



TOWN OF WICKENBURG

Property Maintenance: The Wickenburg Way

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Purpose

- Protect health, safety, community pride
- Transition from criminal to civil enforcement
- It's local, aligns with **The Wickenburg Way**: Responsibility, Respect, and Community
- Fulfills commitment to the Strategic Plan of the Town Council
- Code Officials issue citations directly when needed

Property Maintenance Examples

- WHAT IT IS

- Weeds, Overgrown vegetation
- Inoperable Vehicles
- Unsafe structures, or Unsecured
- Accumulation of debris, manure, or garbage



- WHAT IT'S NOT

- Lighting issues: Western Skies
- Signs and Banners
- Grading Land
- Construction issues and Setbacks

Current System

- Based on International Property Maintenance Code (2012)
- Criminal pathway dominates our enforcement model
- Code Officials cannot issue citations directly
- Slower compliance, heavier legal process
- Higher costs for Town and residents
- Not fully aligned with the Wickenburg Way

New Ordinance 10-5

- Local standards tailored for Wickenburg
- Civil citations replace criminal defaults
- Code Officials empowered to cite directly when needed
- Emphasis on education, conversation first
- Balanced approach: compliance before punishment
- Supports community pride, western heritage

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 Pathway

- Start with education and conversation
- Courtesy notice explains violations clearly
- Notice of violation warns of possible citation
- Civil citations issued directly by officials
- Inspection warrants available through court
- Recidivists may face misdemeanor charges
- Streamlined process: compliance, not punishment

Property Standards

- Structures must be sound and safe
- No unsecured or boarded-up openings
- Exterior surfaces maintained in good repair
- Yards free from trash and debris
- Landscaping trimmed, safe, and maintained
- Vehicles limited, screened, or covered

Land & Nuisance Issues

- Remove weeds, tumbleweeds, and hazards
- No stagnant water or unsafe pools
- Graffiti removed promptly
- Manage animal waste and manure piles
- Prevent pest infestations of unsafe conditions

Vacant / Unsafe Properties

- Must remain secured and well maintained
- Unsafe structures subject to condemnation
- Demolition possible for dangerous buildings as per the Town
- Town may abate and lien costs
- Emergency action for immediate safety threats
- Reinforces western pride in neighborhoods

Penalties

- Civil citation: \$250 first offense
- Civil citation: \$500 second offense
- Direct citations issued by Code Officials
- Town may abate and lien a property
- Fair, common-sense Wickenburg Way enforcement
- Recidivists may face misdemeanor charges

Impacts

- Protects health, safety, and the community
- Preserves western character, rural identity
- Streamlined civil approach reduces court burden
- Officials empowered with direct enforcement tools
- Improves compliance rates and cooperation
- Supports balanced and fair enforcement, the Wickenburg Way

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

- Commission discussion and community feedback
- Recommendation for Approval to the Town Council
- Staff works with Town Attorney to create official ordinance
- Ordinance returned to Council for adoption
- Focus on compliance, not punishment

Questions?