



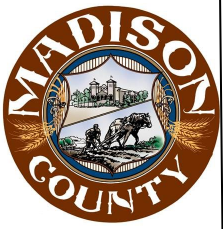
MADISON COUNTY

Planning and Zoning Commission

Wednesday February 25, 2026

Planning and Zoning Materials

Wednesday January 21, 2026
Meeting Minutes



PLANNING & ZONING COMMISSION

ABBREVIATED MINUTES –

Wednesday January 21, 2026

Audio Recording Available Upon Request in the PZ Office

Meeting Commenced: 5:30 p.m. - *This meeting was streamed electronically via Zoom.*

WELCOME:

Troy Thurgood - *PZ Commission Chair*

Roll Attendance – *Janice Bennett*

ATTENDEES:

Board of County Commissioners:

Todd Smith

Brent Mendenhall

PZ Commission Members:

Troy Thurgood

Kelly Jenkins

Kort Black

Nick Jensen

Arlene Anderson

Shane Ruebush

Eric Miller

Sharon Oakey

Matt Bitter

Planning Staff:

Gary Armstrong, *Administrator*

Janice Bennett, *P&Z Manager*

ROUTINE BUSINESS:

Sharon Oakey made a motion to approve January 14, 2026, P&Z Meeting minutes and **Kelly Jenkins** seconded with all present in favor with Arlene Anderson and Matt Bitter abstaining.

Administrator Gary noted that Troy Thurgood has served as Chair of Planning and Zoning for the past year and asked the group for any nominations. Kelly Jenkins motioned to nominate Troy Thurgood to continue as Chair; the motion was seconded by Sharon Oakey and passed unanimously. Administrator Gary then noted that Arlene Anderson has served as the Vice Chair for the past year and asked the group for nominations. Arlene nominated Eric Miller who declined the nomination at this time. Troy Thurgood moved to nominate Arlene Anderson to continue as Vice Chair; the motion was seconded by Kelly Jenkins and passed unanimously.

Commissioner Mendenhall thanked both Troy Thurgood and Arlene Anderson for a job well done and supports them in their continued position. He told the group that he appreciates everyone keeping the meetings focused and on track.

Troy Thurgood welcomed Matt Bitter to the group and thanked Sharon Oakey for her years of service and recognized that this would be her last night. Gary also welcomed Matt and introduced him to the group. He told the group that there were gift baskets for everyone and thanked them for their commitment to our community and enjoyed working with each of them.

FINDING OF FACT:

I. Preliminary Plat-Old School Subdivision- DL Beck, LLC

Motion to Approve and Accept: Kelly Jenkins

Second: Nick Jensen

Abstain: Arlene Anderson, Matt Bitter

Unanimous in favor of the motion with all present. Motion Passed

ADMINISTRATOR BUSINESS: Administrator Gary Armstrong gave a year in review for 2025 building activity in the county. He noted that about 77 residential building permits were issued 68 for single-family homes, 9 for manufactured homes, and 26 for accessory dwellings. He estimated this added roughly 200–230 people to the county’s population of 25,000, which is very slow growth. Gary also recounted permits for shops, agricultural buildings, and solar panels, mentioning only 23 solar panel permits despite the federal tax deduction. He concluded that the county’s growth rate has leveled off compared to previous years. Gary explained that the county created 164 new building lots over the past year. Only three subdivisions completed the final plat process—two commercial (including Bedrock Business Park) and one residential (Withers Estates). He highlighted the role of administrative processes, such as boundary line adjustments and lot splits, in creating nearly as many new parcels as formal subdivisions.

Commissioner Mendenhall expressed support for adjusting city impact areas, agreeing that these should reflect realistic growth prospects and avoid unnecessary complexity in codes and overlays. He welcomed the proposed changes, acknowledging there may be some resistance but felt the adjustments were justified. He also stated they are closely monitoring water legislation, noting that while the intent of previous laws was good, poor interpretation by state agencies caused problems. He is optimistic that legislative amendments will clarify the language and result in beneficial outcomes for the county.

Discussion Items:

Administrator Gary Armstrong outlined the priorities for 2026 code changes: updating the ADU (Accessory Dwelling Unit) code, simplifying and restructuring residential and industrial zones, and creating clear land use definitions. He talked about updating the Subdivision process and Development Standards. He emphasized the goal of making regulations easier to understand and apply. He talked about continued water issues and being able to adapt to the legislative changes. He added there is still work needed on the Sugar Area of Impact for zoning and amending Rexburg Area of Impact Boundaries. Gary clarified that the upcoming legal review of the new ADU ordinance would be conducted by their attorney Troy Evans and mentioned ongoing collaboration with David Decker, the building inspector, to ensure the right building code is applied for ADUs. He asked the group for any other priorities.

Sharon Oakey asked about the Fairgrounds. Commissioner Smith described the status and challenges of the county fairgrounds project. He explained delays but noted a new company is now working on the design. Work is progressing on water and sewer solutions, and new layout plans should be ready by spring.

The conversation then shifted to local economic development. Commissioner Smith reported that major retailers Winco will be starting construction in spring. Home Depot is also a possibility on a portion of the Harris property, which involves annexation into Rexburg. These developments are expected to impact local infrastructure and planning. The group also discussed the impact of new businesses purchasing property (Builder’s Source/BMC West) moving into the Iron Horse property and briefly touched on transportation improvements and traffic concerns related to these changes.

Commissioner Smith updated the group on land purchased extending University Boulevard by the high school to the west as part of the comprehensive plan. Administrator Gary discussed the county’s comprehensive plan for future development along both sides of Highway 20. He explained that this area has been designated for commercial use rather than residential, due to its location and high visibility. Gary referenced recent zoning requests and developments as confirmation that the area is suited to commercial growth and stated that the county anticipates continued commercial expansion along this corridor

The discussion focused on improvements to the county’s land use and zoning codes. Sharon and Gary highlighted the benefits of simplifying land use tables—making permitted and conditional uses clearer by zone for greater predictability and reducing reliance on conditional use permits, thus limiting administrative discretion and adding consistency for property owners and developers.

Gary and others discussed the value of concise, easy-to-understand regulations, aiming to consolidate overly complex processes (such as development and subdivision codes). They emphasized that clear definitions and code simplicity help

prevent unpredictable outcomes and development challenges. There was also conversation about the evolution of minimum lot sizes (notably 1.5-acre lots), water resource concerns, and potential future zoning adjustments to adapt to changing needs—particularly as community water systems become more important.

The meeting concludes with several expressions of gratitude to staff, commissioners, and leadership for fostering a positive, professional working environment, and appreciation for the significant progress made in county planning efforts.

ADJOURN:

Motion to Adjourn: Kort Black

Second: Kelly Jenkins

Unanimous in favor of the motion. Meeting Adjourned at 6.31 p.m.

PUBLIC HEARING

Zone Change-AG to TAG

Kim Jensen

Documents Included

Staff Report

Application



Madison County

Planning and Zoning

Application Summary and Staff Report

Application Type:	Zone Change – Agriculture to Transitional Agriculture
Applicant:	Paul & Kim Jensen
Surveyor/Engineer:	None
Location:	Burton Area – About 5200 W and 3800 S
Date for Consideration:	February 25, 2026

Project Description:	The subject property is approximately 16.25 acres and is currently identified as Agriculture on the Zoning Map. The application seeks to zone the parcel as Transitional Agriculture. Lands to the west and north are zoned Transitional Agriculture. Building lots adjacent to the property are 2.5 and 2.0 acres.
Property Issues (floodplain, slopes, environmental, etc...)	The parcel is not within the Flood Plain.
Staff Recommendation:	The Planning Administrator has found that the lands proposed for TRANSITIONAL AGRICULTURE generally meet the description found in Madison County Code 117-60, and the requested change is consistent with the Madison County Comprehensive Plan Future Land Use map. The Planning Administrator recommends APPROVAL of the application for the zone change on the subject property as indicated in the application.

