MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
November 4, 2025

Pursuant to adjournment of the City Council meeting held October 21, 2025, and the call of the Mayor, the Driggs City Council met **Tuesday, November 4, 2025**, at 6:00 p.m. A roll call was taken and present were: Mayor August Christensen, Council President Miles Knowles, Council Members: Jennifer Bragg, and Jason Popilsky; Planning and Zoning Administrator Jade Krueger, City Attorney Sam Angell, Treasurer Maddi Manos, Public Works Director Jay Mazalewski, Community Development Director Doug Self and City Clerk Kreslyn Schuehler. Those present took part in the Pledge of Allegiance.

COMMUNITY INPUT

Jarod Pfeffer spoke as a concerned parent, stating there was reported misconduct by staff at the Teton Rock Gym. He stated he met with the board and had a petition signed by over 100 people. He stated board members of the gym had resigned and no new appointments had been made.

Anna Gunderson spoke and stated she felt there were discriminatory actions made by the staff of the Teton Rock Gym and was concerned. She wanted her story to be heard.

Greg Collins stated he was vouching for the banned members of the Teton Rock Gym.

Elaina Pfeffer spoke stating the support she had been receiving as a climber has declined and the executive director of the rock gym had pressured the Jackson rock gym not to let her climb at their facility.

Anna Trentadue stated the rock gym had failed to renew their lease in a timely manner and proposed motions for the Council to discuss when moving forward. She expressed her concerns with the management of the rock gym as well.

Sarah Johnston stated she was banned for speaking up against the things she was concerned about that were occurring at the gym.

Dale Sharkey stated she had concerns with the actions of the executive director of the rock gym and their Board members not responding the those concerns.

Lucy Wienert states she was banned from the gym due to advocating for improvements and was concerned with the actions being taken by the rock gym.

Jansen Gunderson stated he was once on the board for the rock gym and was banned with false claims against him.

Seith Weinert stated he was also banned from the rock gym and stated kids were being turned away and not encouraged to pursue the sport. He also stated there were former employees who were mistreated.

Robert Boyles asked the Council to adopt Roberts Rules of Order.

CONSENT AGENDA
City Council Minutes from 10/21/25
Claims from 10/22/25 – 11/4/25
Statement of Decision – Bellevue Preliminary Plat

Council Member Knowles made a motion to approve the consent agenda. Council Member Popilsky seconded the motion. The motion passed with all in favor.

EXECUTIVE SESSION
Council Member Popilsky moved to go into Executive Session at 6:29pm pursuant to Idaho State Code 74-206 for legal reasons. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Bragg, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

The Council came out of Executive Session at 6:45pm.

TETON ROCK GYM LEASE
Mayor Christensen stated the item was to be postponed as a result of the advice from the City Attorney. She asked the Council if they wanted to move forward or table it, as recommended by the attorney and staff.

Council Member Knowles stated that if Council wanted to change the agenda, there should be a motion. Mayor Christensen reminded Council Member Knowles that Council often tables or moves items from the agenda to a future agenda and due to the amount of public comment and information staff received after the agenda was posted, staff requested more time to present information. Council Member Bragg and Knowles stated they wanted to move forward with the discussion.

Council Member Popilsky stated the city had a lease with Teton Rock Gym and there were obvious issues that need to be addressed. Council Member Bragg was concerned the gym was not in compliance with the non-profit state codes and with claims from the public comments. Council Member Knowles stated he was concerned with the "patterns" of Board turnover and felt, "as Elected Officials we should ensure tenants are not banning community members without cause," but also worried about city government getting involved in the internal governance of a non-profit.

Council Member Bragg stated the gym was a valuable asset and didn't want to see it "go away," but felt the Council could deny the lease as it stood and give 30-days to vacate or come into compliance with non-profit state code. Council Member Knowles also suggested giving a 30-day notice to the gym and then asking staff to develop a new lease agreement.

Mr. Angell stated in general, the city had a hold-over tenant and in order to end that lease, the city could give them 30-day notice.

Council Member Bragg stated in most other leases it would state one was "not allowed to break the law" and considering the gym was not in compliance of state code for a non-profit, they could be in violation of their lease.

Ms. Schuehler stated someone on Zoom was requesting to speak and asked for direction from the Council. Council Members stated they did not wish to hear from others at this time as it was not a public hearing.

Council Member Popilsky felt it was important to have a full Council present and requested to table this item. Council Members Knowles stated he felt this was urgent and should not be put off to a future meeting.

Council Member Bragg asked if the city could require the rock gym to come into compliance before a new lease would be signed. Mr. Angell stated he was unable to answer that question and further explained this was the reason he asked for the Council to delay the discussion so he could further research issues brought up by the Teton Rock Gym attorney.

