



# MINUTES OF THE BOARD OF BANNOCK COUNTY COMMISSIONERS

## Meeting Details

Date of Meeting:	Tuesday, December 16, 2025
Commissioners present:	Ernie Moser, Jeff Hough, and Ken Bullock
Clerk of the Board:	Jason C. Dixon
Absent Board Members:	
Staff present:	Deputy Clerk Nancy Allen, Comptroller Kristi Klauser, HR Director Matthew Phillips, and (9:09 am) Attorney Jonathan Radford

## Agenda Details

AGENDA	
	Regular Business and Claims Meeting (action items)
	<b>Agenda:</b>
1	<ul style="list-style-type: none"> <li>Indigent Business may require an Executive Session pursuant to Idaho Code §74-206(1)(d) to consider records exempt from public disclosure (action item)</li> </ul>
2	<ul style="list-style-type: none"> <li>Anita Hymas, Assessor, requesting signature on a 2024 and 2025 Property Tax Roll (requested 5 minutes) (action item)</li> </ul>
3	<ul style="list-style-type: none"> <li>Ashley Bringham, D6 Treatment, regarding signature on Independent Contractor Agreement for Professional or Consultant Services (requested 10 minutes) (action item)</li> </ul>
4	<ul style="list-style-type: none"> <li>Heather Studley, GIS, providing a GIS update</li> </ul>
5	<b>RESOLUTIONS AND ORDINANCES (action items):</b> Resolution No. 2025-88 Approving Tax Cancellation Requests County Ordinance 2025-07 City of Arimo Area of Impact County Ordinance 2025-08 City of Chubbuck Area of Impact County Ordinance 2025-09 City of Downey Area of Impact County Ordinance 2025-10 City of Inkom Area of Impact County Ordinance 2025-11 City of Lava Hot Springs Area of Impact County Ordinance 2025-12 City of McCammon Area of Impact County Ordinance 2025-13 City of Pocatello Area of Impact
6	<b>SIGNATURE ONLY (action items):</b> Memo to Dispose Documents Sharp Performance
7	<b>CONSENT AGENDA (action items):</b> <ul style="list-style-type: none"> <li>Manual Checks</li> <li>Alcohol Licenses and Catering Permits</li> <li>Certificate of Residency Approval</li> <li>Salary Rate Approval Forms/Notice of Separation with Potential Executive Session under Idaho Code §74-206(1)(a)&amp;(b) regarding personnel with potential action following adjournment of Executive Session</li> <li>Mileage and Travel Approvals</li> <li>Minutes: Approval of and signature on certification for meeting minutes for December 9 and 11, 2025</li> </ul>
8	Bid Opening for Request for Services for Lava Ranches Fuel Reduction Phase 2 (action item)
9	Interview for Snow Groomer Committee with Executive Session under Idaho Code §74-206(1)(a)&(b) regarding personnel with potential action following adjournment of Executive Session (action item)
10	Meeting to discuss renewable energy

- 11 Quarterly Jail Inspection (potential action items)  
**NOTE:** This meeting will be held at 5800 S. 5th Ave., Pocatello, Idaho

## Meeting Notes

- 1 9:01 AM Hough called the meeting to order. There were no indigent cases.
- 2 9:01 AM Chief Deputy Assessor Randy Hobson appeared to review tax cancellation requests. Moser moved to approve the requests. The motion passed.
- 3 9:02 AM Trial Court Administrator Jason Dye also appeared and requested an agreement with Idaho Department of Juvenile Corrections. Bullock moved to approve the agreement with IDJC. The motion passed.
- 4 9:03 AM Studley gave department updates.
- 5 9:17 AM Moser moved to approve Resolution 2025-88. The motion passed. Bullock moved to approve Ordinance Numbers 2025-07, 08, 09, 10, 11, 12, and 13. The motion passed.
- 6 9:19 AM Hough moved to approve the memo to dispose of documents. The motion passed.  
9:20 AM Bullock moved to approve the contract with Sharp Performance. The motion passed.
- 7 9:21 AM Moser moved to approve the consent agenda. The motion passed.
- 8 10:00 AM Chief Procurement Office Shanda Crystal appeared. Hough reviewed the solicitation for Lava Ranches Fuel Reduction Phase 2. The bids were unsealed. Crystal explained the project will use grant funds so the bidders were asked for the number of acres that could be treated for that dollar amount. Charity Staggs from SICOG appeared. Hough reviewed responses from:
  - Retroscape LLC 137.44 acres
  - Absolute Forestry LLP 205 acres
  - Bob McKee Construction 47 acres
  - CR Fence Company LLC 91 acres10:03 AM Moser moved to accept the proposals for review. The motion passed
- 9 10:04 AM Hough moved to enter into executive session under Idaho Code §74-206(1)(a)&(b) regarding personnel. The motion passed by roll call vote.  
10:22 AM Moser moved to exit executive session. The motion passed. Moser moved to appoint Tad Bybee to the Snow Grooming Board. The motion passed.
- 10 1:30 PM Planning and Development Director Hal Jensen, Assistant Director Tristan Bourquin, Aaron Menenberg and Scott Risley were present. Hough explained the purpose of the meeting was to learn about battery energy storage systems.  
Menenberg explained they were here to educate. He represents Renewable Northwest, a 501 non-profit that represents energy interests of the northwest states. A presentation was shown and included information on power production, supply, peak hours, and capacity planning for growth.  
1:34 PM Risley, Senior Director of Development for RWE explained batteries, storage, consumption, and generation.
- 11 3:03 PM Clerk Jason Dixon, Captain Lyle Thurgood, Lt. Kasey Johnson, and Lt. Jayson Clark were also present. Discussion ensued regarding the general state of the jail. Dixon began reading the quarterly jail inspection questionnaire. 3:09 PM The group toured the facility. 3:38 PM The tour concluded and Dixon concluded the questions from the questionnaire. 3:40 PM Chief Deputy Alex Hamilton joined the meeting. Discussion included low population numbers, new plate scanners and cameras, Sheriff notification app, and the new intercom system. 3:47 PM Hough adjourned the meeting.

## Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Tax cancellation requests were granted.	Assessor/Treasurer/Resolution
Agreement with IDJC for D6 services was approved.	Clerk
Resolution 2025-88 Approving Tax Cancellation Requests, and Ordinances 2025-09 City of Downey Area of Impact, 2025-10 City of Inkom Area of Impact, 2025-11 City of Lava Hot Springs Area of Impact, 2025-12 City of McCammon Area of Impact, 2025-13 City of Pocatello Area of Impact, 2025-07 City of Arimo Area of Impact, and 2025-08 City of Chubbuck Area of Impact were passed.	Clerk/Publish
Contract with Sharp Performance was approved.	Sheriff
Authorized destruction of documents.	Resolution
Consent agenda items were approved.	Auditing/Clerk
Proposals for Lava Ranches Fuels Reduction Phase 2 were accepted for review from Retroscape LLC, Absolute Forestry LLP, Bob McKee Construction, and CR Fence Company LLC.	Procurement/OEM
Executive session was held to consider personnel matters.	Clerk
Tadd Bybee was appointed to the Snow Groomer Board.	Commission

**RESOLUTION**

WHEREAS, requests for cancellation of taxes were considered on December 9, 2025; and


WHEREAS, these cancellation requests have been reviewed pursuant to Idaho Code §§63-711, 63-1302, 63-1303 and 63-1304;

NOW, THEREFORE, BE IT RESOLVED that the County Tax Collector, Jennifer Clark, is hereby authorized and directed to cancel the following on the tax rolls as listed by year:

- (1) At the request of Assessor Anita Hymas, in a letter dated December 9, 2025, for cancellation of **market value** for the **2025** tax year.

<b>PARCEL NO.</b>	<b>OWNER</b>	<b>EXPLANATION</b>	<b>VALUE TO BE CANCELLED</b>
RPRPPR4000900	Santillanes, Dianna	BOE decision not applied to parcel	\$12,763
RPRPGR4001600	Bell, Larry R	HEX removed in error	\$125,000
RPRPHLN003000	Karlan, Daniel	House fire cancel 6 months on Improvements	\$164,939
RPRPLES001200	Stevenson, Carol A	Land category didn't get HEX	\$17,000
RPRCA1B001400	Rezac, Earl	Qualified for HEX	\$125,000
RPRPMSH000200	Roebuck, Robin L	Related parcel issue, correction made	\$4,229
RPRPCKE000200	Roebuck, Robin L	Related parcel issue, correction made	\$800

BOARD OF BANNOCK COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Jeff Hough, Chair

  
\_\_\_\_\_  
Ernie Moser, Member

  
\_\_\_\_\_  
Ken Bullock, Member

ATTEST: 

Jason C. Dixon, Clerk



**COUNTY ORDINANCE 2025-07**  
**Bannock County, Idaho**

City of Arimo Area of Impact

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF ARIMO**: IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY, IDAHO:

**SECTION 1: PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Arimo. When identifying an area of impact, the following criteria shall be considered:

1. Anticipated commercial and residential growth;
2. Geographic factors;
3. Transportation infrastructure and systems, including connectivity;
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
5. Other public service district boundaries.

In addition to the criteria set forth in this section, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

**SECTION 2: GEOGRAPHIC AREA OF IMPACT**

The officially adopted and agreed upon areas of impact for the City of Arimo are shown in the map attached as Exhibit 1.

**SECTION 3: COMPREHENSIVE PLAN**

The Comprehensive Plan and subsequent amendments thereto, as officially adopted by Bannock County, shall apply to the area of impact within the unincorporated area of Arimo. Both the City and County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

**SECTION 4: ORDINANCES**

The ordinances and subsequent amendments thereto, as officially adopted by Bannock County, shall apply within the area of impact.

**SECTION 5: ADMINISTRATION AND ENFORCEMENT**

- 1. Within the area of impact, Bannock County shall be responsible for the administration and enforcement of the County’s ordinances.
- 2. Maintenance of public streets located in the area of impact shall remain the responsibility of Bannock County and the State of Idaho, unless otherwise stipulated by written agreement between Bannock County, State of Idaho and City of Arimo.
- 3. Law enforcement in the area of impact shall remain the responsibility of Bannock County, unless otherwise stipulated by written agreement between the County and City of Arimo.
- 4. Fire services in the area of impact shall remain the responsibility of the designated fire district, unless otherwise stipulated by written agreement between the County, fire district and City of Arimo.

**SECTION 6: DEVELOPMENT AGREEMENTS**

The County shall require development agreements for any development of property located in the area of impact when the development is connecting to City of Arimo services.

All development agreements within the area of impact of the City shall contain the following statement:

“This development may be annexed into the City of Arimo, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Arimo corporate limits, in accordance with Idaho Code Section 50-222.”

**SECTION 7: PLAT REQUIREMENTS**

All final plats for developments within the area of impact shall contain the following statement, when connecting to City of Arimo Services:

“This development, [insert subdivision name], may be annexed into the City of Arimo, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Arimo corporate limits.”

**SECTION 8: RENEGOTIATION**

The Area of Impact Agreement may be reviewed upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**SECTION 9: REPEALING CLAUSE**

All other ordinances and parts of ordinances in conflict herewith shall be, and the same hereby repealed, including the Comprehensive Plan.

**SECTION 10: SEVERABILITY**


If any word, phrase, section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of the Ordinance and it is hereby expressly declared that every other word, phrase, section, subsection, provision, clause or paragraph of the Ordinance enacted, regardless of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.

