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TOWN OF JEROME

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STAFF SUMMARY REPORT

FROM: Brett Klein, Town Manager/Clerk

ITEM: **Item: Approval of The Updates to the Zoning and Subdivision Code, along with the Included Landscape and Streetscape Design Manual**

MEETING DATE: October 13, 2026

Summary:

The Town's zoning code has become quite outdated and inconsistent with contemporary best practices. In addition, it is a frequent source of frustration with staff and the public when faced with public requests and complaints. The Town was able to procure grants to complete a zoning code update, and streetscape and landscape design manual.

Policy writing is not a function grant authorities Typically provide funding for, so we were quite fortunate to have obtained considerable grant funding, along with a professional partner (The Planning Center) willing to work within our limited budget resources.

The final product is a living document that will help the Town address zoning and land use issues for years to come.

Fiscal Impact:

The ~\$31,000 project is nearly entirely grant funded. To-date we have received over \$16,500 in grant funding. The largest funding partner is The Sonoran Institute. They require the deliverable items (zoning, subdivision, streetscape and landscape policies) to be completed by October 31, 2026 in order to receive the funding.

Recommendation:

Staff recommend approval as the updates have addressed concerns of staff, the public, P and Z and the Council, and is required to receive the grant funding. **This is a living document that can be amended as the Council desires.**