



BINGHAM COUNTY

PLANNING & DEVELOPMENT SERVICES

490 North Maple Street, Suite A ♦ Blackfoot, Idaho 83221-1700
(208) 782-3177 ♦ buildingpermits@co.bingham.id.us



AREA OF CITY IMPACT FREQUENTLY ASKED QUESTIONS

(August 25, 2021)

Q: What is the Area of Impact?

A: The Area of City Impact (AOI) is a geographical area where a City is expected to grow into and annex at some future time. Idaho Code requires all Cities to define an AOI with their respective Counties. Besides defining the geographical area for future growth, the AOI also includes an Agreement between a City and County about which plans, policies, and development standards will apply in the area. The AOI provides a way for Cities, Counties, utility providers, transportation providers, and other public entities to plan together for how to handle future growth.

Q: If I own property within the Area of City Impact, what does that mean for me?

A: For most properties, there is no direct impact. If a property is located in the County, it is still under County jurisdiction. Even within the AOI, the City has no jurisdiction over property unless it has been annexed.

Q: If my property is in the Area of City Impact, does that mean it is part of the City of Blackfoot?

A: No. As noted above, the City of Blackfoot only has jurisdiction over properties which have been annexed. If a property is in the County, only County has jurisdiction.

Q: If my property is in the Area of City Impact, does that mean it will be annexed?

A: If your property is contiguous (directly adjacent to the City of Blackfoot's boundaries), it is possible for your property to be annexed into the City. If you live in, for example, Snake River Estates Subdivision (north east AOI area), annexation would not possible until if/when the City of Blackfoot's boundaries grow and extend closer to this Subdivision. Although it is also possible for the City to annex your property if your property is among a number of parcels being annexed and you are not contiguous with the City's boundary. For view a map of the City's boundaries and annexations that have occurred over the last 20 years, please visit the Planning & Zoning Commissions webpage.

Q: In this process, are the Area of Impact boundaries proposed to change?

A: The Planning & Zoning Commission are looking at the boundaries of the AOI and have expressed interest in adjusting the size to commensurate with reasonable growth over the next 10 years, as suggested by Idaho Code. The Commission is analyzing several maps depicting

subdivision development, new construction, and a 20 year history of the City of Blackfoot's annexations; these maps are available to you on the Planning & Zoning Commission's webpage.

Q: Was this proposal made with community comment or input?

A: The proposal was generated by City and County Staff. The forum to which public input, comment, and/or testimony can be received by a governing body is via a Public Hearing. The Planning & Zoning Commission will hold a Public Hearing and may make a recommendation to the Board of Commissioners based upon the proposal, input/testimony received, and their own discussion and deliberations. The Planning & Zoning Commission may also chose to direct County Staff to make modifications and conduct additional Public Hearing(s) based upon a those modifications or subsequent proposals. The Planning & Zoning Commission may also deny the proposal.

Q: How will this Agreement protect me?

A: The Planning & Zoning Commission will strive to add mutual transparency and cooperation from each entity, the City and the County, pertaining to development within the AOI. The Commission seeks to include specific Idaho Code sections and to include additional requirements for notice and involvement as development inquires and are made within the County's jurisdiction.

Q: How can I voice my opinion about the proposal?

A: A Public Hearing with the Planning & Zoning Commission will be held on September 8, 2021, beginning at 7:00 p.m., with other Public Hearing items prior to this Hearing. All persons interested are invited to attend said Public Hearing shall have the opportunity to be heard and may give testimony related to (1) the current (2002) Area of City Impact Agreement; and (2) items and/or areas of concern the public wishes to convey to the Planning & Zoning Commission as they begin to prepare a new Area of City Impact Agreement. For more information on these Public Hearings, please refer to the Planning & Zoning Commissions webpage at www.co.bingham.id.us/planning_zoning/planning_zoning_agenda.html or contact the Department at (208) 782-3177.