

TOWN OF WICKENBURG

COMMISSION TRAINING

Steve Boyle



February 26, 2025

Town of Wickenburg

COMMUNITY DEVELOPMENT



AGENDA

- What is planning and history thereof
- Legal Authorities
- Public Participation
- Role of Officials
- General Plan
- Zoning



STAFF

- Steve Boyle- Community Development Director
- Kevin Bruce- Chief Building Inspector
- Dee McGarey- Community Development Specialist
- JT Stone- Community Development Specialist



WHAT IS CITY PLANNING AND THE HISTORY

Planning is the continuous process to guide the preservation, development, or redevelopment of a neighborhood, community and region. Planning is also the process of designing and managing the physical development of a town, including land use, infrastructure, transportation and public spaces, with the goal of creating sustainable, functional, and aesthetically pleasing communities that meet the needs of its residents while considering social, economic, and environmental factors.

History of various movements:

- Public Health late 1800s
- Garden City
- City Beautiful
- City Functional
- Zoning
- Environmental
- 1998 Arizona Growing Smarter Act
- Strongtowns Organization



FUNCTIONS OF PLANNING

Planning Should

- Preparing for the future
- Tool of identifying land use problems and developing sound solutions
- First things first (land use inventory)
- Sound development policy
- Coordinate decisions
- Educating and informing

Planning Shouldn't

- Be a one shot deal
- Solve all problems
- Correct all past mistakes
- Be used to promote special interests
- Be used to exclude others from the community



LEGAL AUTHORITY

- Arizona Revised Statutes
- Police Power 10th Amendment
- Aware of constant changes
- General Plan
- Zoning Laws
- Subdividing Regulations
- At least 5 members
- Appointed positions
- Recommending/Advisory Body
- Rezones, Use Permits, Development Review, Text Amendments
- Majority Vote and Super Majority
- Open Meeting Law Training



PUBLIC PARTICIPATION/HEARINGS

Commission has the responsibility to inform and educate the community on the purpose and benefits of planning. Well run meetings and open public participation are vital to the ability of the commission to make informed and effective decisions.

- Public business must be conducted in public (don't ask about opinions in private)
- Public body and quorum of members
- Public Notices 24 hours
- Community Outreach
- Overloaded Agenda not ever recommended
- Call to the Public and discussion
- Executive Sessions
- Meeting Decorum
- Public Hearings