Council Member Knowles stated the "fastest way to bring this to a resolution is to give them 30-days' notice" and then ask staff to present a new lease to Council.

Council Member Popilsky stated he felt "the ball was being fumbled a little" and wanted to make a solid decision and again, requested the Council table the decision for at least one meeting to "make sure we get this right." Council Member Knowles disagreed and stated he didn't feel it would be productive for Council to list criteria to include in a new lease, but wanted to see staff and the Teton Rock Gym work together to determine a new lease. Council Member Bragg stated she did not feel comfortable renewing the proposed lease as it was presented. Mayor Christensen stated Council should come up with the terms of the new lease as that was the "whole point of tabling" this item, because the staff and attorney recommended to do so.

Council Member Bragg stated she would like to see the rock gym in compliance with state law with a minimum of 3 board members, and Articles of Incorporation, Bylaws, Conflict of Interest policies, financial statements, and insurance policies be made available to the city.

Council Member Knowles made a motion to request TRG to come into compliance with the following criteria:

1. The TRG shall not be used for any unlawful purpose and must comply with all Federal, State, County, and City ordinances, laws, regulations and policies, present or future affecting the use of, or the type of business carried on in this space. As such, TRG shall reinstate all terminated and rejected membership.
2. TRG shall also come into compliance with the Idaho Nonprofit Corporations Act, 30-30-603, by having three qualified directors appointed to the board, with their names and contact information provided to the City of Driggs.
3. TRG shall provide the City of Driggs with the following disclosures per which TRG's 990 form made available to the general public upon request. This includes Form 990; governing documents such as articles of incorporation and bylaws; conflict of interest policy; and financial statements as requested by the City of Driggs;
4. Provide the City of Driggs with evidence of all insurance policies held by TRG.

If all of these actions are not completed by November 30th, 2025, the City of Driggs shall issue a 30-day notice to vacate to TRG on December 1st, 2025. In addition, the City of Driggs shall not consider any issuance of any lease to TRG if these requirements have not been met. Council Member Jennifer Bragg seconded the motion. A roll call vote was taken on the above motion.

Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, nay. The motion carried with a majority in favor.

Council took a brief recess.

HOUSING DENSITY BONUS CODE AMENDMENT

Ms. Krueger reviewed the amendments and the information that was requested by the Council at the previous meeting (found in the additional staff notes report).

Mayor Christensen explained there was no new information to be added other than what was requested by the Council previously. If Council wanted additional information, the city would have to re-notice the public hearing.

Council Member Bragg questioned where the 5%, rather than 20%, down payment came from. Ms. Krueger stated that information was from the Housing Authority and Mr. Self explained it was also determined through the First Time Home Ownership loan programs.

Council Member Bragg asked if this could be applied to certain parts of the city. Ms. Krueger explained the best tool was through an annexation. Mr. Self stated the zoning controlled density and this would provide new density limits in certain zones. He further explained this was not automatically adding more density in any particular zone.

Council Member Popilsky made a motion to approve the Qualified Workforce Housing Incentive Program amendments to the Land Development Code, as shown in Exhibit A to this report, based on the finding that these proposed changes comply with the approval criteria as identified in the Staff Report. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

Council Member Popilsky made a motion to waive the rules and adopt by title only. Council Member Knowles seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

Council Member Popilsky made a motion to adopt Ordinance 492-25 enacting the Qualified Workforce Housing Incentive Program amendments to the Land Development Code; an ordinance of the City of Driggs, Idaho amending Title 9, Land Development Code of the Driggs City Code; amending the density bonus code provisions within Chapter 14; creating a new Article 14.14 Incentives for the Density Bonus Code Provisions including the ability for building height increases, maximum lot coverage, and waivers for water rights mitigation and impact fees for deed restricted units; establishing clear residential base densities; articulating density bonus use within the application processes for subdivisions, short plats, site development applications, annexations, zone changes and plat amendments; repealing all ordinances, resolutions or parts thereof in conflict herewith; and establishing an effective date. Council Member Knowles seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

HOUSING GUIDELINES AND ADMINISTRATIVE PROCEDURES

Council Member Popilsky made a motion to approve Resolution 433-25, adopting the Housing Guidelines and Administrative Procedures associated with the Qualified Workforce Housing Incentive Program. Council Member Bragg seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

INTERGOVERNMENTAL AGREEMENT WITH TETON VALLEY JOINT HOUSING AUTHORITY FOR ADMINISTRATION OF THE QUALIFIED WORKFOCE HOUSING INCENTIVE PROGRAM

Mr. Self explained this was the draft agreement with the Joint Housing Authority to determine the scope of work for the authorized administration in regards to the density bonus program. He stated the compensation would be set up with the fee in lieu and every year the Housing Authority would have to request funds and/or justify a housing project that would use the funds.