**SECTION 11: EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication, as required by law.

ADOPTED this 16<sup>th</sup> day of December, 2025.

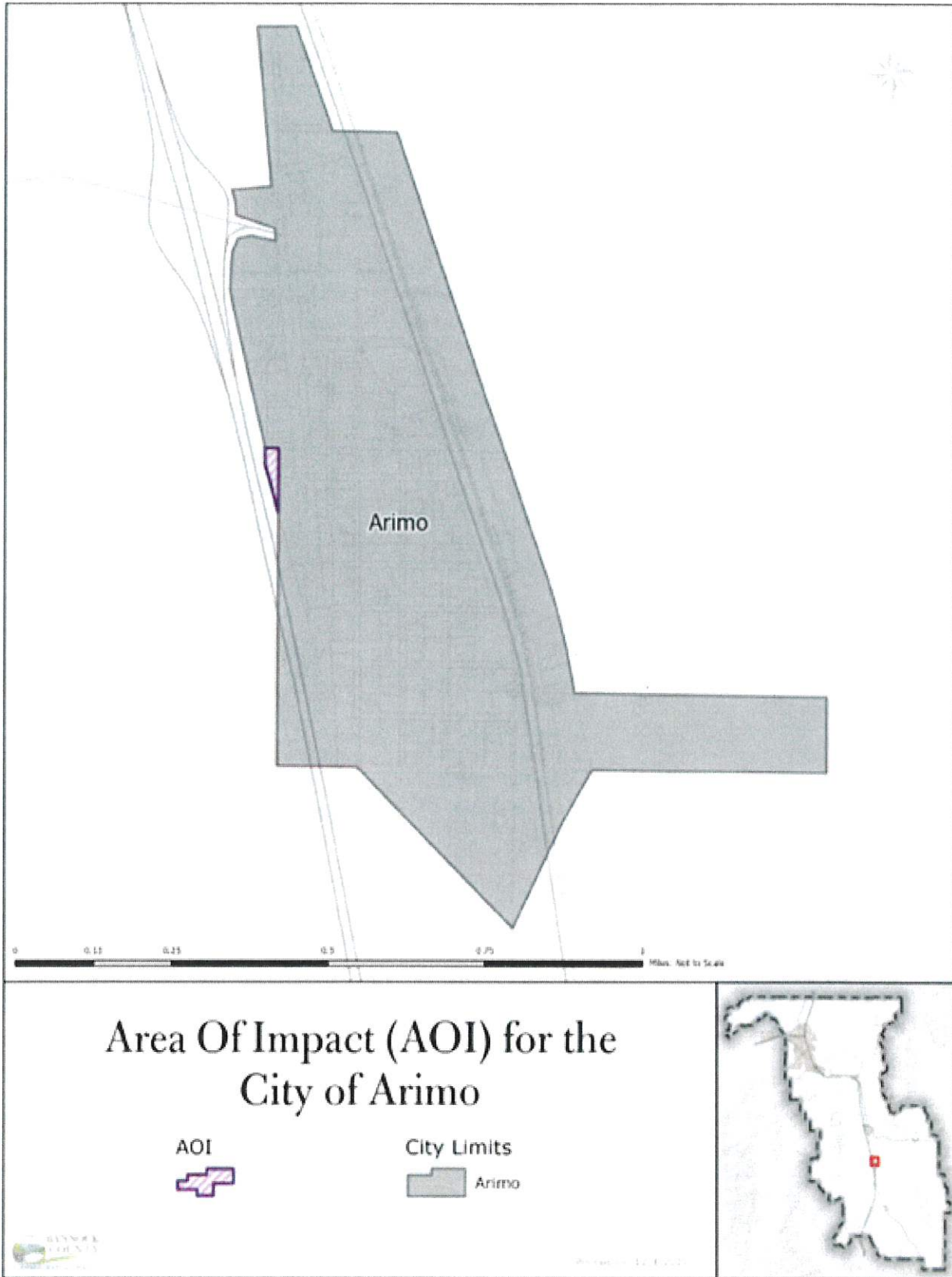
**Bannock County Board of Commissioners**

  
\_\_\_\_\_  
Jeff Hough, Chair

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Ernie Moser, Member  
  
\_\_\_\_\_  
Ken Bullock, Member

ATTEST:   
\_\_\_\_\_  
Jason C. Dixon, Clerk

EXHIBIT 1



**PUBLIC NOTICE OF BANNOCK COUNTY ORDINANCE ADOPTION**

The Board of Commissioners of Bannock County, Idaho, hereby gives notice of the adoption of Ordinance 2025-07. A summary of the Ordinance includes:

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF ARIMO**: IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

The full text of this Ordinance is available in the office of the Bannock County Clerk, 624 E. Center Street, Pocatello, Idaho, Mon-Fri from 8 am – 5 pm.

BOARD OF BANNOCK COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Jeff Hough, Chair

  
\_\_\_\_\_  
Ernie Moser, Member

  
\_\_\_\_\_  
Ken Bullock, Member

ATTEST:   
\_\_\_\_\_  
Jason C. Dixon, Clerk

This is a true and complete summary of Ordinance 2025-07 and provides adequate notice to the public.

JASON C. DIXON, CLERK  
  
\_\_\_\_\_

Publication Date: Dec. 20, 2025



**COUNTY ORDINANCE 2025-08**  
**Bannock County, Idaho**

City of Chubbuck Area of Impact

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF CHUBBUCK**; IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY, IDAHO:

**SECTION 1: PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Chubbuck. When identifying an area of impact, the following criteria shall be considered:

1. Anticipated commercial and residential growth;
2. Geographic factors;
3. Transportation infrastructure and systems, including connectivity;
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
5. Other public service district boundaries.