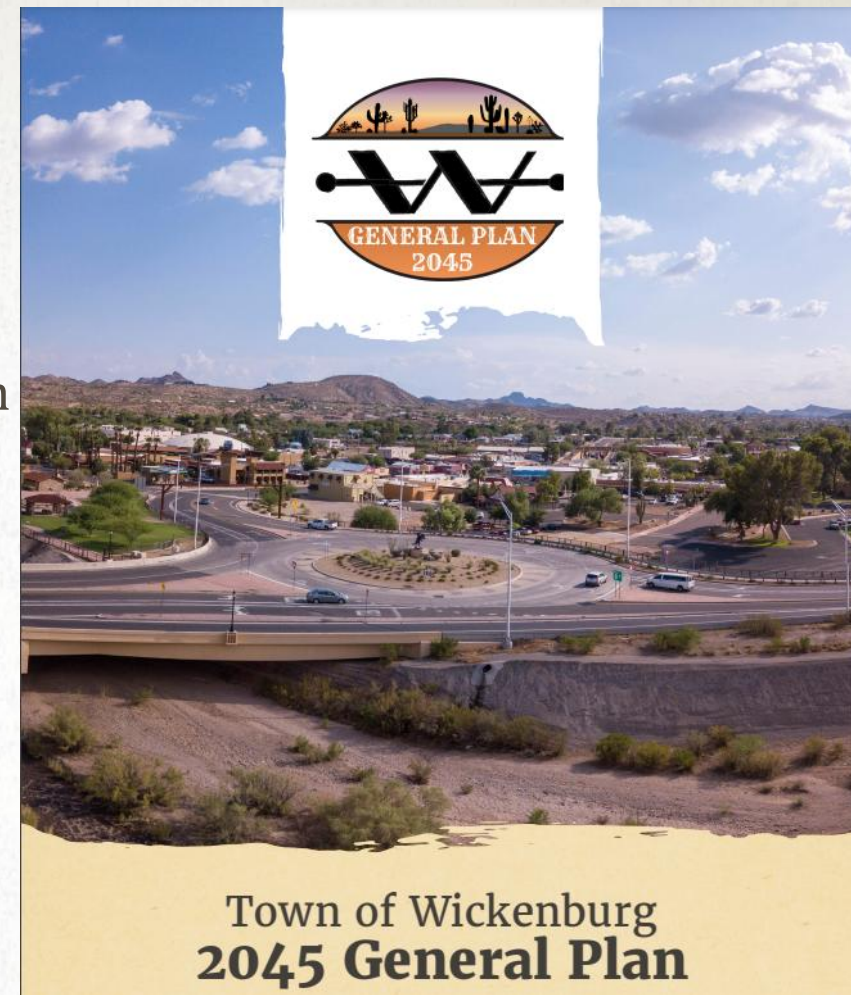
ROLE OF COMMISSIONERS

- Civic-Mindedness
- An interest in bettering one's community as a whole
- An interest in planning and development
- Open minded and objectivity
- Team player
- Ability to express oneself clearly and concisely in public
- Enough "free" time to prepare for meetings
- Conflicts of interest minimal
- Read and familiarize with GP
- Advisory Body to Town Council
- Working Relationships
- Stay in your lane

