

YOUR INPUT IS NEEDED!

The success of the Town's General Plan Update depends on you. The Town has established a webpage to post information on the project's progress. The [What's New: Thatcher General Plan](#) page will include information on how you can participate, including opportunities to attend meetings, offer comments and input, and ask questions.

Imagine Thatcher!



TOWN OF THATCHER

3700 W. Main St.
Thatcher, AZ 85552

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[What's New: Thatcher General Plan](#)



THATCHER GENERAL PLAN UPDATE

KEY DEFINITIONS

What you Need to Know About the General Plan Update Process

Together We Imagine Thatcher's Future!



KEY CONCEPTS

THATCHER DESIGNATED PLANNING AREA:

The entire planning area including areas outside of the current Town's corporate boundary that may be incorporated in the future.

PLANNING AREAS: All growth, infill, and character areas are planning areas.

GROWTH AREAS: These are areas with development potential located inside Town limits and within the Thatcher Designated Planning Area. Establishing growth areas as part of the General Plan planning process is mandated by the Arizona Revised Statutes.

INFILL AREAS: Areas of the built environment served by infrastructure with few or small vacant parcels available for development.

CHARACTER AREAS: Places within the Thatcher Designated Planning Area that present unique opportunities and challenges requiring area-specific strategies. Examples of Character Areas in Thatcher include the Highway 70 Corridor, Neighborhoods, and the Eastern Arizona College areas.

GENERAL PLAN: The Town of Thatcher General Plan serves as the road map containing the vision, goals, policy direction, and implementation strategies needed to create a healthy community with a vibrant economic base. It sums the vision of the community that will guide future development within the Town.

GENERAL PLAN ELEMENTS: The chapters of the General Plan. The General Plan Update will include the following required elements:

- Growth Areas
- Land Use
- Transportation/Circulation
- Parks, Recreation, Trails and Open Space
- Water Resources



KEY CONCEPTS (CONTINUED)

- Environmental Planning
- Public Facilities
- Economic Development
- Cost of Development
- Energy

The General Plan will also address Highway 70 beautification efforts.

VISION STATEMENT: A statement summarizing the desired outcome of the community.

Example: Located in the heart of the Gila Valley, Thatcher is the geographic center of a growing, healthy and vibrant economic region. Combining geographic location and transportation access, Thatcher boasts some of the region's prime retail locations and amenities. The Town of Thatcher is a regional economic hub supporting a vibrant and healthy community.

GOALS: General statements expressing the desired outcomes and supporting the vision the community of Thatcher seeks with regards to the future development of the Town.

Example: Take economic development advantage of the Highway 70 corridor.

POLICIES: Action statements supporting goals, providing a framework for present and future decisions and guiding the formulation of specific programs and strategies enumerated under the implementation measures.

Example: Ensure that development along Highway 70 supports revenue-generating land uses.

IMPLEMENTATION MEASURES: Specific actions or strategies required to carry out the policies of the General Plan and achieving or implementing its goals.

Example: Work with ADOT to ensure that future road capacity efforts support a vibrant Highway 70 Commercial Corridor.



PROJECT MILESTONES

PHASE 1: Project Scoping (January 2019)

PHASE 2: Document Review
(February-March 2019)

PHASE 3: Background and Current Conditions (April-June 2019)

PHASE 4: Community Meetings/Visioning Process
(October-December 2019)

PHASE 5: Growth Areas, Land Use Alternatives and Highway 70 Concepts
(January – February 2020)

PHASE 6: General Plan Draft Document
(January-April 2020)

PHASE 7: 60-day Agency Review
(May to July 2020)

General Plan Final Document
(August 2020)

PHASE 8: General Plan Adoption Public Hearings
(September 2020)

For more information visit: [WHAT'S NEW: THATCHER GENERAL PLAN](#)