In addition to the criteria set forth in this section, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

**SECTION 2: GEOGRAPHIC AREA OF IMPACT**

The officially adopted and agreed upon areas of impact for the City of Chubbuck is shown in the map attached as Exhibit 1.

**SECTION 3: COMPREHENSIVE PLAN**

The Comprehensive Plan and subsequent amendments thereto, as officially adopted by Bannock County, shall apply to the area of impact within the unincorporated area of Chubbuck. Both the City and County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

#### **SECTION 4: ORDINANCES**

The ordinances and subsequent amendments thereto, as officially adopted by Bannock County, shall apply within the area of impact.

#### **SECTION 5: ADMINISTRATION AND ENFORCEMENT**

1. Within the area of impact, Bannock County shall be responsible for the administration and enforcement of the County's ordinances.
2. Maintenance of public streets located in the area of impact shall remain the responsibility of Bannock County and the State of Idaho, unless otherwise stipulated by written agreement between Bannock County, State of Idaho and City of Chubbuck.
3. Law enforcement in the area of impact shall remain the responsibility of Bannock County, unless otherwise stipulated by written agreement between the County and City of Chubbuck.
4. Fire services in the area of impact shall remain the responsibility of the designated fire district, unless otherwise stipulated by written agreement between the County, fire district, and City of Chubbuck.

#### **SECTION 6: DEVELOPMENT AGREEMENTS**

The County shall require development agreements for any development of property located in the area of impact when the development is connecting to City of Chubbuck services.

All development agreements within the area of impact of the City shall contain the following statement:

“This development may be annexed into the City of Chubbuck, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Chubbuck corporate limits, in accordance with Idaho Code Section 50-222.”

#### **SECTION 7: PLAT REQUIREMENTS**

All final plats for developments within the area of impact shall contain the following statement, when connecting to City of Chubbuck Services:

“This development, [insert subdivision name], may be annexed into the City of Chubbuck, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Chubbuck corporate limits.”

**SECTION 8: RENEGOTIATION**

The Area of Impact Agreement may be reviewed upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**SECTION 9: REPEALING CLAUSE**

All other ordinances and parts of ordinances in conflict herewith shall be, and the same hereby repealed, including the Comprehensive Plan.

**SECTION 10: SEVERABILITY**

If any word, phrase, section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of the Ordinance and it is hereby expressly declared that every other word, phrase, section, subsection, provision, clause or paragraph of the Ordinance enacted, regardless of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.

**SECTION 11: EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication, as required by law.

ADOPTED this 16<sup>th</sup> day of December, 2025.

**Bannock County Board of Commissioners**



\_\_\_\_\_  
Jeff Hough, Chair



\_\_\_\_\_  
Ernie Moser, Member



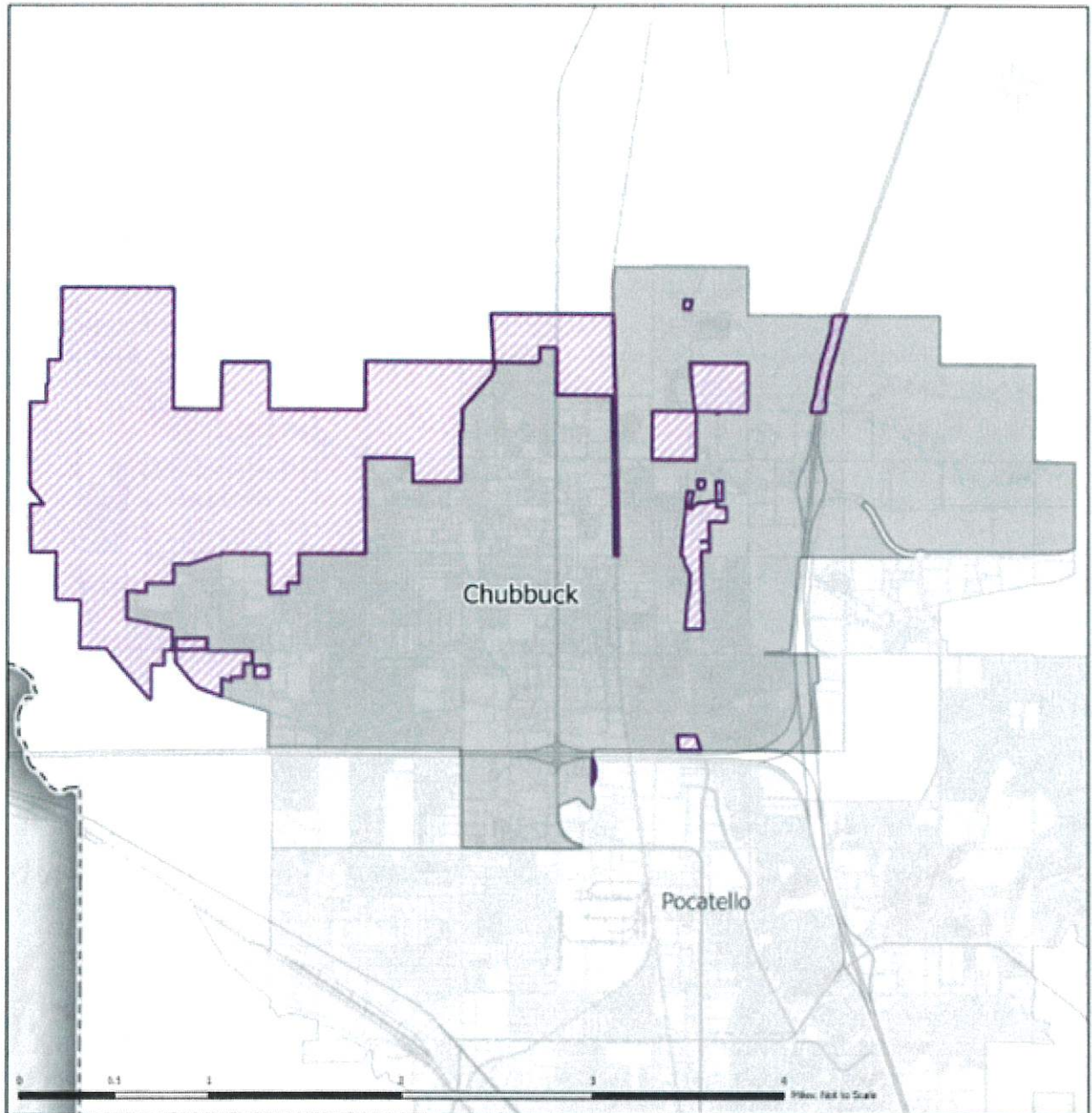
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Ken Bullock, Member

