



TOWN OF WICKENBURG

Annexation Strategy

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Annexation Overview

- Annexation is the process of expanding the Town boundaries
- Supports growth through increased public revenues (sales, bed, property, state-shared)
- Can partially fund essential town services



Purpose of Strategy

- Established clear framework & priorities
- Aligns with Section 2-7 of the Town Code
- Fulfills an objective in the strategic plan for the Town Council
- Ensures strategic, beneficial annexations
- Reinforces 2045 General Plan Goal
 - LU-12

Goal LU-12 Annexations are strategic and guided by clear standards.

- Policy LU-12.1 Develop and regularly update an annexation policy to identify potential annexations and define proactive and reactive annexation measures.
- Policy LU-12.2 Evaluate the ability to properly serve and the cost of Town services, operations, and infrastructure maintenance before any proposed annexation. Perform fiscal and economic impact analyses prior to annexations to identify the tax revenue benefits and additional infrastructure and service costs associated with the annexation.
- Policy LU-12.3 Encourage annexations to include several properties and larger contiguous areas to improve service delivery and reduce service costs.

Legal Requirements

- Area must be contiguous to Town boundary (min. 300 ft)
- Minimum width: 200 ft (excluding right of ways)
- Length less than 2x width of boundary (shape)
- Petitions: $\leq 50\%$ property owners & $\leq 50\%$ assessed value
- State Trust Land needs Selection Board approval (not regular)
- Federal land annexation allowed without federal consent

Evaluation Criteria

- Ability to provide service within 10 years.
Infrastructure needs-Hwy 93 corridor example
Roads and utilities
- Fiscal impact analysis (cost vs revenue)
- Consistency with the 2045 General Plan & Strategic Plan
- Zoning compatibility
- Community support & engagement
- Road upgraded to Town standards



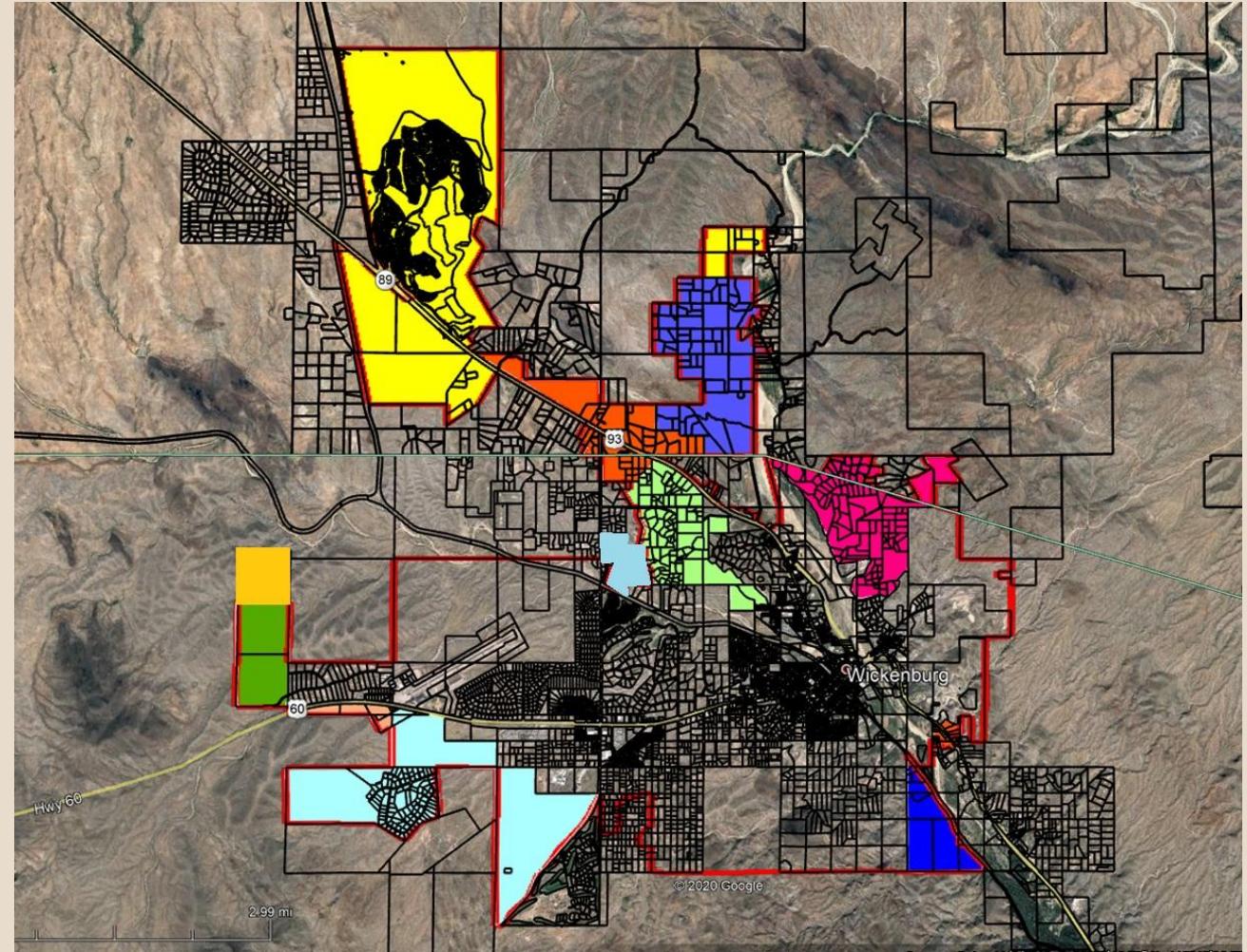
Evaluation Criteria (cont.)

