



TOWN OF WICKENBURG

Property Maintenance: The Wickenburg Way

JT Stone, Community Development Specialist

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Agenda

- What is Property Maintenance and Purpose
- Code Comparison
- Key Definitions and Terminology
- Enforcement Process and Responsibilities
- Citations & Abatements
- Questions, Feedback, and Next Steps

Purpose & Scope

- Preserve **public health, safety, and neighborhood integrity**
- Promote **voluntary compliance** with basic maintenance standards
- It's local, aligns with **The Wickenburg Way: Responsibility, Respect, and Community**
- Fulfills commitment to the Strategic Plan of the Town Council

Property Maintenance Examples

- WHAT IT IS
 - Weeds, Overgrown vegetation
 - Inoperable Vehicles
 - Unsafe structures, or Unsecured
 - Accumulation of debris, manure, or garbage
 - Green or Hazardous pools
- WHAT IT'S NOT
 - Lighting issues: Western Skies
 - Signs and Banners
 - Grading land
 - Construction issues and Setbacks

Code Comparison

- CURRENT

- Criminal Pathway
- Less tailored for rural needs
- Not adapted to local values
- Code official lacks citation authority
- Lenient on repeat offenders

- PROPOSED

- Civil Citation Pathway
- Adapted for rural lifestyle
- Built for “The Wickenburg Way”
- Code official gains citation authority
- Recidivists may face criminal charges

Key Definitions

- **Blight** – Neglect, decay, visual property disorder
- **Debris** – Junk, trash, discarded unsafe materials
- **Unsafe Structure** – Hazardous, damaged, unsecured building condition
- **Recidivist** – Repeat violator within two years
- **Abandoned Vehicle** – Inoperable, unregistered, unmoved vehicle present
- **Code Official** – Town enforcement lead, designated authority
- **Abate**- Reduce, remove, or fix the violation

Enforcement Tools

- Generally, starts with notice, (verbal or written) educate before citing
- Offer solutions in the Wickenburg Way
- Fix-it period before citation issued, in most cases
- Civil citation if problem not resolved or if the violation is health & safety related
- Due process in court
- Code Official leads respectful enforcement effort
- Code Official can obtain “Inspection Warrants”

Penalties & Abatement (Proposed)

- **Civil Fine** – Starts at \$250
- **Repeat Violation** – \$500
- **Recidivist** – Repeat within two-year window
- **Misdemeanor** – Class 1 for chronic violations
- **Abatement** – Town may remove hazard after notice
- **Lien** – Town costs recovered from property owner

Civil Citations & Enforcement (Proposed)

- Generally civil citations issued if voluntary compliance fails
- Issued by Code Officials, and or Police
- Citation details: violation date, location, ordinance reference, court appearance date
- Penalties: \$250 for 1st violation, \$500 for 2nd in 12 months + abatement orders
- We are changing from criminal to civil penalties

Summary Points

- Maintains safety, pride, rural charm
- Encourages voluntary action generally before citation
- Supports property owners to achieve compliance
- Prioritizes dialogue, fairness, mutual respect
- Strengthens community trust and responsibility
- Reflects values of The Wickenburg Way

NEXT STEPS

- Continued review and discussions
 - Planning and Zoning with public engagement and recommendation to Council
 - Town Council final review and adoption

Questions?