ATTEST:



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Jason C. Dixon, Clerk

EXHIBIT 1



### Area Of Impact (AOI) for the City of Chubbuck



AOI

City Limits



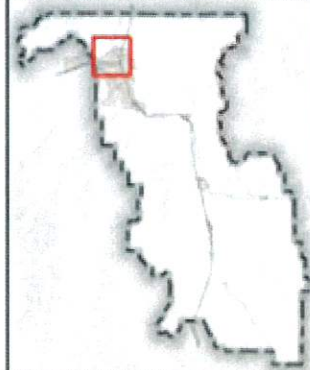
Chubbuck

Other Cities

Bannock County



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**PUBLIC NOTICE OF BANNOCK COUNTY ORDINANCE ADOPTION**

The Board of Commissioners of Bannock County, Idaho, hereby gives notice of the adoption of Ordinance 2025-08. A summary of the Ordinance includes:

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF CHUBBUCK**; IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

The full text of this Ordinance is available in the office of the Bannock County Clerk, 624 E. Center Street, Pocatello, Idaho, Mon-Fri from 8 am – 5 pm.

BOARD OF BANNOCK COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Jeff Hough, Chair

  
\_\_\_\_\_  
Ernie Moser, Member

  
\_\_\_\_\_  
Ken Bullock, Member

ATTEST:   
\_\_\_\_\_  
Jason C. Dixon, Clerk

This is a true and complete summary of Ordinance 2025-08 and provides adequate notice to the public.

JASON C. DIXON, CLERK

  
\_\_\_\_\_

Publication Date: Dec. 20, 2025



**COUNTY ORDINANCE 2025-09**  
**Bannock County, Idaho**

City of Downey Area of Impact

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF DOWNEY**; IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY:

**SECTION 1: PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Downey. When identifying an area of impact, the following criteria shall be considered:

1. Anticipated commercial and residential growth;
2. Geographic factors;
3. Transportation infrastructure and systems, including connectivity;
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
5. Other public service district boundaries.

In addition to the criteria set forth in this section, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

**SECTION 2: GEOGRAPHIC AREA OF IMPACT**

The officially adopted and agreed upon areas of impact for the City of Downey is shown in the map attached as Exhibit 1.

**SECTION 3: COMPREHENSIVE PLAN**

The Comprehensive Plan and subsequent amendments thereto, as officially adopted by Bannock County, shall apply to the area of impact within the unincorporated area of Downey. Both the City and County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

#### **SECTION 4: ORDINANCES**

The ordinances and subsequent amendments thereto, as officially adopted by Bannock County, shall apply within the area of impact.

#### **SECTION 5: ADMINISTRATION AND ENFORCEMENT**

1. Within the area of impact, Bannock County shall be responsible for the administration and enforcement of the County's ordinances.
2. Maintenance of public streets located in the area of impact shall remain the responsibility of Bannock County and the State of Idaho, unless otherwise stipulated by written agreement between Bannock County, State of Idaho and City of Downey.
3. Law enforcement in the area of impact shall remain the responsibility of Bannock County, unless otherwise stipulated by written agreement between the County and City of Downey.
4. Fire services in the area of impact shall remain the responsibility of the designated fire district, unless otherwise stipulated by written agreement between the County, fire district and City of Downey.

#### **SECTION 6: DEVELOPMENT AGREEMENTS**

The County shall require development agreements for any development of property located in the area of impact when the development is connecting to City of Downey services.

All development agreements within the area of impact of the City shall contain the following statement:

“This development may be annexed into the City of Downey, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Downey corporate limits, in accordance with Idaho Code Section 50-222.”

#### **SECTION 7: PLAT REQUIREMENTS**

All final plats for developments within the area of impact shall contain the following statement, when connecting to City of Downey Services:

“This development, [insert subdivision name], may be annexed into the City of Downey, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Downey corporate limits.”

#### **SECTION 8: RENEGOTIATION**

The Area of Impact Agreement may be reviewed upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

#### **SECTION 9: REPEALING CLAUSE**

All other ordinances and parts of ordinances in conflict herewith shall be, and the same hereby repealed, including the Comprehensive Plan.

**SECTION 10: SEVERABILITY**

If any word, phrase, section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of the Ordinance and it is hereby expressly declared that every other word, phrase, section, subsection, provision, clause or paragraph of the Ordinance enacted, regardless of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.

**SECTION 11: EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication, as required by law.

ADOPTED this 16<sup>th</sup> day of December, 2025.