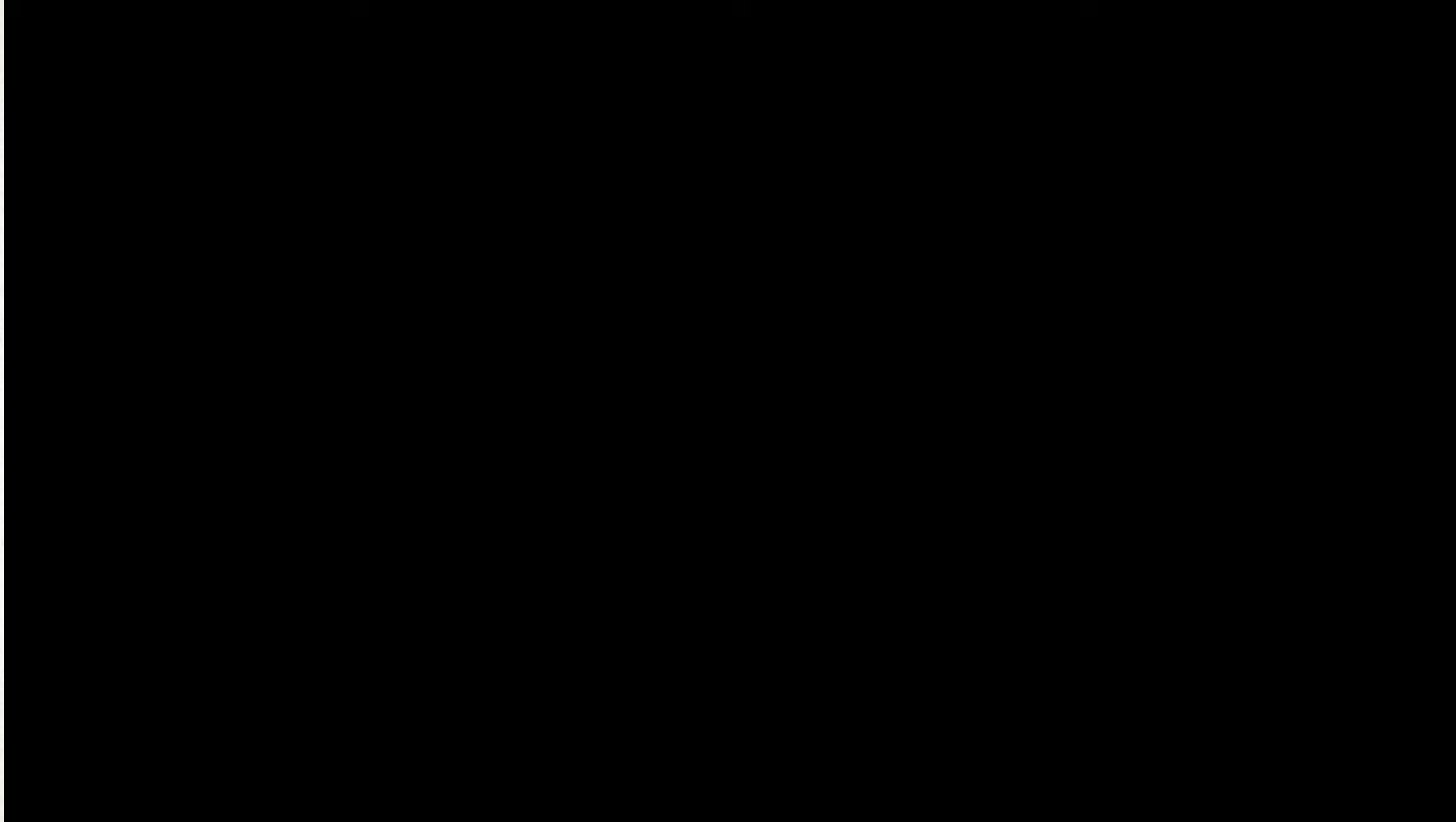


GENERAL PLAN

- “By failing to prepare, you are preparing to fail” Benjamin Franklin
- Vision for the next 15-20 years
- Approved by Council on Sept. 02, 2024
- Partner to Zoning
- www.wickenburggeneralplan2045.com
- Land Use, Circulation, Economic Development, Environmental Planning, Open Space, Public Facilities and Services

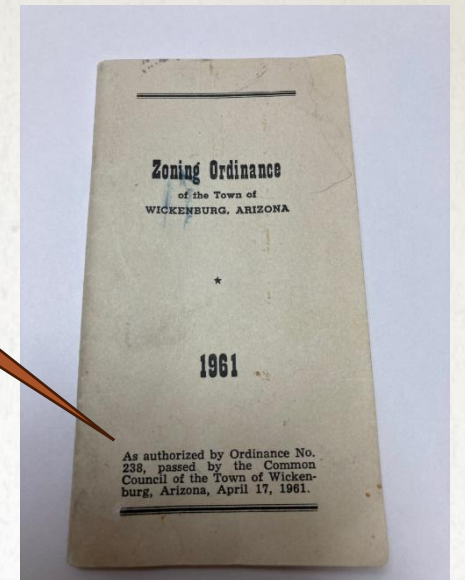


ZONING, WHAT IS ZONING?



ZONING CODE

Not the
Orig



- Legally binding document of land use regulations- History in America
- History- 1953 adopted in Wickenburg
- Provides the development standards for land uses such as building setbacks, lot sizes, building height, parking requirement, landscape, signs, etc.
- Conserve property values, Orderly growth, Regulating aesthetics
- Update Zoning Ordinance-Change is inevitable.
- Zoning gives the Town some control over its land uses, appearance, and quality of life in the present and future. Zoning can work against historic mixed-use neighborhoods in older areas of town and housing affordability.
- Ask not which rules should be changed, but what outcomes we want to achieve

ZONING CODE (CONT)

- Relationship to General Plan
- Zone Changes vs Text Amendments
- Mixed Use evolution- Ancient/Old vs New
- Sustainability
- Innovation and Technology changes
- Signs
- Design/Development Review

