



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

AREA OF CITY IMPACT FREQUENTLY ASKED QUESTIONS

- 1. What is an Area of City Impact (AOI)?** An AOI is a boundary outside a city's limits where the City and the 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 defines 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?** In 2024, the Idaho Legislature amended the Idaho Code related to AOI's. These changes require Cities and Counties to review and update their respective AOI maps and agreements by December 31, 2025, to stay compliant 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 designations 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. Each Area of Impact Agreement is included in the Public Hearing packet and available for review at www.binghamid.gov by following the *Public Notices* tab on our website.
- 6. Will my taxes go up if I am in the AOI?** No. Being in the AOI does not change your tax rate or taxing districts. Taxes are based on the 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 applicable City.
- 8. How can I see what area is included in the AOI?** Maps are available to view as part of the Public Hearing packet and are available for review at www.binghamid.gov by following the *Public Notices* tab on our website.

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 or review, as outlined in the Area of Impact Agreement. This is to ensure growth near the City happens in a coordinated way. Each Area of Impact Agreement is included in the Public Hearing packet and available for review at www.binghamid.gov by following the *Public Notices* tab on our website.

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 within a proposed AOI boundary. If you did not receive a letter, your property will not be included in an AOI boundary.

11. What happens if I do not want my property in the AOI? Public Hearings are being held on December 10, 2025, so residents can share their input. Public feedback is an important part of the 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 Shelley City, you would attend and speak at the Shelley Area of City Impact hearing. The schedule of Public Hearings is outlined below:

December 10, 2025

- 2:00 p.m.** City of Aberdeen: Establish an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 5 titled *Aberdeen Area of City Impact*. (action item)
- 2:15 p.m.** City of Basalt: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 4 titled *Basalt Area of City Impact*. (action item)
- 2:30 p.m.** City of Blackfoot: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 1 titled *Blackfoot Area of City Impact*. (action item)
- 2:45 p.m.** City of Firth: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 2 titled *Firth Area of City Impact*. (action item)
- 3:00 p.m.** City of Shelley: Amend an Area of Impact by adopting an ordinance with a map area and adopting Bingham County Code Title 9 Chapter 3 titled *Shelley Area of City Impact*. (action item)

If you are unable to attend the Public Hearing in person, written testimony is being accepted now until the time of the Public Hearing. You may submit your written comments to Lindsey Gluch at lgluch@binghamid.gov, or by mail to:

Bingham County Commissioners
Attn: Lindsey Gluch
501 N. Maple, Box 204
Blackfoot, ID 83221

Questions regarding the process can be addressed by the Planning & Development Services at 208-782-3177. Individuals who need accessible communications or other accommodations in order to participate are invited to make their needs known to the Bingham County Clerk 3-5 days in advance pursuant to ADA-504 Compliance.