Possible Motions

<u>Approval</u> Having found that the application generally meets the hearing factors for a zone change as outlined in Madison County Code 102-1, therefore I move to recommend APPROVAL of the application from Paul & Kim Jensen to change the zoning from AGRICULTURE to TRANSITIONAL AGRICULTURE on the 16.25 - acres of land as proposed in application materials received January 22, 2026	<u>Denial</u> Having found that the application DOES NOT meet the hearing factors for a zone change as outlined in Madison County Code 102-1, therefore I move to recommend DENIAL of the application from Paul & Kim Jensen to change the zoning from AGRICULTURE to TRANSITIONAL AGRICULTURE on the 16.25 - acres of land as proposed in application materials received January 22, 2026 for the following reasons:	<u>Tabled</u> I move to TABLE the application from Paul & Kim Jensen to change the zoning from AGRICULTURE to TRANSITIONAL AGRICULTURE on the 16.25 - acres of land as proposed in application materials received January 22, 2026 and request additional information from the applicant, including: 1. 2.
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Zoning Classifications

Sec 117-52 Agricultural (AG) Zone

1. *Scope and purpose.* The provisions of this section apply to the Agricultural (AG) Zone or designation. The purpose of the Agricultural (AG) Zone or designation is to provide for and protect agricultural lands and uses. All other uses will be considered secondary and not allowed if they pose any interference or negative impacts upon the agricultural use of the land. The minimum lot size and building locations in this zone shall be of a size to allow for economically viable agricultural uses without affecting surrounding properties adversely.
2. *Uses.* Permitted and conditional uses permitted in the Agricultural Zone are identified in section 117-51, land use table.
3. *Height regulations.* There shall be no height restrictions in the Agricultural Zone, except as may be imposed by state or federal regulations. Wind turbines and communication towers have specific height restrictions as outlined in chapter 109, articles III and V.
4. *Setback and lot line requirements.* The following are setback and lot line requirements for the Agricultural Zone:
 1. *Minimum lot width.* 250 feet.
 2. *Front yard.* No building or structure shall be erected nearer than 50 feet from the right-of-way line of the street. Notwithstanding the setback in subsection (b)(1) of this section, if the property abuts a major or minor arterial roadway, the setback shall be no less than 60 feet.
 3. *Side yard.* No building shall be erected closer than 10 feet to any side property line, except corner lots shall maintain a 50-foot side yard adjacent to the street which intersects the street upon which the building fronts.
 4. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
 5. *Exceptions.* Some setback exceptions exist for specific architectural features, as outlined in section 101-10.
5. *Area/density requirements.*
 1. Agriculture owners may split off the original home site on any parcel of not less than one-acre from the rest of the farm ground for the purpose of selling the farm and retaining the home.
 2. Owner of a farm may sell off any parcel of not less than one-acre of land by attaching the deed restriction giving up the developmental rights on the balance of the 16 acres. Example: A one-acre lot would require the owner give up the development rights on the adjoining 15 acres; two-acre split would require the adjoining 14 acres be places under a developmental restrictions and so on. The parcel with the deed restriction shall state that on the deed and which parcel it is tied to. The two resulting parcels will each be counted as a parcel split. The original larger parcel can do one more such split then any further splits of the parcel will require platting. This is inclusive of the original parcel.
 3. There is no minimum lot area requirement, but division of land must maintain an average of at least 16 acres per lot or parcel.
 4. Deed restricted parcels resulting from administrative splits shall be restricted as a matter of density integrity. If the zoning on the property is change in the future, the deed restriction may be removed and land may be further divided in compliance with the zoning and subdivision code in place at the time of the proposed division.
6. *Accessory uses.* Accessory uses are permitted.
7. *Access to county roads.* All access to county or state roads shall be in conformance with the Comprehensive Plan and follow all access policies and ordinances as set by the county. Multiple accesses will be discouraged and shared access will be encouraged under these policies.
8. *Animal clinics and hospitals, veterinary offices, and kennels.* These will be located at least 300 feet from any residence including motels and hotels, except for an owner's residence. The county may modify these requirements if the animals are housed in soundproof structures that screen them from view of the abutting residential property.
9. *Bulk storage of flammable liquids and gases.* Bulk storage of flammable liquids and gases will:
 1. Be located at least 300 feet from a residence, motel or hotel, except for an owner's residence.
 2. Be erected with the written approval of the fire authority having jurisdiction.
 3. Have suitable loading and unloading spaces and off-street parking facilities meeting the approval of the fire authority.

10. *Chemical, pesticide, and fertilizer facilities.* These facilities will have adequate fire protection, storage area, handling and disposal as approved in writing by the fire authority having jurisdiction.

(Prior Code, title 10, § 4.3; Ord. of 2011; Ord. No. 389, 10-11-2013)

HISTORY

Amended by Ord. [454](#) on 12/14/2021

Amended by Ord. [466](#) on 11/28/2022

Sec 117-60 Transitional Agricultural (TAG) Zone

1. *Scope and purpose.* The provisions of this section apply to the Transitional Agricultural (TAG) Zone. The purpose of this Transitional Agricultural (TAG) Zone is to provide for and protect residential lands of a single-family residential environment, located conveniently near urban centers, by providing for an area of transition from agricultural uses to residential. To provide for gardening and family recreational opportunities, the keeping of a limited number of livestock and poultry as set forth in subsection (b) of this section, and similar rural activities will be allowed on a limited scale. The minimum lot size and building locations in this zone must be such that water and sewer facilities and locations for the same can be easily provided on an individual basis on each lot without affecting surrounding properties adversely.
2. *Uses.* Permitted and conditional uses permitted in the Transitional Agricultural Zone are identified in section 117-51, land use table.
3. *Height regulations.* Any building or structure or portion thereof hereafter erected which is not of an agricultural nature shall not exceed 2.5 stories or 35 feet in height unless a greater height is approved by conditional use permit.
4. *Setback and lot line requirements.* The following are setback and lot line requirements for the Transitional Agricultural Zone:
 1. *Minimum lot width.* 250 feet.
 2. *Front yard.* No building or structure shall be erected nearer than 30 feet from the right-of-way line of the street. Notwithstanding the setback in this subsection, if the property abuts a major or minor arterial roadway, the setback shall be no less than 60 feet.
 3. *Side yard.* No building shall be erected closer than 10 feet to any side property line, except corner lots shall maintain a 30-foot side yard adjacent to the street which intersects the street upon which the building fronts.
 4. *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet.
5. *Area/density requirements.* There is no minimum lot area requirement, but overall development density shall be an average of at least 2 acres per lot or parcel. .
6. *Accessory uses.* Accessory uses are permitted.
7. *Access to county roads.* All access to county or state roads shall follow all access policies and ordinances as set by the county. Multiple accesses will be discouraged and shared access will be encouraged under these policies.

(Prior Code, title 10, § 4.11)