- Subdivision infrastructure improvement before annexation
- Square off Town limits; reduce peninsulas
- Target areas with tax revenue potential
- Prioritize large, contiguous areas
- Opportunities for Town gateway signage
- Include revenue-generating commercial properties



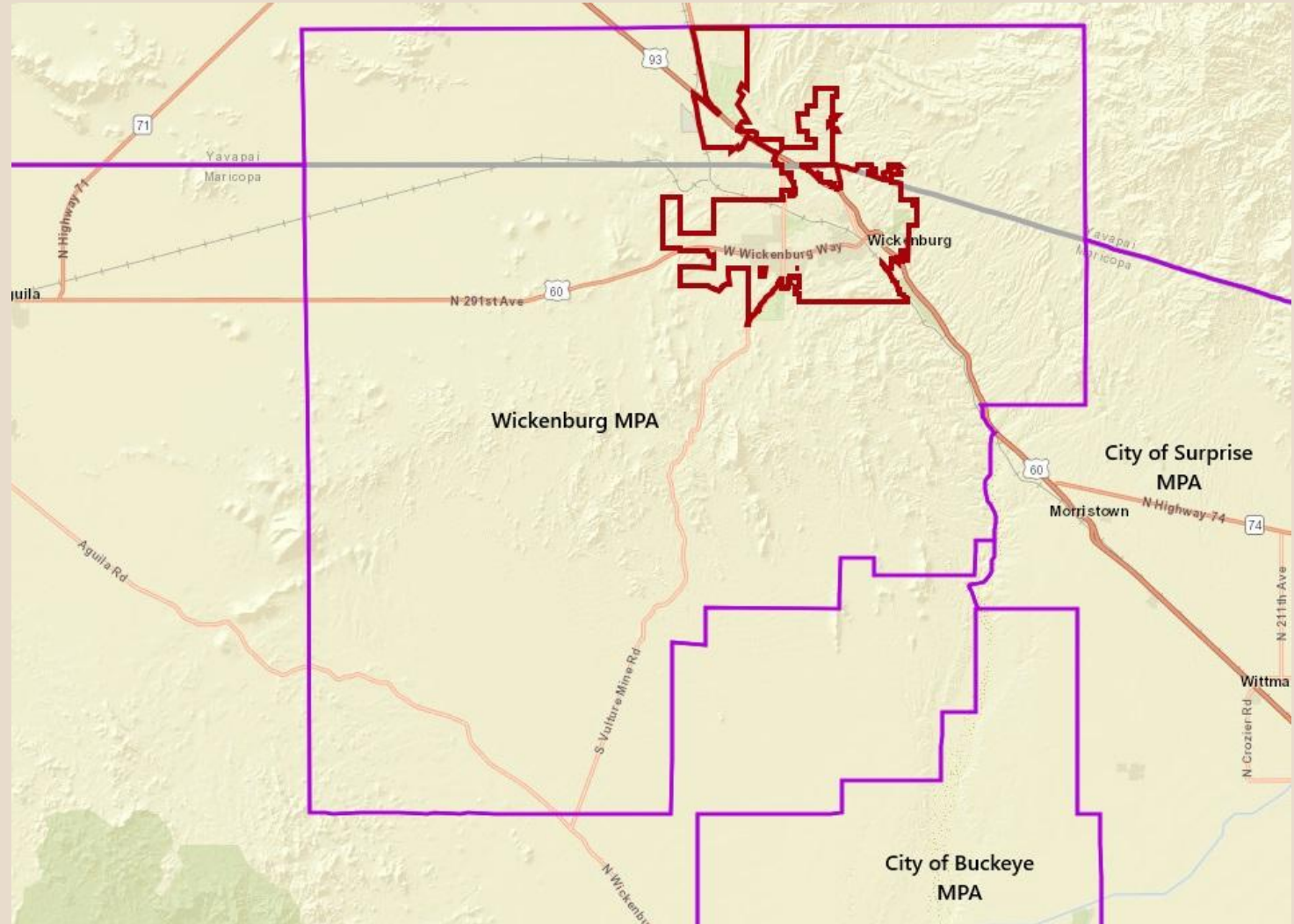
Annexation History

- Jurisdiction doubled in land area since 2005
- 27.23 Square miles or 17,400 Acres