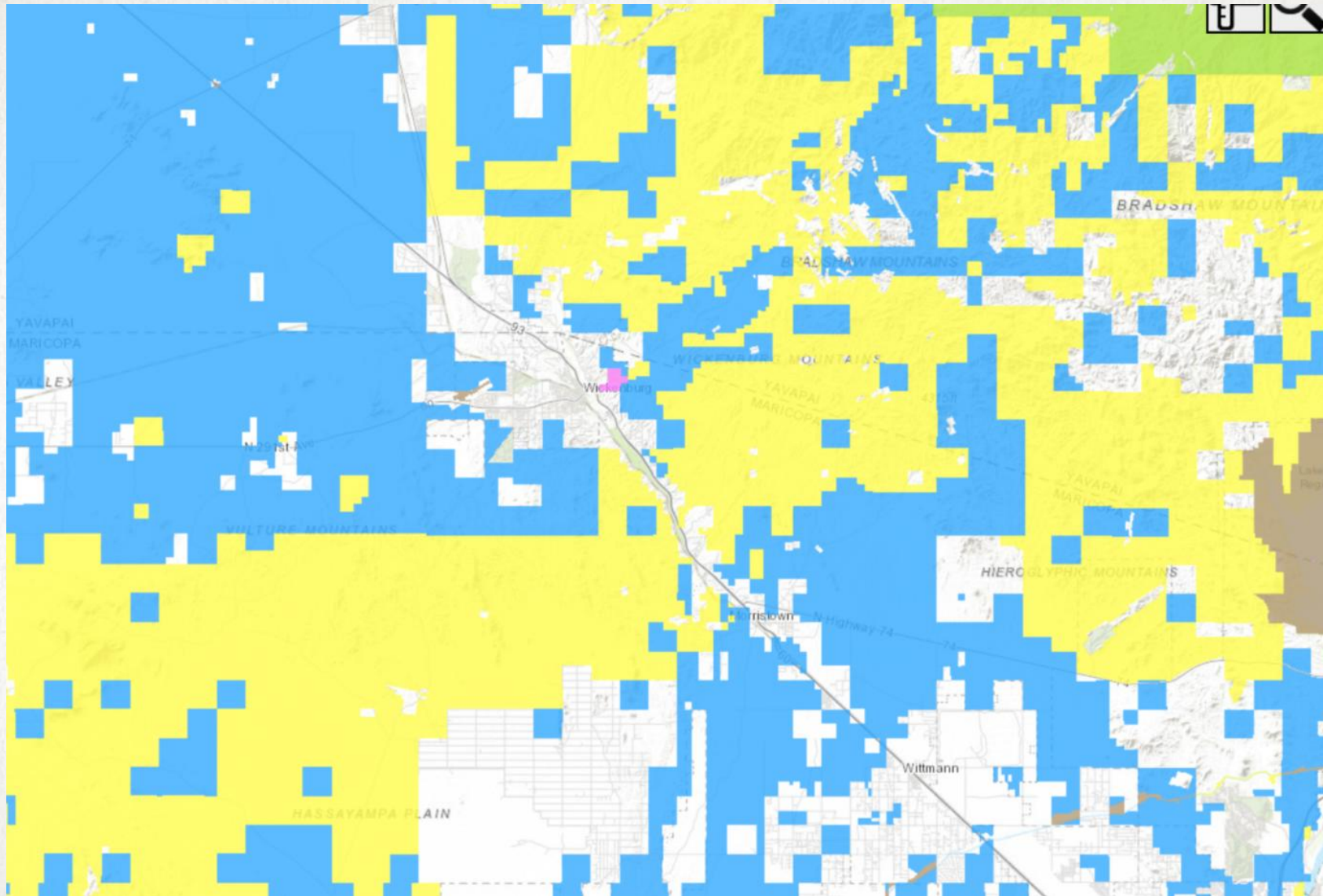


SUBDIVISION CODE

- Can I split my lot and sell it?
- 4+ Lots
- Development Process (Pre-plats)
- Street Standards (private)
- Lot Standards
- Modernizing standards
- Growth pays for itself

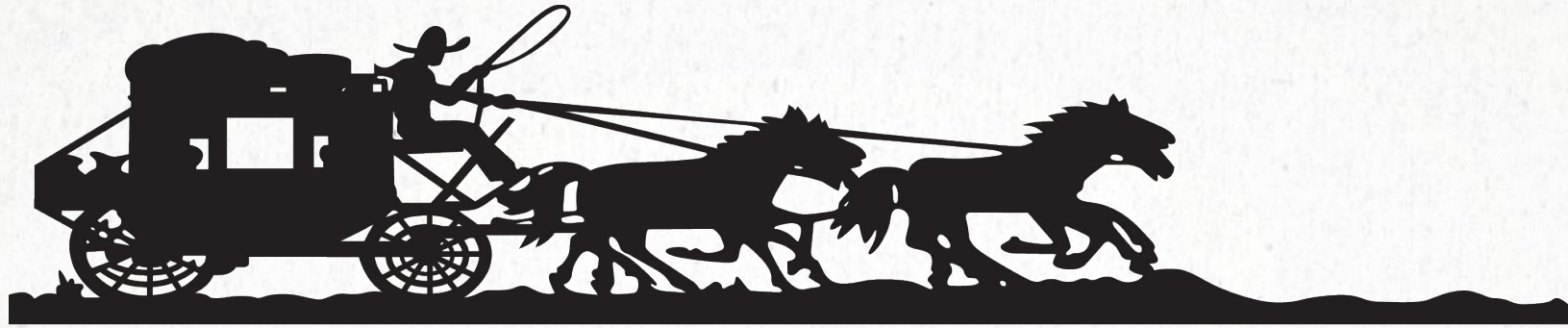


LAND OWNERSHIP



Town of Wickenburg

QUESTIONS



Town of Wickenburg