HISTORY

Amended by Ord. [466](#) on 11/28/2022

Hearing Factors – Zone Change

Chapter 102 HEARING FACTORS

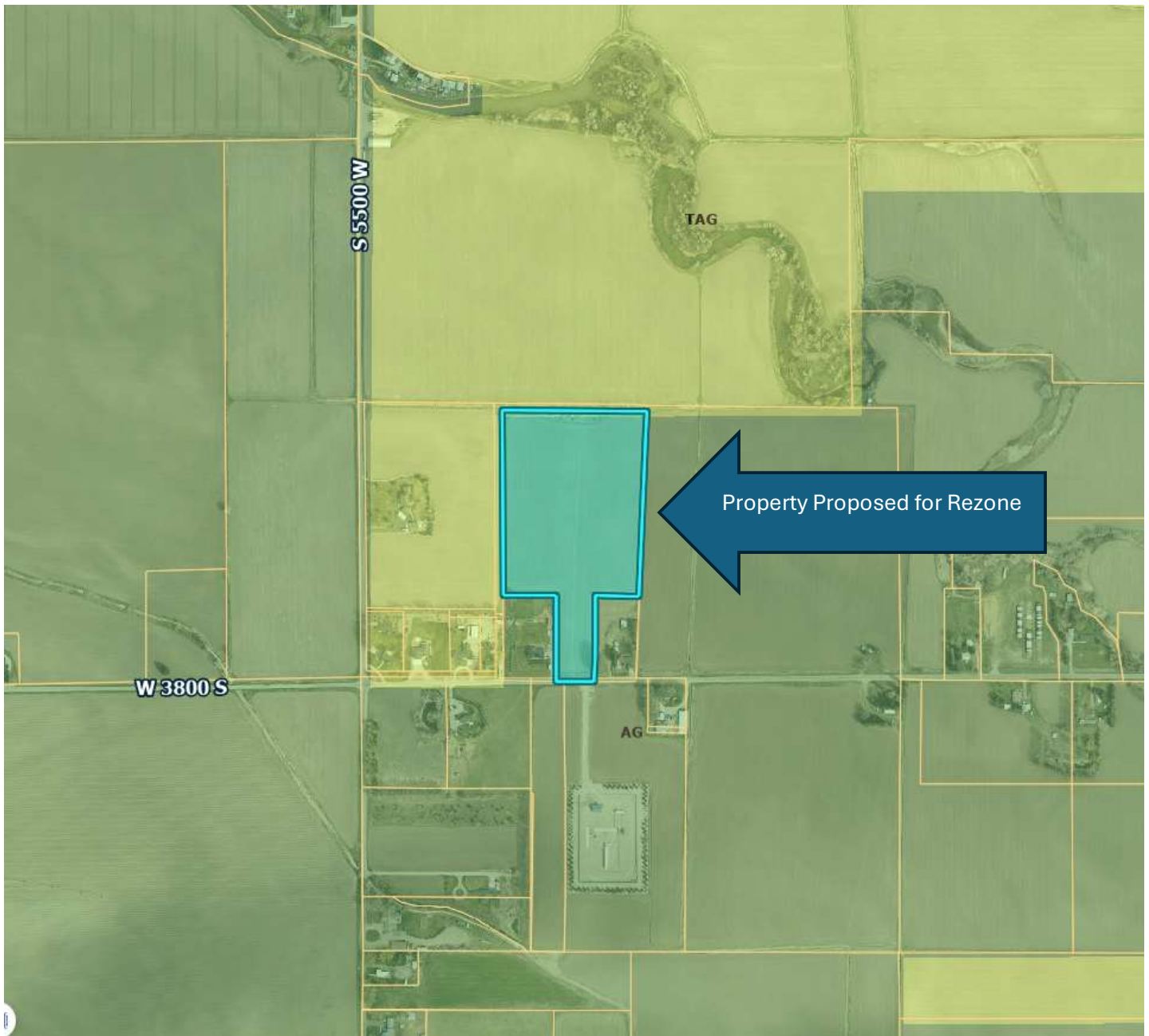
Sec 102-1 Hearing Factors

Sec 102-1 Hearing Factors

The Hearing Factors will include, but not be limited to the following:

1. *Zone change*. The county code book, unified development code, pt. II, sets forth guidelines for development in the county. In considering zone changes, the following standards may be deliberated upon to determine whether or not to allow a zone change:
 1. To protect property rights and enhance property values;
 2. To provide for the protection and enhancement of the local economy;
 3. To ensure that important environmental features are protected and enhanced;
 4. To encourage the protection of prime agriculture lands for the production of crops;
 5. To avoid undue concentration of population and overcrowding of land;
 6. To ensure the development on land is commensurate with the physical characteristics of the land;
 7. To protect life and property in areas subject to natural hazards and disasters;
 8. To protect recreational resources;
 9. To avoid undue water, air and noise pollution;
 10. To promote trails and recreation;
 11. To ensure safety from fire and provide adequate open spaces for light and air; and/or,
 12. To implement the county comprehensive plan.Nothing herein shall preclude the consideration of additional planning components or subject matter.

Proximity Map and Proposed Zone Change



Light Green Areas – Currently zoned Transitional Agriculture

Dark Green Area – Currently zoned Agriculture

Blue Area – Currently Zoned Agriculture – Proposed to be rezoned to Transitional Agriculture

Staff Report prepared by Gary Armstrong, Planning Administrator

PUBLIC HEARING APPLICATION –

ZONE CHANGE

Madison County Planning & Zoning | 134 E Main St. Suit 208 Rexburg ID 83440 | (208)-359-6207 | pz@co.madison.id.us

PURPOSE:

A Zone Change form is specifically designed for property owners seeking to change the current zone, or use designation, assigned to their property to align with their desired future use.

DEFINITIONS:

Agricultural (AG) Zone: The purpose of the AG zone is to provide for and protect agricultural lands and uses. All other uses will be considered secondary and not allowed if they pose any interference or negative impacts upon the agricultural use of the land.

Agriculture/Recreation (AR) Zone: The A/R Zone is established to provide for areas in the County in which agricultural pursuits can continue, while also allowing for recreational, vacation, and second-home developments and activities.

Commercial (C) Zone: The purpose of the Commercial one is to provide areas in the County to fulfill general retail needs and travel or highway related service requirements within the community.

Industrial-Light (I-L) Zone: The purpose of the (I-L) Zone is to provide areas in the County where specific types of low intensity industrial uses such as light manufacturing, research and ancillary commercial and business park development may exist.

Industrial-Heavy (I-H) Zone: The purpose of the (I-H) Zone is to provide areas in the County where most industrial uses, including those that can have a relatively greater impact on surrounding communities may exist. Heavy industry uses shall be primarily oriented towards large-scale manufacturing and production.

Master Planned Community (MPC) Zone: The purpose of the (MPC) zone is to provide for and guide the creation or continuation of a planned development configured around a town center.

Town Site (TS) Zone: The purpose of the (TS) Zone is to encourage high quality development to occur in historic town sites to ensure preservation of these distinct communities within the overall landscape of the County.

Transitional Agricultural (TAG) Zone: The purpose of the TAG zone is to provide for and protect residential lands of a single-family residential environment, located conveniently near urban centers, by providing for an area of transition from agricultural uses to residential.

Rural Residential 1.5 (RR 1.5) Zone: The purpose of the Rural Residential 1.5 (RR 1.5) Zone is to provide for low-density residential development in rural areas that preserves the character of the countryside while allowing for a limited mix of residential and compatible non-residential uses.

APPLICATION REVIEW AND PUBLIC HEARING PROCESS:

An application for a Zone Change is considered complete when a complete application form, all application contents required by the form, and all required fees are received by the administrator/staff.

When application is complete, the Administrator will place it on the agenda of the next available regular meeting of the Commission. The Commission can approve, conditionally approve, disapprove or table the application for further discussion.

Within a reasonable time after receiving the recommendations of the Commission in the form of Findings of Fact, the Board shall either approve, conditionally approve, or disapprove the findings of fact as presented. The board may also table the change and make a determination at a later date. If the application is approved, or approved with modifications, the Board shall direct the Administrator to issue the change listing the specific conditions specified by the Board for approval.

The applicant may appeal, in writing, the decision by the commission as long as the appeal is submitted to the Board within 28 days from such commission action.

SUBMITTALS:**SELECT ONE:**

- ☐ **Paper Submissions:** Please ensure that all application materials are single sided. Place required attachments behind provided divider pages.
- ☐ **Electronic Submissions:** Please ensure that application materials are emailed to pz@co.madison.id.us as a single PDF File that contains the application and all other required materials.

PLEASE NOTE - All required and requested attachments must be provided at time of submittal, including the listed filing fee. Planning staff will affix the date a full application is submitted. A review process of up to 10 business days will begin the following business day of the affixed submittal date. Incomplete submissions will not begin the review process.

REQUIRED ATTACHMENTS:

Additional attachments may be required on a case to case basis

PLACE REQUIRED ATTACHMENT BEHIND PROVIDED DIVIDER PAGE

- ☒ **Proof of Ownership** – Applicable deed adequately showing ownership of the property. If the property is owned by a business entity, please provide proof that such entity is registered in the State of Idaho and verification that the individual signing is a part of the business and can act as its representative.
- ☒ **Parcel Vicinity Map** – Areal map showing the parcel's location and current land use designation.
- ☒ **Zone Change Hearing Factors Narrative** – Application supplement that concisely identifies whether the amendment would be compatible with the hearing factors contained in [Madison County Unified Development Code Chapter 102- Hearing Factors](#).
- ☒ **\$600.00 Filing Fee** – Please make all checks payable to Madison County. Credit Card payments can be taken over the phone, or in office with an added 3% processing fee.

