PLANNING & ZONING DEPARTMENT
134 E Main Suite 208 Rexburg ID 83440
Phone (208)359-6259
Fax (208) 356-6308

Date: October 30, 2026
Re: *Proposed Zone Change from Transitional Agriculture (TAG) to Commercial*

Dear Madison County Property Owner:

Madison County Planning and Zoning Department believes it is important to keep our community informed and engaged in planning and zoning matters. We are writing to inform you of a request to amend the Madison County Zoning Map for the parcel RP05N39E147219 that is approximately 14.75 acres and located at approximately 2560 W 4700 S, Rexburg, ID, 83440. You are receiving this notice due to your property's close proximity to this requested amendment.

Enclosed is the official Notice of Public Hearing to be held with the Planning and Zoning Commission. Such notice includes an appropriate summary of items to be discussed as well as a vicinity map showing the location of the proposed change.

What is Zoning?
Zoning is a tool used by local governments to regulate how land can be used within different areas, such as for residential, commercial, industrial, or agricultural purposes. The zoning map outlines these classifications and ensures development aligns with community goals, minimizes conflicts between uses, and supports public safety and economic growth. Occasionally, zoning designations are updated or changed to reflect new development proposals, changing community needs, or updated long-term plans.

Details of the Proposed Amendment
The proposed amendment involves changing the zone designation for parcel RP05N39E1472191 from Transitional Agriculture (TAG) to Commercial. This will allow for commercial development of parts or all of the parcel. Madison County allows lots in Commercial Zone to be developed with minimum lot size of 1-acre. Common commercial uses in the County include small shops, light manufacturing, storage, or a base of operation for various service industries such as landscaping, excavation, construction, etc. This parcel is approximately 14.75 acres.

How this Affects You
As a property owner within close proximity to the proposed amended area, your input is valuable. Changes to the Future Land Use Map can have various impacts including potential changes to zoning and land use compatibility.

We encourage you to participate in the public hearing process to share your thoughts and concerns regarding this proposed zone change.

For more details about the proposed amendment and to review the specific changes, please visit our website or contact our office at 208-359-6207 or email us at PZ@madisoncountyid.gov. Our staff is available to answer any questions and provide further information.

Thank you for your attention to this important matter. Your involvement helps to shape the future of our community.

Sincerely,

Gary Armstrong, Administrator
Madison Planning and Zoning

NOTICE OF PUBLIC HEARING
MADISON COUNTY PLANNING AND ZONING COMMISSION
RE: *Proposed Zone Change from Trans Agriculture to Commercial*

DATE: Wednesday November 18, 2026
TIME: 6:30 p.m.
LOCATION: Madison County Courthouse Commissioner's Room – 159 E Main Street Rexburg

SUMMARY OF REQUEST –
The Madison County Planning and Zoning Commission will hold a public hearing to discuss a proposed zone change from Transitional Agriculture to Commercial for parcel RP05N39E147219, approximately 14.75 acres that is located at approximately 2560 W 4700 S, Rexburg, ID, 83440. The property is more particularly described in deed instrument number 475753.

DETAILS OF PROPOSAL –
The applicants propose that the above parcels zone be changed as defined in Madison County as defined in the Madison County Code Book, Chapter 117, Article III Section 117-54, and Part II, Chapter 102, Section 102-1, et seq., regarding factors to consider changing the zone from Trans Agriculture (TAG) to Commercial.

PUBLIC PARTICIPATION –
At such hearing the Madison County Planning and Zoning Commission will hear all persons, comments, and recommendations relative to such proposed changes as set forth herein. Written comments are strongly encouraged, as limited seating is available. Written correspondence will be accepted in regard to this proposal at the Madison County Planning and Zoning Office, 134 E. Main, Suite 208, Rexburg, Idaho, 83440.

APPLICABILITY –
This notice is given pursuant to the provisions of §§ 67-6509, 67-6511, Idaho Code, and all amendments thereof.

Dated the **30th** day of **October,** 2026

Kim H. Muir

By: Kim Muir, *Madison Clerk*

Published: *November 3, 2026, and November 10, 2026.*

Madison County Planning & Zoning ~ 134 E Main St. Suit 208 Rexburg ID 83440 ~ (208)-359-6207 ~ pz@madisoncountyid.gov

Detailed information about this application can be found at the Madison County Planning and Zoning website. Please scan the QR code to access the public meeting information.

Please contact the Planning and Zoning Office prior to any meeting if assistance is required for disabled persons planning to attend.

PROXIMITY MAP & PROPOSED MAP AMENDMENT



SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 39 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 14;

THENCE NORTH 89°58'51" WEST, A DISTANCE OF 662.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°03'19" WEST, A DISTANCE OF 255.00 FEET TO A POINT;

THENCE SOUTH 48°01'50" WEST, A DISTANCE OF 326.46 FEET TO A POINT;

THENCE SOUTH 00°03'25" WEST, A DISTANCE OF 846.38 FEET TO A POINT;

THENCE NORTH 89°58'43" WEST, A DISTANCE OF 420.00 FEET TO A POINT;

THENCE NORTH 00°03'25" EAST, A DISTANCE OF 1,319.74 FEET TO A POINT;

THENCE SOUTH 89°58'51" EAST, A DISTANCE OF 662.50 FEET TO THE POINT OF BEGINNING. CONTAINING 14.75 ACRES OF LAND, MORE OR LESS.