**Bannock County Board of Commissioners**



Jeff Hough, Chair



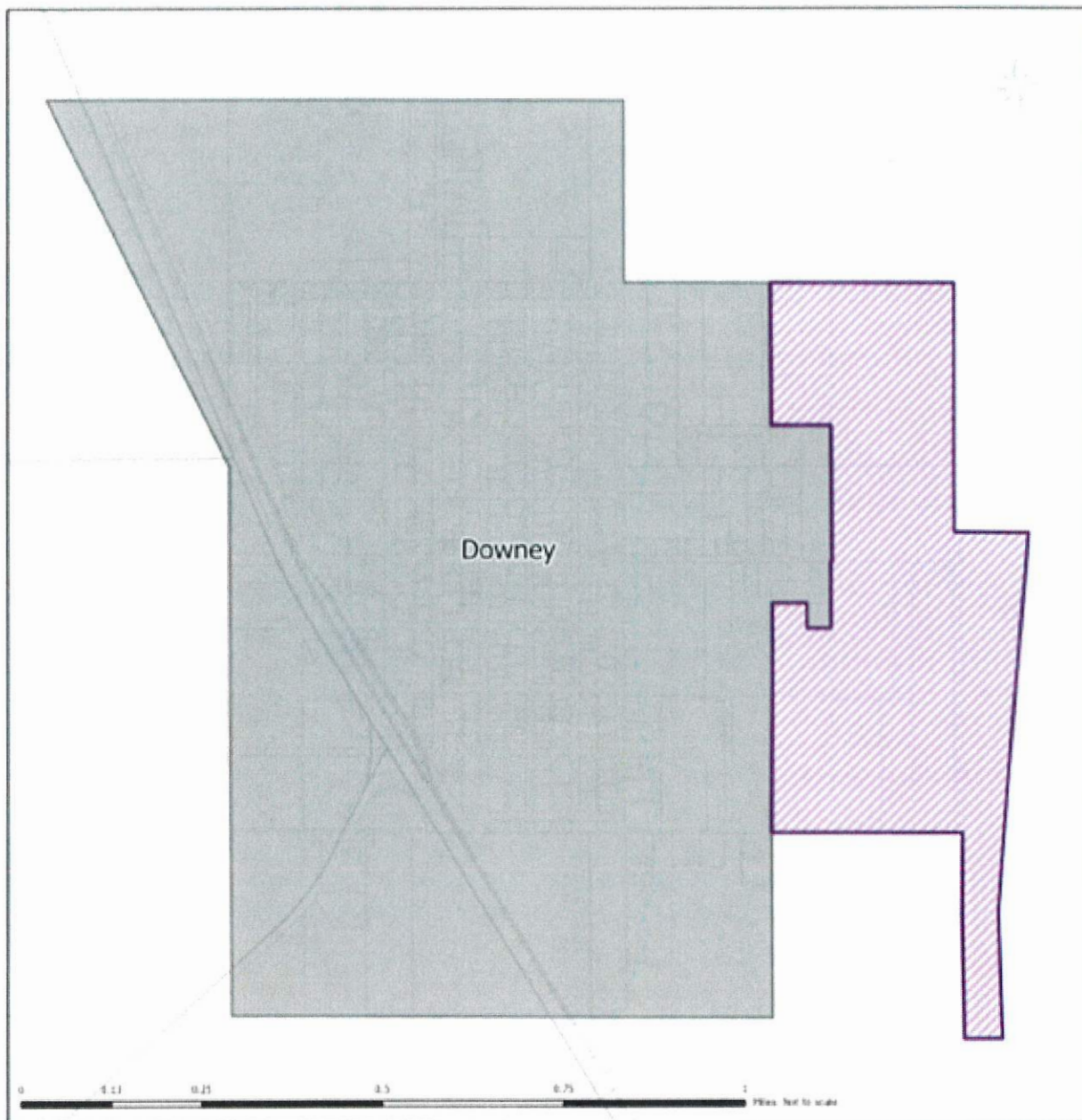
Ernie Moser, Member



Ken Bullock, Member

ATTEST: Nancy A. Allen For  
Jason C. Dixon, Clerk

EXHIBIT 1

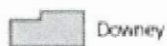


## Area Of Impact (AOI) for the City of Downey

AOI



City Limits



**PUBLIC NOTICE OF BANNOCK COUNTY ORDINANCE ADOPTION**

The Board of Commissioners of Bannock County, Idaho, hereby gives notice of the adoption of Ordinance 2025-09. A summary of the Ordinance includes:


AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF DOWNEY**; IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

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BOARD OF BANNOCK COUNTY COMMISSIONERS

  
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Jeff Hough, Chair

  
\_\_\_\_\_  
Ernie Moser, Member

  
\_\_\_\_\_  
Ken Bullock, Member

ATTEST:   
\_\_\_\_\_  
Jason C. Dixon, Clerk

This is a true and complete summary of Ordinance 2025-09 and provides adequate notice to the public.

JASON C. DIXON, CLERK

  
\_\_\_\_\_

Publication Date: Dec. 20, 2025



**COUNTY ORDINANCE 2025-10**  
**Bannock County, Idaho**

City of Inkom Area of Impact

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF INKOM**: IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY:

**SECTION 1: PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Inkom. When identifying an area of impact, the following criteria shall be considered:

1. Anticipated commercial and residential growth;
2. Geographic factors;
3. Transportation infrastructure and systems, including connectivity;
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
5. Other public service district boundaries.

In addition to the criteria set forth in this section, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

**SECTION 2: GEOGRAPHIC AREA OF IMPACT**

The officially adopted and agreed upon areas of impact for the City of Inkom is shown in the map attached as Exhibit 1.

**SECTION 3: COMPREHENSIVE PLAN**

The Comprehensive Plan and subsequent amendments thereto, as officially adopted by Bannock County, shall apply to the area of impact within the unincorporated area of Inkom. Both the City and County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

#### **SECTION 4: ORDINANCES**

The ordinances and subsequent amendments thereto, as officially adopted by Bannock County, shall apply within the area of impact.