APPLICANT CONTACT INFORMATION:**APPLICANT**

Name:	Kim Jensen
Phone:	208-390-8873
Email:	yellowjeepgurl@hotmail.com
Mailing Address:	3850 Driftwood Dr. Rexburg Id. 83440

OWNER

Name:	Paul + Kim Jensen
Phone:	208-390-8873
Email:	yellowjeepgurl@hotmail.com
Mailing Address:	3850 Driftwood Dr Rexburg Id 83440

CO-APPLICANT

Name:	
Phone:	
Email:	
Mailing Address:	

CO-APPLICANT

Name:	
Phone:	
Email:	
Mailing Address:	

PARCEL INFORMATION:

Parcel #:	RPO5N39E09S407			
Current Zone:	Ag	Please Circle One ☒ AG AR C I-L I-H MPC TS TAG RR 1.5		
Does the parcel have two or more zones?	Please Circle One YES ☒ NO			
If YES, please list all zones currently assigned:				

REQUEST DESCRIPTION:

Requested Zone:	Please Circle One AG AR C I-L I-H MPC TS ☒ TAG RR 1.5		
Please describe the reason for requesting a change in zoning for the above-mentioned parcel(s):			

To eventually rezone into 4 lots instead of 1.

SUBMITTAL:**I UNDERSTAND:**

- ☒ This application is subject to acceptance and scheduling by the Madison County Planning and Zoning Department upon determination that this application is complete.
- ☒ The applicant is responsible for demonstrating that the proposal meets all Madison County Ordinances including the Subdivision Ordinance, Zoning Ordinance, and the Comprehensive Plan, as well as Idaho Code and the requirements of agencies.
- ☒ Fees are non-refundable.
- ☒ All information, attachments and exhibits are true to the best of my knowledge.
- ☒ I agree that I have completed this application to the best of my ability and that nothing has been misrepresented in any way. I also agree to provide any and all information needed by the Madison County Planning and Zoning Department prior to the issuance of this permit

APPLICANT SIGNATURE:	Kim Jensen	DATE:	01/22/2026
PLEASE OBTAIN ADDITIONAL SIGNATURES IF APPLICANT IS NOT PRIMARY OWNER			
CO-APPLICANT SIGNATURE:		DATE:	
CO-APPLICANT SIGNATURE:		DATE:	01/22/2026
OWNER SIGNATURE:	Paul Jensen	Kim Jensen	DATE: 01/22/2026

OFFICE USE ONLY

Assigned Permit #:	Fee Total:	Fee Received:	Date Received:
PZ-26-007	\$600.00	___/___/___	___/___/___

PROOF OF OWNERSHIP



WARRANTY DEED

**Read, Approved,
And Accepted**

Alliance Title & Escrow, LLC Order No.:685763

FOR VALUE RECEIVED

Freeman Acres, LLC, an Idaho limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Paul Jensen and Kim Jensen, husband and wife

whose current address is

**PO Box 275
Rexburg, ID 83440**

the grantee(s), the following described premises, in Madison County, Idaho, TO WIT:

**A parcel of land situated in Madison County, State of Idaho, Township 5 North,
Range 39 East, Boise Meridian.**

Section 9:

**BEGINNING at the Southwest corner of said Section 9;
Thence North 00°27'57" West along the West line of said Section 9 for a distance
of 1326.96 feet to the Southwest corner of the West ½ of the Northwest ¼ of the
Southwest ¼ of Section 9;
Thence North 89°58'02" East along the South line of the Northwest ¼ of the
Southwest ¼ of Section 9 for a distance of 959.89 feet to the TRUE POINT OF
BEGINNING;
Thence North 00°27'38" West for a distance of 419.00 feet;
Thence South 89°58'02" West for a distance of 259.82 feet;
Thence North 00°20'44" West for a distance of 908.17 feet to the North line of the
Southwest ¼ of Section 9;
Thence North 89°56'56" East along said North line for a distance of 712.00 feet;
Thence South 02°18'22" West for a distance of 909.13 feet;
Thence South 89°58'02" West for a distance of 217.11 feet;
Thence South 00°01'58" East for a distance of 419.00 feet to the South line of the
Northwest ¼ of the Southwest ¼ of Section 9;
Thence South 89°58'02" West for a distance of 189.88 feet to the TRUE POINT OF
BEGINNING; more or less.**

**Together with 9 ½ shares of the capital stock of the Liberty Park Irrigation
Company**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from; all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 21, 2025

File No. 685763



MADISON COUNTY TREASURER
ANGIE MOFFAT
 134 E MAIN ST
 PO BOX 65
 REXBURG ID 83440
 TELEPHONE: (208) 359-6264

TAX MASTER INQUIRY

PARCEL NUMBER
RP05N39E095407

TAX CODE AREA
 007-000

LEGAL DESCRIPTION
 TAX 7144
 05N39E SEC 9

PRIMARY PROPERTY ADDRESS

FREEMAN ACRES LLC
 3515-B LONGMIRE DR STE 282
 COLLEGE STATION TX 77845-5271

BALANCE DUE	INTEREST DATE 03/19/2025
Paid in Full	BALANCE AS OF 03/19/2025 8:46 am
TOTAL	

Tax Year Assessment Roll

2024 PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	\$ 44.80	\$ 44.80	\$ 89.60
Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ -44.80	\$ -44.80	\$ -89.60
LATE CHARGE			
Charges/Adjustments	\$ 0.90	\$ 0	\$ 0.90
Payments	\$ -0.90	\$ 0	\$ -0.90
FEES			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
INTEREST			
Charges/Adjustments	\$ 0.72	\$ 0	\$ 0.72
Payments	\$ -0.72	\$ 0	\$ -0.72
AMOUNT DUE	\$ 0	\$ 0	\$ 0

Bill Number: 263130

VALUATION
 TAXABLE VALUE: \$ 11,603

CHARGES
 Tax Code Area: 007-000 Levy: 0.007721715
 Tax Charge: \$ 88.60
 Certifications: \$ 0
 TOTAL CHARGES: \$ 89.60

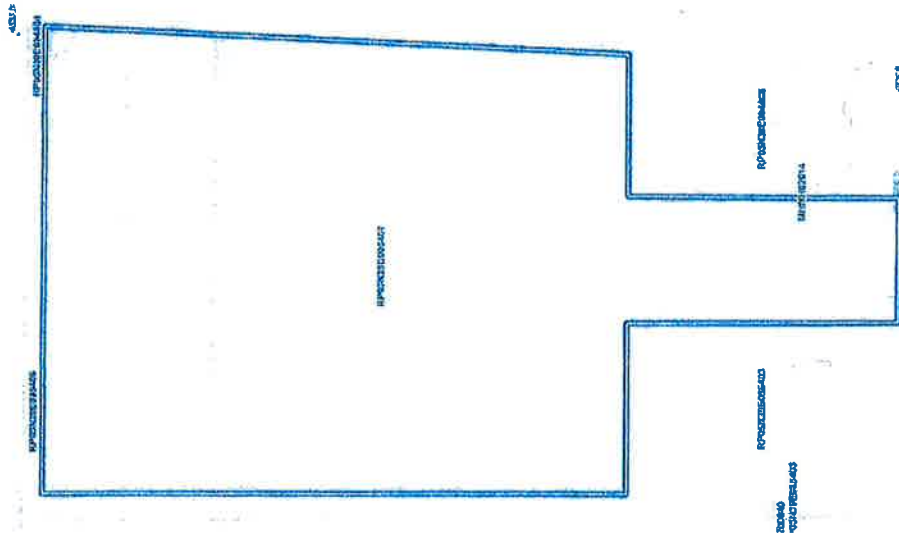
**Read, Approved,
 And Accepted**

Initial Initial
 PJ PJ

PARCEL VICINITY MAP

Read, Approved,
And Accepted

Initial PJ Initial KJ



**NNA Bareground
Rexburg, ID 83440**

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.



ZONE CHANGE HEARING FACTORS NARRATIVE

ZONE CHANGE HEARING FACTORS NARRATIVE

The county code book, unified development code, pt. II, sets forth guidelines for development in the county. In considering zone changes, the following standards may be deliberated upon to determine whether or not to allow a zone change:

Please insert a statement for each factor that concisely identifies how the requested Zone Change meets the listed criteria.

