

1. What is an Area of City Impact (AOI)?

An AOI is a boundary outside a city's limits where the city and county agree and collaborate on how future growth and development will be managed. It helps plan for cohesive roads, utilities, and services before growth happens.

2. Does being in an AOI mean my property is annexed into the city?

No. An AOI does *not* annex property into the city. It only identifies where the city has a planning interest for future development. Annexation is a separate process that requires its own procedures and approvals.

3. Why are changes being made to the AOI now?

Earlier this year, the Idaho Legislature amended the Idaho Code related to AOIs. These changes require cities and counties to review and update their AOI maps and agreements by December 31, 2025, to stay in compliance with state law.

4. What does the AOI mean for me as a property owner?

If you are within the AOI, certain planning and zoning decisions may be guided by the Area of Impact Agreement. Day-to-day property ownership, taxes, and services do not change unless your property is annexed in the future.

5. What is the Area of Impact Agreement?

This is a formal agreement between a city and the county that defines how land use and development will be managed within the Area of City Impact. The Area of Impact Agreement is included in the public hearing packet and is available to review at this link: <https://www.bannockcounty.gov/wp-content/uploads/2025/09/Public-Hearing-Notices-Areas-of-City-Impact-1.pdf>

6. Will my taxes go up if I'm in the AOI?

No. Being in the AOI does not change your tax rate or taxing districts. Taxes are based on use of the property and not affected by the AOI. However, property taxes may change *if* your land is annexed into the city.

7. Is annexation part of this process?

No. Updating the AOI is about planning boundaries, not annexation. Any annexation would require a completely separate process, with public hearings and decisions by the City Council.

8. How can I see what area is included in the AOI?

Maps are available to view as part of the public hearing packet. To view this packet, click the following link: <https://www.bannockcounty.gov/wp-content/uploads/2025/09/Public-Hearing-Notices-Areas-of-City-Impact-1.pdf> If you are looking for a more detailed map, you can use our online interactive map (may not work on an Apple device using Google Chrome) <https://experience.arcgis.com/experience/424462c8ec8a4742b1d5e7fe7bfdeb0c>

If you have trouble viewing the interactive map, you can visit the Planning and Development office to review the maps and identify if your property lies within an AOI.

9. How will this affect building or development on my property?

If your property is within the AOI, development applications may be subject to additional standards, as outlined in the Area of Impact Agreement. This is to ensure growth near the city happens in a coordinated way. Those agreements are available to review in the public hearing packet by clicking the following link: <https://www.bannockcounty.gov/wp-content/uploads/2025/09/Public-Hearing-Notices-Areas-of-City-Impact-1.pdf>

10. Why did I (or why did I not) receive a notice in the mail for an AOI public hearing?

Notices were mailed to all property owners who will be located in the proposed AOI. If you received a notice, the property listed in your letter will be within the AOI. If you did not receive a letter, your property will not be included in the new AOI.

11. What happens if I don't want my property in the AOI?

Public hearings are being held on October 21st so residents can share their input. Public feedback is an important part of the public hearing process. We encourage you to attend the public hearing for the AOI associated with your property. For example, if your property is located in or near the AOI for McCammon City, you would attend and speak at the McCammon Area of City Impact hearing. The schedule of public hearings is outlined below:

1:30 PM Establishing the McCammon Area of City Impact (action item)
1:45 PM Establishing the Downey Area of City Impact (action item)
2:00 PM Establishing the Pocatello Area of City Impact (action item)
2:15 PM Establishing the Chubbuck Area of City Impact (action item)
2:30 PM Establishing the Arimo Area of City Impact (action item)
2:45 PM Establishing the Inkom Area of City Impact (action item)
3:00 PM Establishing the Lava Hot Springs Area of City Impact (action item)

If you are unable to attend the public hearings in person, written testimony is being accepted now until the time of the public hearing.

Submit your written testimony to:

Bannock County Commissioners
624 East Center Street, Room 101
Pocatello Idaho 83201

Or, you can email your testimony to commission@bannockcounty.gov

Questions regarding the petition or process can be addressed by the Planning & Development Department at 208-236-7230.

If you require special assistance or accommodation to participate in this hearing, please call 208-236-7210 to make the necessary arrangements prior to the public hearing.