#### **SECTION 5: ADMINISTRATION AND ENFORCEMENT**

1. Within the area of impact, Bannock County shall be responsible for the administration and enforcement of the County's ordinances.
2. Maintenance of public streets located in the area of impact shall remain the responsibility of Bannock County and the State of Idaho, unless otherwise stipulated by written agreement between Bannock County, State of Idaho and City of Inkom.
3. Law enforcement in the area of impact shall remain the responsibility of Bannock County, unless otherwise stipulated by written agreement between the County and City of Inkom.
4. Fire services in the area of impact shall remain the responsibility of the designated fire district, unless otherwise stipulated by written agreement between the County, fire district and City of Inkom.

#### **SECTION 6: DEVELOPMENT AGREEMENTS**

The County shall require development agreements for any development of property located in the area of impact when the development is connecting to City of Inkom services.

All development agreements within the area of impact of the City shall contain the following statement:

“This development may be annexed into the City of Inkom, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Inkom corporate limits, in accordance with Idaho Code Section 50-222.”

#### **SECTION 7: PLAT REQUIREMENTS**

All final plats for developments within the area of impact shall contain the following statement, when connecting to City of Inkom Services:

“This development, [insert subdivision name], may be annexed into the City of Inkom, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Inkom corporate limits.”

#### **SECTION 8: RENEGOTIATION**

The Area of Impact Agreement may be reviewed upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

#### **SECTION 9: REPEALING CLAUSE**

All other ordinances and parts of ordinances in conflict herewith shall be, and the same hereby repealed, including the Comprehensive Plan.

**SECTION 10: SEVERABILITY**

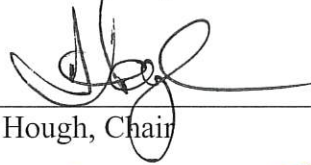
If any word, phrase, section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of the Ordinance and it is hereby expressly declared that every other word, phrase, section, subsection, provision, clause or paragraph of the Ordinance enacted, regardless of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.

**SECTION 11: EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication, as required by law.

ADOPTED this 16<sup>th</sup> day of December, 2025.