1. How does your requested zone change protect property rights and enhance property values?

It will not affect anything but will add value.

2. How does your requested zone change provide for the protection and enhancement of the local economy?

N/A

3. How does your requested zone change ensure that important environmental features are protected and enhanced?

N/A

4. How does your requested zone change encourage the protection of prime agricultural lands for the production of crops?

Land has its own water rights and does not interfere with any other property owner who has crops.

5. How does your requested zone change help avoid undue concentration of population and overcrowding of land?

N/A

6. How does your requested zone change ensure that development on the land is commensurate with the physical characteristics of the land?

Similar zoning on other parcels

7. How does your requested zone change protect life and property in areas subject to natural hazards and disasters?

N/A

8. How does your requested zone change protect recreational resources?

N/A

9. How does your requested zone change avoid undue water, air, and noise pollution?

Water Rights w/ land

10. How does your requested zone change promote trails and recreation?

N/A

11. How does your requested zone change ensure safety from fire and provide adequate open spaces for light and air?

N/A

12. How does your requested zone change implement the county comprehensive plan?

Fits within it.

ROOF MOUNTED SIGN
APPROVAL

Bear World, LLC

Documents Included

Staff Report
Application



Madison County

Planning and Zoning

Application Summary and Staff Report

Application Type:	Sign Permit – Roof Sign Exceeding Sizes outlined in Code
Applicant:	Bear World
Location:	Bear World – About 6200 S Bear World Road, Rexburg
Date for Consideration:	February 25, 2026

Project Description:	Bear World has constructed a new building fronting Highway 20, on the northeastern end of Bear World. It is a commercial building. On the awning of the building, they propose to install an electronic sign to be used for on-sight advertising for Bear World. The proposed sign consists of two panels, each is 8’ high by 14’ long, and they will be installed in an “L” format. The property is zoned Commercial. Madison County Code 113-94 (b) states “The sign may not exceed 3 feet in height unless approved by the Commission.”
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Staff Recommendation:	The proposed sign is in a commercial zone, on a commercial building, and will not exceed the overall height of the building. It is within the character of the area, and supports the tourism aspect of the commercial development. Adjoining properties are Highway 20, other property owned by Bear World, and the new commercial subdivision further north. As proposed the sign complies with all other aspects of the County’s Sign Code. However, because the height of the sign exceeds 3’ (it is proposed for 8’), it requires that the permit be approved by the Commission rather than the Administrator. Where the sign is for on-premise information (no off-site advertising), and is consistent with the commercial development of the area, the Administrator recommends approval of the larger dimension sign.
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Possible Motions

<u>Approval</u> Having found that the application generally meets Madison County’s Sign code as outlined in Section 113, I move to APPROVE the application from Yellowstone Bear World to install a sign as proposed in application materials received February 17, 2026.	<u>Denial</u> Having found that the application DOES NOT meet Madison County’s Sign code as outlined in Section 113, I move to DENY application from Yellowstone Bear World to install a sign as proposed in application materials received February 17, 2026, for the following reasons: 1. 2.	<u>Tabled</u> I move to TABLE the application from Yellowstone Bear World for the sign permit and request the following information for further consideration: 1. 2.
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Madison County Sign Code

Key parts of the Sign Code are HIGHLIGHTED

Chapter 113 SIGNS

Article 113-I IN GENERAL

Article 113-II ADMINISTRATION AND ENFORCEMENT

Article 113-III NONFIXED SIGNAGE

Article 113-IV FIXED SIGNAGE

Article 113-V LOCATION

State Law reference— Highway advertising, Idaho Code, § 40-1901 et seq.; local ordinances regulating highway advertising allowed, Idaho Code, § 40-1914.

Article 113-I IN GENERAL

Sec 113-1 Violations

Sec 113-2 Authority

Sec 113-3 Purpose

Sec 113-4 Applicability

Sec 113-5 Uniform Sign Code Adopted

Sec 113-6 Permit

Sec 113-7 Sign Size Table

Sec 113-1 Violations

The landowner, tenant, subdivider, builder, public official or any other person, who commits, participates in, assists in or maintains such violation may be found guilty of a separate offense. Nothing herein contained shall prevent the board or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this chapter.

(Prior Code, title 10, § 9.6.4)

Sec 113-2 Authority

This chapter authorized by Idaho Code, title 40, ch. 19 (Idaho Code, § 40-1901 et seq.) and Idaho Code, title 67, ch. 65 (Idaho Code, § 67-6501 et seq.).

(Prior Code, title 10, § 9.1.2)

Sec 113-3 Purpose

The purpose of this chapter is to:

1. Promote and protect the public safety, morals, comfort, convenience and general welfare by the orderly placement and erection of signs and billboards in the county;
2. Foster the effective use of signs as a means of communication within the county;
3. Maintain a balance between the community's visual character and sustainability of economic growth;
4. Ensure the county will have the ability to attract sources of economic development and growth;
5. Improve, maintain and enhance pedestrian and traffic safety;
6. Ensure that signs themselves are safe and consistent with building regulations through adoption of the Uniform Sign Code;

7. Minimize the possible adverse effects of signs on nearby public and private property; and
8. Enable the fair and consistent enforcement of sign regulations.

(Prior Code, title 10, § 9.1.3)

Sec 113-4 Applicability

This chapter pertains to and regulates all signs within the county.

(Prior Code, title 10, § 9.1.4)

Sec 113-5 Uniform Sign Code Adopted

The Uniform Sign Code, 1997 edition and its amendments, as published by the International Conference of building officials, is hereby adopted to supplement the regulations set forth in this chapter. If any conflict exists between these regulations and Uniform Sign Code, these regulations shall govern. All signs allowed, including those which do not require permits, must be in conformance with the Uniform Sign Code and other applicable building codes and county regulations.

(Prior Code, title 10, § 9.1.5)

State Law reference— Adoption by reference, Idaho Code, § 31-715.

Sec 113-6 Permit

All persons desiring to erect, construct or paint a new sign exceeding 6 square feet in size, except those exempt, shall make application to and obtain a permit therefor from the planning and building department and shall pay a fee as established by resolution of the board for such permit. At the time such application is sought, applicant shall furnish the following minimum information to the administrator or his designee:

1. A scaled drawing of the sign;
2. Exact dimensions of the proposed sign;
3. A site plan showing the location and setbacks of the sign support relative to property lines and any projection of the signage into the rights of way or over public ingress/egress travelways;
4. Footing and foundation plans that demonstrate stability; and
5. Such other information as may be required by the administrator or his designee for his determination of compliance with the provisions of this article.

(Prior Code, title 10, § 9.1.6)

Sec 113-7 Sign Size Table

The following table shall regulate the cumulative total of all signs allowed within the county:

Zone/Land Use	Size	Height
Commercial (C)	0 to 8 acres equals 200 sq. ft	Not to exceed 35 feet
	8 acres and over equals 25 sq. ft. per acre	0 to 10 feet from right-of-way equals 10 feet
	Maximum size 480 sq. ft. per sign	10 to 20 feet from right-of-way equals 20 feet

	Distance from property line:	20 to 40 feet from right-of-way equals 27 feet
	Sign area divided by 10 equals distance from right-of-way	40 feet and beyond from right-of-way equals 35 feet
Industrial (I-L or I-H)	0 to 8 acres equals 200 sq. ft.	Not to exceed 35 feet
	8 acres and over equals 25 sq. ft. per acre	0—10 feet from right-of-way equals 10 feet
	Maximum size 480 sq. ft. per sign	10—20 feet from right-of-way equals 20 feet
	Distance from property line: sign area divided by 10 equals distance from right-of-way	20—40 feet from right-of-way equals 27 feet
		40 feet and beyond from right-of-way equals 35 feet
Master planned community (MPC)	Maximum size 32 sq. ft. per sign	All signs shall be monument signs and shall not to exceed 6 feet
Town site (TS)	Maximum size 32 sq. ft. per sign	All signs shall be monument signs and shall not to exceed 6 feet
Transitional agriculture (TAG), residential (R), agriculture (A), agriculture/recreation (A/R)	Allowed only under section 113-66, real estate signs	
	Maximum size 32 sq. ft. per sign	All signs shall be monument signs and shall not to exceed 6 feet
Nonconforming area	Conditional use permit required. Sign size no greater than allowed under the conditional use zone.	Conditional use permit required. Sign size no greater than allowed under the conditional use zone.
Home businesses	Not allowed	Not allowed

Article 113-II ADMINISTRATION AND ENFORCEMENT

[Sec 113-33 Nonconforming Signs; Removal Of Signs In Violation](#)

[Sec 113-34 Duties Of Building Official](#)

[Sec 113-35 Variances](#)

[Sec 113-36 Appeal To Planning And Zoning Commission](#)

[Sec 113-37 Appeal Of Planning And Zoning Commission Decision To The Board Of County Commissioners](#)

Sec 113-33 Nonconforming Signs; Removal Of Signs In Violation

No sign or billboard shall hereafter be altered, rebuilt, enlarged, extended or relocated, except in conformity with the provisions of this article. The changing or movable parts of signs that are designed to be changed or the repainting of display matter in conformity herewith and maintenance and repair shall not be deemed to be alterations within the meaning of this article.

