



# MINUTES

REGULAR MEETING  
RIGBY CITY COUNCIL  
THURSDAY MARCH 20, 2025  
7:00 PM

**CALL TO ORDER:** Mayor Richard Datwyler called the meeting to order.

The Pledge of Allegiance was given by Councilman Howe and the prayer by Councilwoman Harrison.

## ROLL CALL ATTENDANCE:

Councilman Mike Wilder	Absent
Councilwoman Becky Harrison	Present
Councilman Alex Espinosa	Present
Councilman Timothy Howe	Present
Councilman Reed Stone	Present
Councilwoman Tonya Hillman	Absent

## ALSO PRESENT-

City Attorney, Sam Angell  
Director Of Public Works, Mitch Bradley- Via Phone  
Chief Allen Fullmer

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## PUBLIC COMMENT -

Bird Derrick and Principal Don Fryberg presented concerns regarding the visibility of the stop sign located in front of Harwood Elementary. Additionally, a letter from Charley Hamilton, who was unable to attend the meeting, echoed these concerns.

They emphasized the need to improve stop sign visibility and requested a collaborative effort between the City of Rigby and Harwood Elementary to implement measures that enhance road safety for children in the area.

Councilwoman Harrison requested that this issue be added to the agenda for the next council meeting to discuss potential solutions.

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**Amendment to Agenda** - Councilwoman Harrison proposed adding a new agenda item, #5, to discuss the potential rescheduling of the April 3, 2025, council meeting due to spring break.

A motion to amend the agenda to include this item was made by Councilwoman Harrison and seconded by Councilman Stone.

The motion carried with a unanimous vote.

#### **ACTION ITEM - CONSENT AGENDA**

**The following business items may be approved by one motion and a vote. If any one member of the Council so desires, any matter listed can be moved to a separate agenda item.**

##### **A. Council Minutes – March 3<sup>rd</sup>, 2025**

**Councilman Howe made the motion to Approve the Council Minutes for March 3<sup>rd</sup>, 2025, seconded by Councilman Stone,**

##### **B. Accounts Payable- March 2025**

**Councilwoman Harrison made the motion to Approve the Accounts Payable in the total of \$198,157.75, seconded by Councilman Stone, roll call vote:**

Councilwoman Becky Harrison -	Yes
Councilman Alex Espinosa -	Yes
Councilman Timothy Howe -	Yes
Councilman Reed Stone -	Yes

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**ACTION ITEM: PUBLIC HEARING - Final Plat / Grove Land Holdings LLC / The Grove/ Approx. address 364 N 3800 E/ Proposing R-1, R-2 zoning and Plan Unit Development of R-3 zoning.**

**Applicant Presentation:** Dan Larson, representing Grove Land Holdings LLC, provided an overview of the project. He explained that the project began two years ago but was placed on hold. The design has since been reconfigured to improve functionality and aesthetics. Key updates include:

- Redesigned townhomes in a horseshoe layout to increase greenspace.
- Addition of a playground and basketball court.

**City Planning and Zoning Report:** Ione Hansen presented the planning and zoning report, highlighting the following:

- R-2 zoning is proposed for the perimeter lots, which will be smaller.
- Phase one, located on the east end, includes 27 single-family homes and four 5-plex units.
- Development agreement conditions include:
  - Water rights.
  - First chip seal.
  - Setbacks for canals.
  - Installation of signs and streetlights.
  - Approval from Jefferson County for the turn lane.
  - Approval from Central Fire.

Mayor Datwyler expressed concerns about parking availability at the recreation area. Ione Hansen clarified that parking has been accounted for, with additional spaces provided beyond those allocated for residents.

### **Public Comments:**

- **Opposed:**
  - Matthew Matherly, an Idaho Falls Police Detective and local resident, voiced concerns about emergency response capabilities. He stated that EMS, fire, and police services are currently insufficient to support the anticipated population increase of approximately 500 residents.
- **Neutral:** None.
- **In Favor:** None.

**Rebuttal/Final Comments:** Dan Larson acknowledged the concerns raised and encouraged the city to consider hiring additional officers. He emphasized that the project primarily addresses the housing needs of existing residents rather than attracting new ones. Larson also explained the unique layout of the development, which accommodates a joint lift station to serve this and surrounding phases, reducing the need for multiple lift stations.

Mayor Datwyler closed the Public Hearing.

### **Council Discussion:**

- Councilwoman Harrison sought clarification on whether phase one extends to the west. Ione Hansen confirmed that the map was incomplete, but the plan does extend to the west.
- Councilwoman Harrison noted that the changes primarily affect the P.U.D. rather than the zoning. She also highlighted the strain of new developments placed on city amenities, such as schools and emergency services, which are addressed only after tax revenues are collected. However, she affirmed that the project complies with city codes.
- Director Mitch Bradley commended Larson for his willingness to address concerns and make necessary adjustments to the project.

**Councilman Howe made the motion to Approve the Final Plat and Plan Unit Development for the Grove Land Holdings LLC, seconded by Councilman Espinosa,  
roll call vote:**

Councilwoman Becky Harrison - Yes  
Councilman Alex Espinosa - Yes  
Councilman Timothy Howe - Yes  
Councilman Reed Stone - Yes

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**ACTION ITEM: PUBLIC HEARING - Zone Change / Zone Map Amendment/ Josh Grover/ Grover Properties LLC / Approx address 299 S 5th W/ The property is currently zoned R-1 Single Family Dwelling/ Proposing 4.50 acres of R-2 Twin homes Duplexes zone.**

Applicant: Tanner Loftus with Aspen Engineering and was asked to come in and represent Josh Grover. Currently the property is zoned R-1 and Grover Properties LLC is requesting a zone change to R-2.

City planning and zoning report: Ms. Hansen stated it will be build to city code because it will be 4.5 acres with the wider streets. South of the property is already R-2.

Opposed: None

Neutral: None

In Favor: None

Rebuttal/ Final Comment: None

Mayor Datwyler closed the Public Hearing.

Council Discussion: Harrison was worried about more doors but now doesn't believe it will create more than it would for single family homes, and it has been discussed previously to change that to R-2.

**Councilman Stone made the motion to Approve the Zone change at address approx. 299 S 5<sup>th</sup> w from R-1 to R-2, seconded by Councilman Espinosa,  
roll call vote:**

Councilwoman Becky Harrison - Yes  
Councilman Alex Espinosa - Yes  
Councilman Timothy Howe - Yes  
Councilman Reed Stone - Yes

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**ACTION ITEM: Consider Approval of Reschedule City Council Meeting from April 3<sup>rd</sup> to April 10<sup>th</sup>**

The council discussed but decided they would need to reach out to absent council members to decide if the quorum would be possible. The mayor will get the verification.

**No Decision Made.**

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**ACTION ITEM: Consider Bids on Chip Seal for 2025**

**No Bids submitted. Tabled until the next Council Meeting.**

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**Action Item- Adjournment**

**Councilman Stone motioned to Adjourn, seconded by Councilman Howe, motion carried. All in favor say aye.**

**MOTION GRANTED**

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**APPROVED** \_\_\_\_\_  
**Richard Datwyler, Mayor**

**Attest** \_\_\_\_\_  
**Kiesha Keller, City Clerk**