**Bannock County Board of Commissioners**



Jeff Hough, Chair



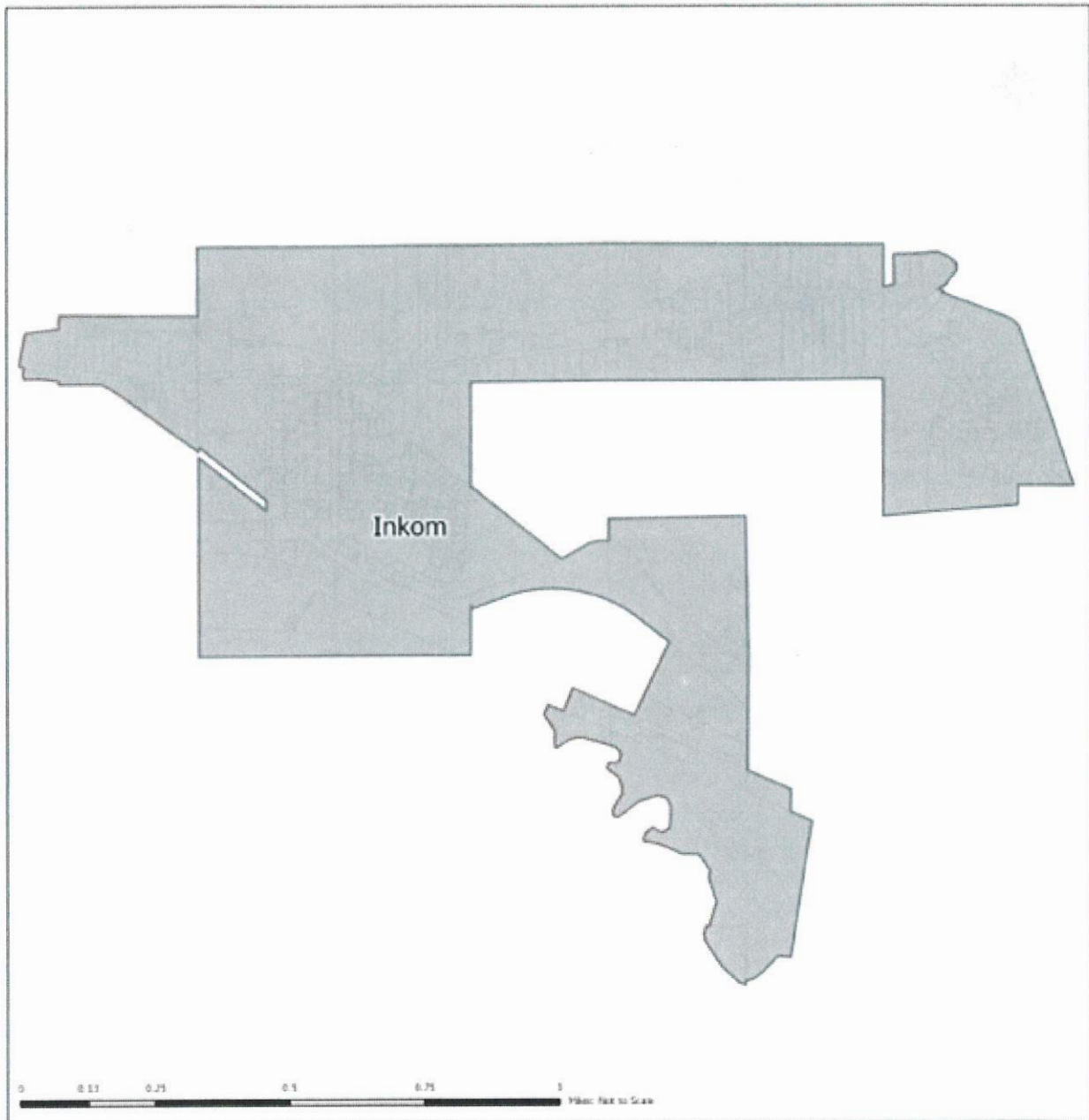
Ernie Moser, Member



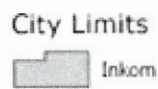
Ken Bullock, Member

ATTEST: Nancy A. Allen For  
Jason C. Dixon, Clerk

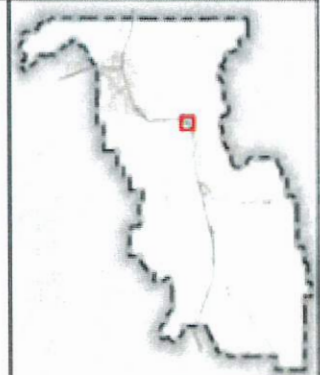
EXHIBIT 1



### Area Of Impact (AOI) for the City of Inkom \*



\* The City of Inkom does not have an Area of Impact



**PUBLIC NOTICE OF BANNOCK COUNTY ORDINANCE ADOPTION**

The Board of Commissioners of Bannock County, Idaho, hereby gives notice of the adoption of Ordinance 2025-10. A summary of the Ordinance includes:

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF INKOM**: IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

The full text of this Ordinance is available in the office of the Bannock County Clerk, 624 E. Center Street, Pocatello, Idaho, Mon-Fri from 8 am – 5 pm.

BOARD OF BANNOCK COUNTY COMMISSIONERS


  
\_\_\_\_\_  
Jeff Hough, Chair

  
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Ernie Moser, Member

  
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Ken Bullock, Member

ATTEST:   
Jason C. Dixon, Clerk

This is a true and complete summary of Ordinance 2025-10 and provides adequate notice to the public.

JASON C. DIXON, CLERK  


Publication Date: Dec. 20, 2025



**COUNTY ORDINANCE 2025-11**  
**Bannock County, Idaho**

City of Lava Hot Springs Area of Impact  
Bannock County, Idaho

AN ORDINANCE ESTABLISHING AN AREA OF IMPACT FOR THE **CITY OF LAVA HOT SPRINGS**; IDENTIFYING THE AUTHORITY REQUIRING ITS ADOPTION; ADOPTING A MAP OF IMPACT BOUNDARIES; IDENTIFYING THE ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO LOCAL LAND USE PLANNING ACT, IDAHO CODE SECTION 67-6526.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY:

**SECTION 1: PURPOSE**

The purpose of this ordinance is to establish an Area of Impact for the City of Lava Hot Springs. When identifying an area of impact, the following criteria shall be considered:

1. Anticipated commercial and residential growth;
2. Geographic factors;
3. Transportation infrastructure and systems, including connectivity;
4. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
5. Other public service district boundaries.

In addition to the criteria set forth in this section, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

**SECTION 2: GEOGRAPHIC AREA OF IMPACT**

The officially adopted and agreed upon areas of impact for the City of Lava Hot Springs is shown in the map attached as Exhibit 1.

**SECTION 3: COMPREHENSIVE PLAN**

The Comprehensive Plan and subsequent amendments thereto, as officially adopted by Bannock County, shall apply to the area of impact within the unincorporated area of Lava Hot Springs. Both the City and County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

#### **SECTION 4: ORDINANCES**

The ordinances and subsequent amendments thereto, as officially adopted by Bannock County, shall apply within the area of impact.

#### **SECTION 5: ADMINISTRATION AND ENFORCEMENT**

1. Within the area of impact, Bannock County shall be responsible for the administration and enforcement of the County's ordinances.
2. Maintenance of public streets located in the area of impact shall remain the responsibility of Bannock County and the State of Idaho, unless otherwise stipulated by written agreement between Bannock County, State of Idaho and City of Lava Hot Springs.
3. Law enforcement in the area of impact shall remain the responsibility of Bannock County, unless otherwise stipulated by written agreement between the County and City of Lava Hot Springs.
4. Fire services in the area of impact shall remain the responsibility of the designated fire district, unless otherwise stipulated by written agreement between the County, fire district and City of Lava Hot Springs.

#### **SECTION 6: DEVELOPMENT AGREEMENTS**

The County shall require development agreements for any development of property located in the area of impact when the development is connecting to City of Lava Hot Springs services.

All development agreements within the area of impact of the City shall contain the following statement:

“This development may be annexed into the City of Lava Hot Springs, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Lava Hot Springs corporate limits, in accordance with Idaho Code Section 50-222.”

#### **SECTION 7: PLAT REQUIREMENTS**

All final plats for developments within the area of impact shall contain the following statement, when connecting to City of Lava Hot Springs Services:

“This development, [insert subdivision name], may be annexed into the City of Lava Hot Springs, at the sole discretion of the City, when any portion of said land becomes contiguous to the City of Lava Hot Springs corporate limits.”

#### **SECTION 8: RENEGOTIATION**

The Area of Impact Agreement may be reviewed upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**SECTION 9: REPEALING CLAUSE**

All other ordinances and parts of ordinances in conflict herewith shall be, and the same hereby repealed, including the Comprehensive Plan.

**SECTION 10: SEVERABILITY**

If any word, phrase, section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of the Ordinance and it is hereby expressly declared that every other word, phrase, section, subsection, provision, clause or paragraph of the Ordinance enacted, regardless of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.


**SECTION 11: EFFECTIVE DATE**

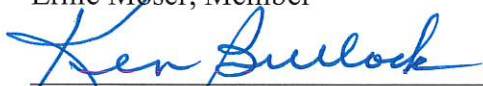
This ordinance shall be in full force and effect from and after its passage and publication, as required by law.

ADOPTED this 16<sup>th</sup> day of December, 2025.

**Bannock County Board of Commissioners**

  
\_\_\_\_\_  
Jeff Hough, Chair

  
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Ernie Moser, Member

  
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Ken Bullock, Member

ATTEST:   
\_\_\_\_\_  
Jason C. Dixon, Clerk

