1. *Determination.* Existing signs which do not conform to specific provisions of this chapter may be eligible for the designation of legal nonconforming; provided that:
 1. The administrator or his designee determines that such signs are properly maintained and do not in any way endanger the public; and
 2. The sign was issued a valid permit or variance or complied with all applicable laws on the date of adoption of the ordinance from which this chapter is derived.
2. *Loss of status.* A legal nonconforming sign may lose this designation if:
 1. The sign is relocated or replaced.
 2. The structure or size of the sign is altered in any way except towards compliance with this chapter. This does not refer to change of copy or maintenance and repair.
 3. There is a change of use of the property as determined by the administrator or his designee.
3. *Portable or temporary signs.* All portable or temporary signs as defined herein, not having a valid permit prior to the effective date of the ordinance from which this chapter is derived, shall be responsible for obtaining a permit within 60 days from said effective date.
4. *Maintenance and repair.* The legal nonconforming sign is subject to all requirements of this chapter regarding safety, maintenance and repair. However, if the sign suffers more than 75 percent appraised damage or deterioration; it must be brought into conformance or be removed.
5. *Removal and impounding.* Signs which are established in violation of this chapter or which are left in place after removal was required may be removed by the county and impounded after 7 days' written notice to the property owner. The fees for removal and impounding shall be set by the board by resolution. Signs erected within the public right-of-way may be removed by the county without notice.

(Prior Code, title 10, § 9.6.1)

Sec 113-34 Duties Of Building Official

1. *Enforcement of provisions; entry onto premises.* The building official is authorized and directed to enforce all of the provisions of this article. Upon presentation of proper credentials, the building official may enter at reasonable times in a building or structure or upon any premises to perform any duty imposed upon him by this chapter as follows:
 1. All signs may be inspected or reinspected at the discretion of the building official. The building official may inspect footings, structural components, and fire resistance for freestanding or rooftop signs. The building official may enter at reasonable times upon the premises of any person licensed under the provisions of this article for the purpose of inspecting signs under construction.
 2. Neither the building official nor the county shall be liable for any damages for failure to enforce of the provisions of this article.
2. *Removal of signs.* If the building official finds that a sign is in violation of this article and that the sign, by reason of its condition, presents an immediate hazard to the public, he may, without prior written notice, order its removal or repair within a period of time he may specify. If, within a reasonable time as determined by the nature of the hazard and the immediacy of the threatened harm to persons or property, the building official cannot find the person responsible for the sign, then he may remove or authorize others to remove such sign, or make minimum repairs that are necessary to bring the sign into compliance and remove the hazard.

(Prior Code, title 10, § 9.6.2)

Sec 113-35 Variances

Variances to this article shall be heard by the commission and processed in accordance with chapter 101, article VI, variances.

(Prior Code, title 10, § 9.6.3)

Sec 113-36 Appeal To Planning And Zoning Commission

1. *Time limit for filing and decision.* Appeal notice shall be filed within 10 days after the decision or order of the administrator or his designee. The commission shall hear such appeal as set forth in this part.
2. *Appeal limitations.* In determining an appeal, the commission shall:
 1. Allow only the minimum appeal necessary to meet the hardship or practical difficulties.
 2. Find that the granting of the appeal will not be materially detrimental to the purposes of this chapter, be injurious to the characteristics of the premises on which the sign is located or be otherwise detrimental to the objectives of the county development plans or policies.
 3. Attach such conditions to granting all or a portion of any appeal if not denied, as necessary to achieve the purposes of this chapter.
 4. Give due consideration to whether or not granting all or a portion or none of the appeal would materially improve the safety, appearance of the sign, sign location on the building, structure or premises on which the sign is located.
3. *Stay during appeal; exception.* Unless the administrator or his designee finds an immediate and serious danger to persons or property, the filing of a notice of appeal shall stay further action pending appeal and decision of the commission or board upon appeal of the commission's decision.

(Prior Code, title 10, §§ 9.6.5—9.6.7)

Sec 113-37 Appeal Of Planning And Zoning Commission Decision To The Board Of County Commissioners

1. Any person aggrieved by a final determination of the commission shall have the right of further appeal to the board.
2. An appeal to the board must be made within 10 days after receiving written notice of the decision by the planning and zoning commission.
3. Filing an appeal to the board shall meet the requirements set forth in chapter 101, article III, appeals.
4. Upon accepting an appeal application to the board, the administrator or his designee, will file the appeal with the county clerk for scheduling before the board.
5. The board shall hear all pertinent data and make a binding determination on the parties involved.

(Prior Code, title 10, § 9.6.8)

Article 113-III NONFIXED SIGNAGE

Sec 113-63 Temporary Signs

Sec 113-64 Portable Signs

Sec 113-65 Marquee Or Mansard

Sec 113-66 Real Estate Signs

Sec 113-67 Freestanding Signs

Sec 113-63 Temporary Signs

Temporary signs as defined in this chapter shall require a permit and shall be allowed under the following circumstances:

1. Applicants will be allowed temporary signs so long as such signs are well maintained and are removed or replaced when they deteriorate, become faded or tear. Temporary signs may be changed or replaced by signs of equal size and character of those applied for in the permit without the applicant needing to obtain a new permit.
2. Banners shall be permitted as temporary signs and shall be maintained in a clean, sightly, and undamaged condition. Banners in excess of 8 square feet in size shall be either placed on walls or attached in accordance with the Uniform Sign Code.
3. Temporary signs will be restricted to the same cumulative area, size, and spacing and height requirements as permanent signage within the respective zone.
4. Temporary political signs or banners may be erected by any person, party, group, or organization by the applicant upon a form provided by the planning and zoning department. One permit shall be sufficient for all temporary political signs erected during any 1 campaign.
5. Temporary political signs not exceeding 32 square feet in area, purporting to advertise candidates or issues, may be erected on private property, with the consent of the property owners during the campaign for a period of 90 days prior to the election in which such candidates or issues are to be voted upon. Such signs shall be removed not later than the fourth day following such election. Any such signs which have not been removed by the fifth day following such election shall be removed by the county building inspector or designee. The sponsoring organization, or, if such cannot be found, the owner of the property upon which the sign was erected, shall be assessed the actual cost of removing such sign or with a \$10.00 minimum charge, whichever is greater.

(Prior Code, title 10, § 9.2.1)

Sec 113-64 Portable Signs

1. Portable signs, including sandwich, swinger and reader boards may be utilized subject to the following regulations: Portable signs must be removed when the business is closed, except for portable reader boards, which may be left in place when the business is closed.
2. A 1-time permit must be obtained. Permits for portable reader boards shall expire 6 months after placement of the sign or issuance of the permit (whichever date comes first). Only 1 permit for a portable reader board will be issued during any 1 year for a specific premise.
3. Square footage shall be computed as part of the allotted signage for the premises.
4. Locations must be approved as part of the permit process.
5. No more than 1 portable sign per 50 feet of street frontage.
6. May be placed adjacent to the sidewalk, but not block the sidewalk or must not obstruct visibility at access point.
7. Must be removed if worn, deteriorated, or damaged.
8. May not be placed in the public right-of-way.
9. Must be aesthetically secured so that the sign will not fall over or blow away.
10. Maximum square footage is limited to 8 square feet on each side, and 32 square feet on each side for reader boards.
11. Electrical signs must conform to the Uniform Sign Code and the National Electrical Code. Electrical cords may not extend across pedestrian walkways or areas where vehicles will drive over them.
12. Mobile signs are prohibited, except for signs painted on the surface of vehicles (or magnetically attached) identifying the business actively using the vehicle for transportation purposes.

