highway 70 corridor west of the Town Center Character Area/Main Street as the thriving rural gateway of Thatcher.

POLICIES

1. Require Conformance with development guidelines and design objectives included in this section.
2. Protect and encourage local agriculture and sustain and enhance the rural character of this segment of Highway 70 by:
 - a. Attracting businesses that support agriculture including feed stores, agricultural equipment, and other businesses permitted by right in agricultural districts in the zoning code.
 - b. Encouraging community-based eco-tourism by supporting businesses offering guided tours to regional amenities, local shops and retail and other adventure tourism uses compatible with the rural character of this area.
 - c. Supporting local food system by allowing green houses, hydroponics, aquaculture, contained farms, and other forms of contained agriculture as standalone businesses, as parts of PADs, or as accessory uses in low density residential lots.



Small Green House
(Contained Farm)



1 Online

- International Markets

2 Wholesale

- Local Grocers
- Local Stores
- Others

3 Local

- Restaurants
- Breweries
- Bars and grills
- Farmer Markets

Figure 24: Home-based, Local Food Micro-businesses Reaching Larger Markets

3. Work with Graham County to identify and enforce blight abatement mechanisms to clean debris on frontage properties to enhance the sense of arrival to the Gila Valley region, Graham County and the Town of Thatcher.
4. Define the west gateway of Thatcher along Highway 70 to convey a sense of arrival to Town that reflects the rural character of west Thatcher.
5. Partner with ADOT, Graham County and Safford to identify the best route to create a Gila Valley bicycle/jogging shared path connector to the existing shared path loop to supports healthy, active lifestyles in the region and attract cyclists to an eco-tourism destination that celebrates the scenic views of Mt. Graham and the Gila River Corridor by connecting the rural gateway of Thatcher to:
 - a. The Gila River;
 - b. Thatcher Park;
 - c. The Town Center Character Area/Main Street;
 - d. Eastern Arizona College;
 - e. The Reay Lane regional shared path;
 - f. Thatcher Splash and Skate Parks;
 - g. Mount Graham Golf Club; and
 - h. Safford via shared path on Golf Course Road.

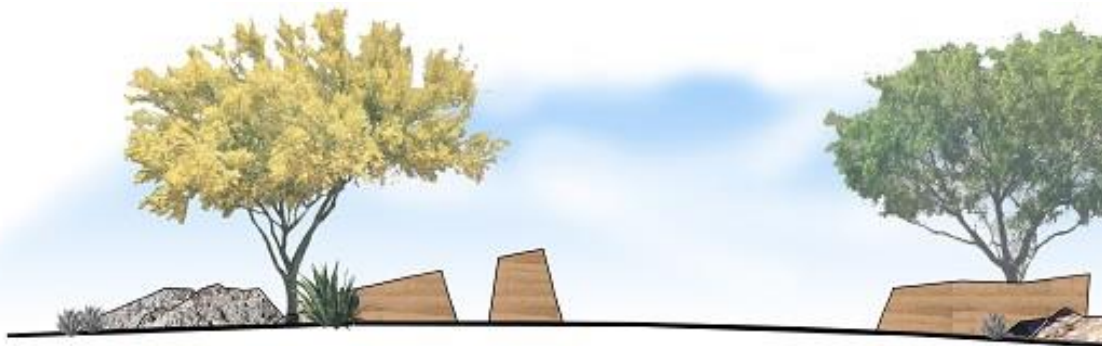


Figure 25: Share Path Connecting West Thatcher to the Town Center

6. Permit residential development in PAD and master plans along Highway 70, provided that commercial uses are located along the highway and residential uses are located on the next tear.



West Highway 70 Commerce Corridor Vision

This segment of Highway 70 conveys a rural character, supports the needs of established non-crop agriculture businesses and permits agriculture related commercial, including farm stands, contained agriculture (greenhouses, local food gardens, hydroponics, and similar forms of contained farms) local food-related home businesses, garage industry, community-based eco-tourism, including adventure tourism businesses, recreation-related, trails, trails heads and residential very low density as a second tier with commercial uses along the road.

Development Guidelines for the West Highway 70 Corridor

General Design Objectives

Non-residential development along the West Highway Corridor:

1. Establishes a sense of arrival to the Town by defining the west gateway of Thatcher in conformance with the guidance provided in the Connectivity, Access and Mobility Element.
2. Provides a variety of deep setbacks from Highway 70, creating an informal pattern that conveys the relaxed character of the adjoining rural areas.
3. Roadway edges without curb, gutter, or sidewalk support an informal streetscape that conveys the rural character of the area.
4. Buildings are spaced apart rather than lined up to maintain a sense of intermittence that conveys spaciousness.
5. Setback area, front of buildings, building facades and signage are maintained clean of debris and clutter.
6. Agriculture, agriculture-related, and eco-tourism-supporting commercial uses front the highway corridor followed by agriculture, very-low density, or low-density residential uses.
7. A shared path connector to the Reay Lane shared path loop is developed to take advantage of the striking views and support connectivity to Thatcher's major destinations for cyclist and joggers.
8. PADs including a mix of uses in character with the rural identity of this area are encouraged provided that the uses fronting Highway 70 conform to all applicable design objectives in this section.
9. Trails along washes provide connectivity to Thatcher and Graham County trail systems.