Council Member Bragg made a motion to authorize execution of the Intergovernmental Agreement between City of Driggs and Teton County Idaho Joint Housing Authority for Administration of the Qualified Workforce Housing Incentive Program, as presented, pending review from the Joint Housing Authority. Council Member Knowles seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

STONE PEAK SUBDIVISION-FINAL PLAT PHASE V

Ms. Krueger explained the application was for the final phase of the Stone Peaks Subdivision. This would plat the last 8 of 44 units provided.

Council Member Knowles made a motion to approve the Phase V Final Plat for the Stone Peak Subdivision, as indicated in the attachments to this report, based on the findings that the proposal generally complies with the Preliminary Plat, conditions of approval, and the Development Agreement and Addendum, so long as the following conditions are met:
(1) All survey review corrections be made and approved before mylars are printed.
(2) All units will receive Certificates of Occupancy prior to final plat recordation.
Council Member Popilsky seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

IMPACT FEE ANNUAL REVIEW RECOMMENDATION FROM THE IMPACT ADVISORY COMMITTEE

Ms. Krueger explained that every year the city was required to review the impact fee collections, and evaluate and/or identify any issues with the fees. She briefly reviewed the recommendations and reminded the Council these fees were only assessed on new development. She further reviewed the projects that were completed with the past impact fees collected.

Ms. Krueger explained the goal of the impact fees was to be around 1% of the total cost to build and the city had met that goal. She suggested the fees continue to be monitored, especially after the Transportation Master Plan was approved and the Capital Improvement Plan was updated.

Ms. Krueger stated Teton County had asked the city to help collect impact fees for the Emergency Services and the Sheriff on their behalf. She explained the Impact Fee Committee was concerned with this and asked this request be tabled until more information was received.

Mayor Christensen asked why hangar properties received lower impact fees. Ms. Krueger stated it was due to the lower traffic that was generated and the implied warehouse use. She further explained the impact fee study had standard numbers and uses. Mr. Self also stated the trip generation for hangars was also reviewed.

Council Member Bragg made a motion to table the review until the following attachments were received: Teton County's Impact Fee Study, Teton County's Current Impact Fee Ordinance, Building Permit reports for Teton County, Meeting minute from the Impact Fee Advisory Committee.

Ms. Krueger explained the attachments were included in the staff report. She recommended the Council make two motions to approve the recommendations of the report and one to table the request from Teton County.

Motion died for lack of a second.

Council Member Bragg made a motion to approve the staff findings and recommendations on the Driggs Development Impact Fee Program. Council Member Popilsky seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

Council Member Bragg made a motion to table the annual review and report for the Driggs Development Impact Fee program until the following information is received; Teton County's Impact Fee Study, Teton County's Current Impact Fee Ordinance, Building Permit reports for Teton County, Meeting minute from the Impact Fee Advisory Committee.

Ms. Krueger explained the second motion should be to table the request from Teton County until the information outlined as #1-6 in the staff report was received.

Motion died for the lack of a second.

Council Member Bragg made a motion to table the impact fee proposal request from Teton County until the following information is provided:

1. An update on where Teton County is within its Capital Improvements Plan
2. The annual impact fee report for Teton County (to ensure State of Idaho compliance)
3. Information on the other cities: Victor and Tetonia
4. The amount Victor provides in the Local Options Sales Tax for public safety
5. Information on the administrative burden of collecting additional impact fees for the City of Driggs
6. Understanding the requested impact fee amount and analyzing the supported ipact fee amounts for Teton County that would fit the City of Driggs' goal that the impact fee not represent more than 1% of the cost to build.

Council Member Popilsky seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

APPOINTMENT TO THE TREE AND BEAUTIFICATION COMMITTEE

Council Member Knowles made a motion to ratify the appointment of Lori Solem to the Tree and Beautification Committee. Council Member Bragg seconded the motion. The motion passed with all in favor.

TETON INDOOR SPORTS ACADEMY LEASE

Mr. Self stated the business had been in the building since 2008 and the current lease term expired in October 2024. The same lease had been drafted, reviewed by the tenant, and proposed for another two years.

Council Member Knowles made a motion to authorize execution of the City Center Building lease with TISA as presented. Council Member Bragg seconded the motion. A roll call vote was taken on the above motion. Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried with all in favor.

DEPARTMENT UPDATES

Maddi Manos, Jade Krueger, Jay Mazalewski and Doug Self reviewed their quarterly staff reports and answered questions from the Council.

MAYOR AND COUNCIL UPDATES

There were no updates discussed at this time.

ADJOURNMENT

Council Member Bragg moved to adjourn. Council Member Knowles seconded. The motion carried unanimously with the meeting adjourned at 8:23pm.

ATTEST:

Kreslyn Schuehler, City Clerk

August Christensen, Mayor