(Prior Code, title 10, § 9.2.2)

Sec 113-65 Marquee Or Mansard

Marquee and mansard roof signs may be placed on, attached to, or constructed on a marquee or mansard roof and shall be limited to the size of the surface.

(Prior Code, title 10, § 9.2.3)

Sec 113-66 Real Estate Signs

Advertising the sale, lease or rental of real property shall be permitted in accordance with the following:

1. Real estate signs may be placed within the boundaries of the property being advertised and in any zone, without a permit. Such signs may be placed for a period of not more than 1 year and must be removed within 30 days of the sale, lease or rental of the property.
2. Real estate signs may not exceed 6 square feet in size in a Transitional Agricultural (TAG) Zone and Residential (R) Zone and not more than 32 square feet in any other zone.
3. Real estate signs may not be placed in the public right-of-way without a license to use the right-of-way granted by the board.
4. Real estate signs may not violate the visibility triangle standards enacted by the county or other governmental entity having jurisdiction.
5. Real estate signs may not be placed so that the view of the roadway is obstructed for drivers entering roads from private drives.
6. Signs announcing new subdivision sales may be placed within the boundaries of the subdivision, but may not exceed 40 square feet in size. A permit shall be obtained before erecting such signs and such signs shall be removed when 95 percent of the lots have been sold by the developer.

(Prior Code, title 10, § 9.2.4)

Sec 113-67 Freestanding Signs

Freestanding signs may not project over the property line, and shall have a minimum clearance of 12 feet measured from the ground, curb or sidewalk surface to the bottom of the sign. Every sign projecting over public ingress and egress travel ways shall have a minimum clearance of 15 feet, and shall obtain a conditional use permit.

(Prior Code, title 10, § 9.2.5)

Article 113-IV FIXED SIGNAGE

Sec 113-93 Mounting

Sec 113-94 Rooftop Signs

Sec 113-95 Illumination

Sec 113-96 Removal Of Obsolete, Unmaintained Or Abandoned Signs

Sec 113-93 Mounting

All signs shall be mounted in accordance with the Uniform Sign Code and in 1 of the following manners:

1. Flat against a building or wall;
2. Back to back in pairs, so the back of the sign will be screened from public view;
3. In a cluster arrangement which will screen the back of the signs from public view; or
4. Otherwise mounted so that the backs of all signs or sign structures showing to the public view shall be painted and maintained a neutral color or a color that blends with the surrounding environment.

(Prior Code, title 10, § 9.3.1)

Sec 113-94 Rooftop Signs

Rooftop signs must conform to the following requirements:

1. The sign area shall be calculated as part of the total allowable sign area for the premises.
2. **The sign may not exceed 3 feet in height unless approved by the commission.**
3. Integral rooftop signs which were approved as part of a building permit on the building shall not require a separate sign permit.
4. Temporary rooftop signage requires administrator approval.
5. Rooftop signs shall require a submittal of an engineer-stamped construction or design drawing prior to the issuance of a permit.
6. Provisions requiring administrator approval shall be considered a conditional use permit and shall follow that procedure.

(Prior Code, title 10, § 9.3.2)

Sec 113-95 Illumination

No flashing of intermittent red, green or amber illumination shall be located in the line of vision of approaching vehicular traffic. Where reflecting, radiating or other illumination is permitted, then:

1. The light from any illuminated sign shall be so shaded, shielded or directed so the light intensity or brightness will be minimized to surrounding areas.
2. Such illumination shall be direct and the source of light shall not be exposed when located in or facing a residential designation.

(Prior Code, title 10, § 9.3.3)

State Law reference— Display of unauthorized traffic signs, signals or markings, Idaho Code, § 49-805.

Sec 113-96 Removal Of Obsolete, Unmaintained Or Abandoned Signs

All signs, including those painted on a building, which no longer serve the purpose for which they were intended, or are not maintained, or which have been abandoned, shall be removed or restored by the business or property owner within 30 days after the receipt of a removal or restoration request. If such signs are not removed or repaired, the county will have the sign removed at the expense of the property owner.

(Prior Code, title 10, § 9.3.4)

Article 113-V LOCATION

Sec 113-121 Generally

Sec 113-122 Off-Premises Signs

Sec 113-123 General Exemptions; Signs Permitted Without Permit

Sec 113-124 Tourist Trade Exception

Sec 113-121 Generally

All signs shall be located within the property lines of property owned by or licensed or leased to the applicant. Placement of signs at intersections shall conform to visibility regulations adopted by any governmental entity having jurisdiction.

(Prior Code, title 10, § 9.4.1)

Sec 113-122 Off-Premises Signs

1. Off-premises signs will be permitted only along Highway 20 and only within a Commercial (C) Zone.
2. The following minimum standards shall apply to all off-premises signs:
 1. Off-premises signs may be spaced not less than 2,000 feet apart along each side of Highway 20. The point of the sign nearest the highway shall be used to determine the measuring point between signs.
 2. The term "Highway 20 corridor" means that property within 100 feet of the right-of-way lines of Highway 20.
 3. Off-premises signs are allowed in Commercial (C) Zones only.
 4. No such sign shall be located within 100 feet of any residentially zoned property. Flashing signs that will cause a hazard are prohibited. The area of these signs shall not be counted as part of the total gross area of signs allowed for the property upon which they are located.
3. The review process will require the following submittals be made to the planning and zoning department:
 1. Completed sign permit application.
 2. One-fourth scale (minimum) drawing depicting elevation view, location on the site, material specifications, and engineered structural and footing details.

(Prior Code, title 10, § 9.4.2)

Sec 113-123 General Exemptions; Signs Permitted Without Permit

1. The provisions of this article shall not apply to a sign located in a display window; or on a door of a business establishment which announces only the name of the proprietor or business establishment and the nature of the business; nor to a sign not exceeding 6 square feet on a building, or on a premises adjacent to a building in which persons congregate for civic, political, educational, religious, social or recreational purposes, displaying the name and nature of the occupancy, and information as to the condition of use, admission or time of services or event; nor to street signs erected by the county.
2. The following signs shall be permitted within any zone of the county and shall not require a permit; provided, however, the signs must comply with the setback and sight obstruction regulations:
 1. *Construction signs.* Construction signs which identify the architects, engineers, contractors and other individuals or firms with the construction, but not including any advertisement of any product. Two such signs not to exceed 32 square feet each shall be confined to the premises upon which construction occurs during the construction period. Such signs shall be removed within 60 days of the beginning of occupancy.
 2. *Street banners.* Street banners advertising a public event may be erected as approved by the administrator. The banners shall be removed within 5 days after the termination of the event.
 3. *Parking area signs.* Parking area signs designating parking area entrances and exits are limited to 1 sign for each such exit or entrance and to a maximum size of 6 square feet each. One sign per parking area, designating the conditions or use of identity of such parking area and limited to a maximum size of 24 square feet, shall be permitted. On a corner lot, 2 such signs, 1 facing each street, shall be permitted.
 4. *Off-premises and on-premises signs.* Off-premises and on-premises signs that are placed and removed on the same day and that are intended to direct traffic or advertise a special event or sale, however, such signs are to be limited to the following conditions:
 1. A maximum of 14 days per year.
 2. The consent of the property owner must be obtained.

3. Signs must comply with or be located outside the visibility triangle.
4. Signs shall be a maximum of 12 square feet in size.

