

Bancroft City Council
Monday, February 8, 2021
Meeting Minutes of the Mayor and City Council for Bancroft, Idaho

Roll call showed the following council and staff members present:
Mickelle O'Brien, Joseph Perry, Carrie Yost, Mayor Spencer, and Clerk Swensen
Others in attendance: Dan Baker, Shaun Anderson, Adam Mabey, Stan Wistisen
Absent: Cp, Scott Hayden

Call to Order: Mayor Spencer called the meeting to order at 7:00 p.m.
Pledge: Mayor Spencer
Prayer: Mickelle O'Brien

Item: 1 Agenda

Cm, Carrie Yost made a motion to accept the agenda as stated.
Cm, Mickelle O'Brien 2nd the motion. Motion passed 3-0.

Item: 2 Impact Area/County Planning & Zoning-JoAnna Ashley

Joanna gave each council member a color-coded map that shows boundaries and areas of impact. The idea for area of impact is to allow for growth. Most of Bancroft's area of impact is currently zoned agriculture. Land zoned agriculture would require a minimum of 40 acres to build a home. The last area of impact agreement between the county and the City of Bancroft was adopted in 2008. Joanna showed council members how high density residential would allow for land splits as small as half of an acre; if hooked to city services, 2 ½ acres if they are going to have a nitrate reducing septic system or 5 acres if they have a standard regular septic system. The county requires lots that are smaller than 2 ½ acres to be connected to the city's utilities. The monthly utility rate would be set by the city council. The developer would be responsible for all costs associated with roads, power, and hooking into any utilities. Stan Wistisen would need the city to change the zoning of his property to high density residential in order for him to go forward with development. Annexation would be possible if the city rezones parts of the impact areas. The process would require at least 2 public hearings and notices sent out before a new ordinance can be passed. The current ordinances do not allow for subdivisions.

Item: 3 Dan Baker-Complaint-Highland Milling

Dan informed the city council that he has a survey with signatures from residents that have a problem with the noise and dust coming from Highland Milling Company. Dan wants the city council to know that he is not the only one that has a problem with the plant. Mayor Spencer informed Dan that the cities attorney advised the city to not get involved due to Highland Milling passing their inspections with the Department of Environmental Quality. The company is zoned properly for conducting a business. The owner of Highland Milling will continue to do what he can to reduce noise and dust. Dan left a copy of the questionnaire for city records.

Item: 4 Sheriff Mabey

Sheriff Mabey has had additional officers on patrol during due to the current driving campaign. The Sheriff's Department recently raised the civil fees. The raise should not have a direct impact on the tax base. The Sheriff's Department has been using local representatives for the hiring process.

Item: 5 Minutes

Cm, Mickelle O'Brien made a motion to accept the minutes from the January Council Meeting.
Cm, Joseph Perry 2nd the motion. Motion passed 3-0.