Wickenburg Municipal Planning Area

- Town of Wickenburg MPA
 - 434 Square Miles

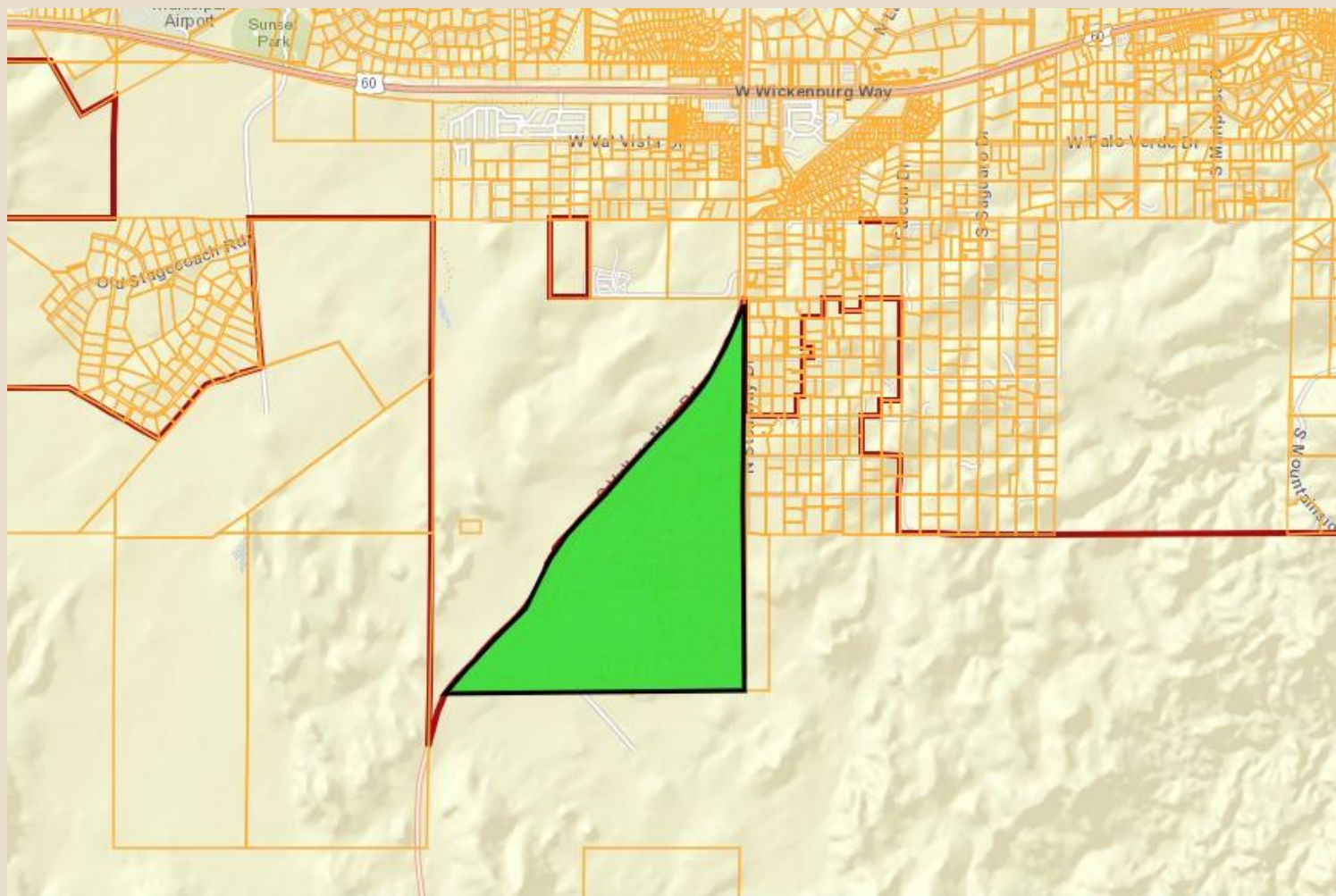


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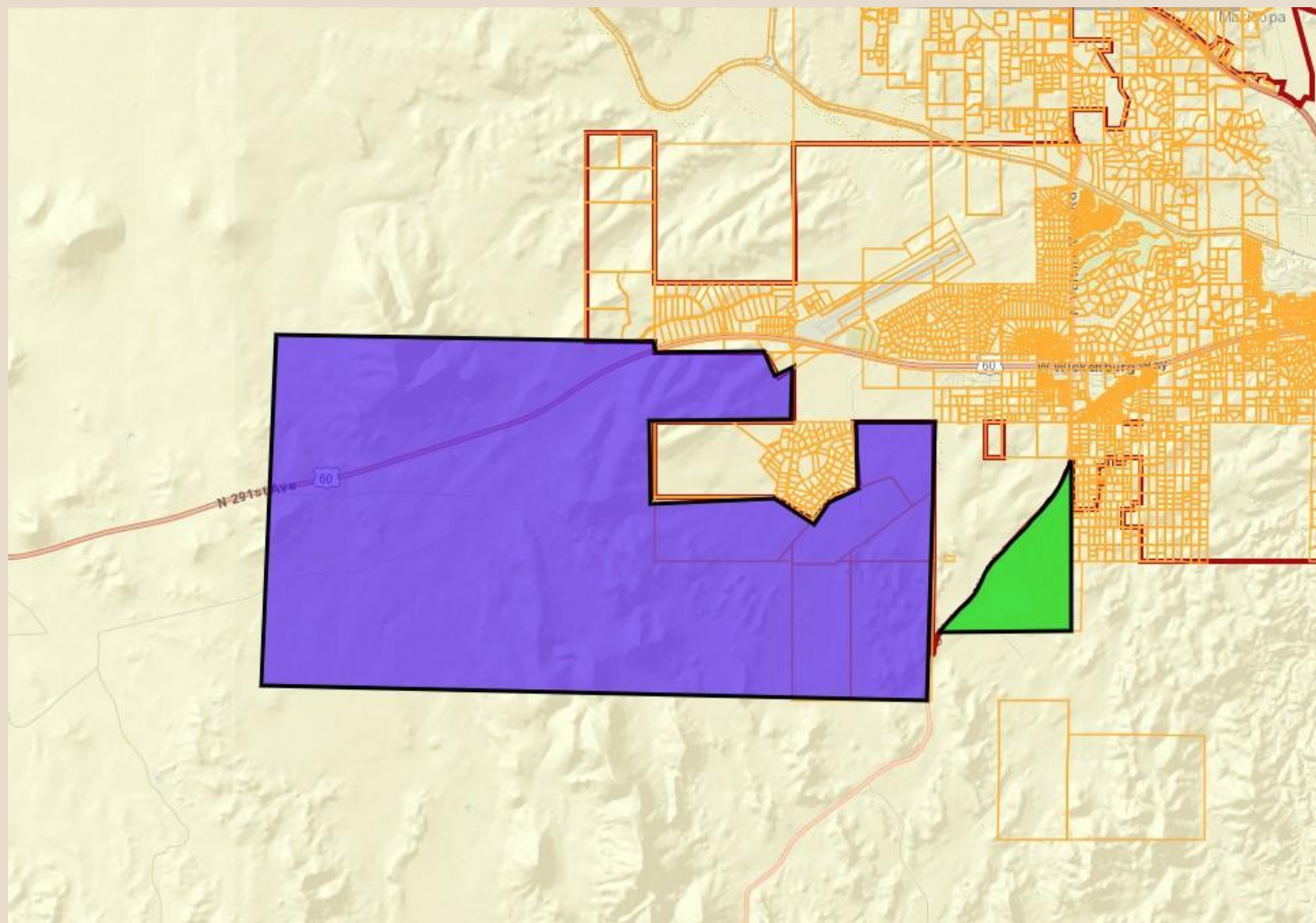
Proposed Priority Areas

- Southwest near Rancho de los Caballeros



Proposed Priority Areas

- Flying E Ranch & Interstate-11/US 60 Intersection



Pre-Annexation Agreements

- Tool for managing large project (e.g., Wickenburg Ranch)
- Often paired with Development Agreements
- Typically for commercial or large residential projects
- Not recommended or required for individual residential parcels

Fiscal Impact Assessment

- Each annexation proposal staff must:
 - ☐ Project growth & land use
 - ☐ Assess demand for services
 - ☐ Estimate revenues (sales, property tax, etc.)
 - ☐ Calculate infrastructure & service delivery costs

Conclusion

- A structured, forward-looking annexation strategy and provides the “why” to annex certain areas
- Supports:
 - Long-term community growth
 - Fiscal responsibility
 - Preservation of community character
- Enables informed decision-making for sustainable expansion



Next Steps

- Planning Commission recommendation of annexation strategy
- Return to the Town Council for formal adoption of the strategy via resolution
- Reconfigure the internal application documents and process based on the approved methods



Questions?