(Prior Code, title 10, § 9.4.3)

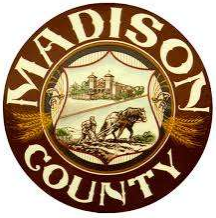
Sec 113-124 Tourist Trade Exception (*Tourist Trade Exception applies to Yellowstone Bear World*)

Any business or trade transacted upon a property within the county which can establish to the satisfaction of the planning and zoning commission, that the gross revenue percentages set forth in the table in this section, are derived from customers who reside outside of the county, shall be entitled to a tourist trade exception, which shall consist of factors shown in the table in this section which will be applied to their otherwise allowed signage. This exception shall only apply to on-premises' signage, and shall not allow any greater size of individual signs, only the cumulative gross total of signage (i.e., sign size table allows one 1,000 square feet, if 65 percent of revenue is derived from outside of the county tourist trade, allowed 1,500 square feet, etc.).

Percent of revenue derived from customers outside of the county per acre	Allowed signage per acre
50 to 60	1.25
61 to 70	1.50
71 to 80	1.75
81 to 100	2.00

(Prior Code, title 10, § 9.4.4)

Staff Report prepared by Gary Armstrong, Planning Administrator



PLANNING & ZONING DEPARTMENT
134 E Main Suite 208 Rexburg ID 83440
Phone (208)359-6207
PZ@co.madison.id.us

SIGN APPLICATION

SUBMITTALS:

All information called for on this form shall be required for a complete application and no incomplete application will begin the review process. Completed application must also be accompanied with the **subsequent fee of \$100.00 per sign.**

APPLICANT CONTACT INFORMATION

APPLICANT:

Name:	Michael Ferguson
Phone:	208-390-0197
Email:	michael@yellowstonebearworld.com
Mailing Address:	6010 S 4300W Rexburg Idaho
Signature:	Michael Ferguson Date: 2/27/2026

OWNER:

Name:	Bear Crest LLC/Yellowstonebearworld
Phone:	208-390-0197
Email:	same as above
Mailing Address:	same as above
Signature:	Michael Ferguson Date: 2/17/2026

***if you are not the owner of the property applying for an administrative permit, please attach an affidavit of legal interest to your application. ***

REQUIRED ATTACHMENTS

Additional attachments may be required on a case to case basis

- ☐ **Proof of Ownership**
- ☐ **Legal Description**
- ☐ **Site Plan**
- ☐ **Fee Payment of \$100/sign**
- ☐ **Rendering of Sign(s)**

PARCEL INFORMATION

Site Address (if applicable):					
Parcel #: Bear Crest LLC		Total Acreage: 160			
Subdivision: N/A		Lot:		Block:	
Zone:	Tourist exemption may apply	Area of City Impact:	none		

Sec 113-124 Tourist Trade Exception

GENERAL INFORMATION

Sign #1					
Off Premise		On Premise	On premise on the roof		
Existing		Proposed	Existing waiting for approval		
Free Standing		Wall	on the roof 9' off the ground	Ground Mount	
Length		Width	15 x 9 x 2	Square Feet	270
Percentage of sign in area that is animated:	270sq ft				
Type of Illumination:	LCD				

Tourist Exemption may apply

Sec 113-124 Tourist Trade Exception

Sign #2					
Off Premise		On Premise	On premise only		
Existing		Proposed	Above the front door to the high part of the wall		
Free Standing		Wall	yes	Ground Mount	
Length		Width	3 ft x 4 ft	Square Feet	12 sqft
Percentage of sign in area that is animated:					
Type of Illumination:					

Tourist exemption may apply

Sec 113-124 Tourist Trade Exception

Sign #3					
Off Premise		On Premise			
Existing		Proposed			
Free Standing		Wall		Ground Mount	
Length		Width		Square Feet	
Percentage of sign in area that is animated:					
Type of Illumination:					

Sign #4					
Off Premise		On Premise			
Existing		Proposed			
Free Standing		Wall		Ground Mount	
Length		Width		Square Feet	
Percentage of sign in area that is animated:					
Type of Illumination:					

OFFICE USE ONLY

Permit #:	Fee Total:	Date Fee Received:

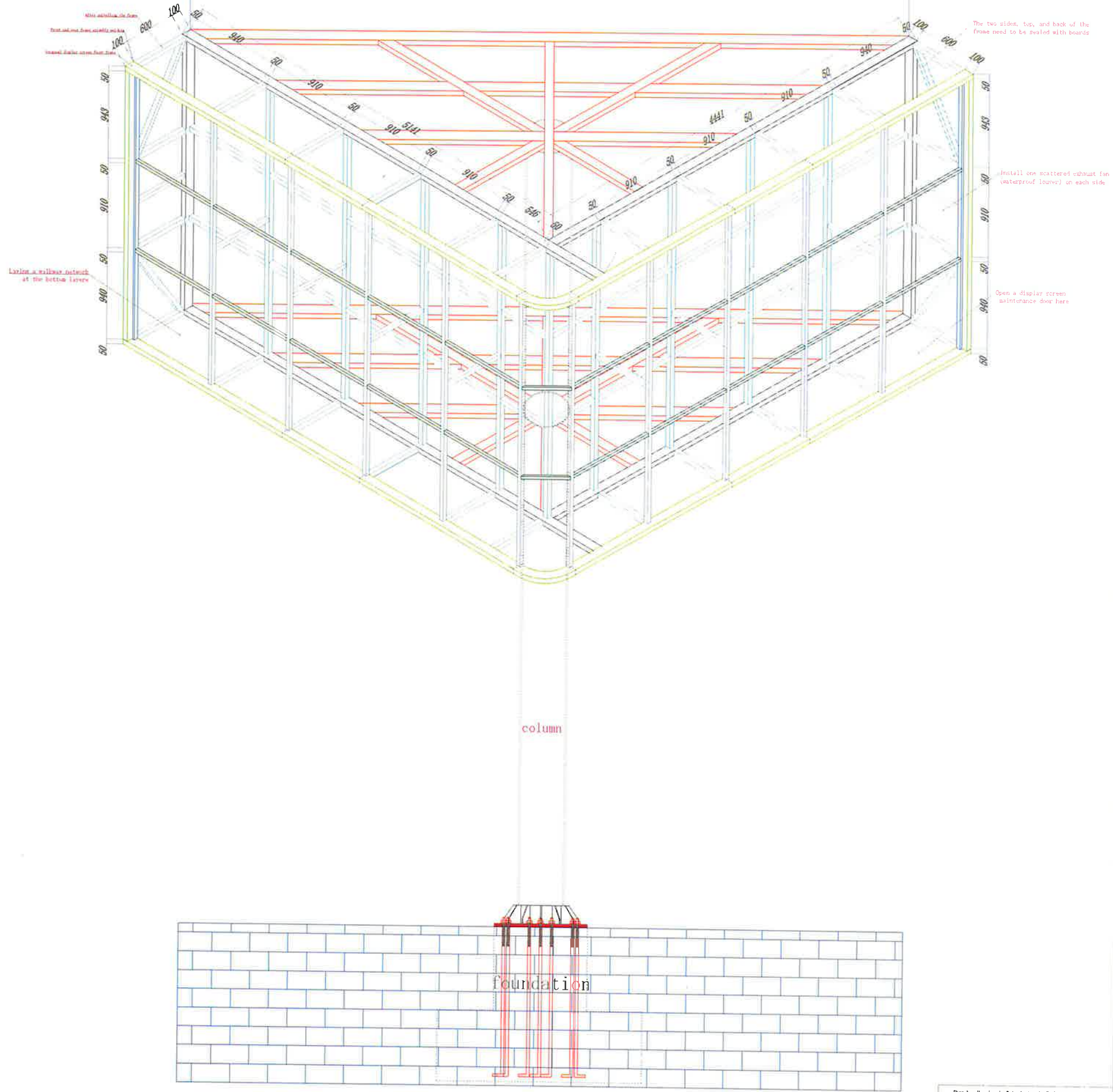


Frame Fabrication Material Specifications

- 100*50*4mm Square tube
- 100*50*3mm Square tube
- 50*50*3mm Square tube
- 40*40*3mm Square tube
- 40*20*3mm Square tube

Single column display screen installation frame

7692



Shenzhen Huiming Optoelectronic Technology Co., Ltd.			
Project	100*50*4mm Square tube	Unit	mm
Unit	100*50*3mm Square tube	Unit	mm
Unit	50*50*3mm Square tube	Unit	mm
Unit	40*40*3mm Square tube	Unit	mm
Unit	40*20*3mm Square tube	Unit	mm

Engineered by

