MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
January 6, 2026

Pursuant to adjournment of the City Council meeting held December 16, 2025, and the call of the Mayor, the Driggs City Council met **Tuesday, January 6, 2026**, at 6:00 p.m. A roll call was taken and present were: Mayor August Christensen, Council President Miles Knowles, Council Members: Allison Michalski via Zoom, and Jason Popilsky; City Attorney Sam Angell, Public Works Director Jay Mazalewski, Community Development Director Doug Self, Planning and Zoning Administrator Jade Krueger, City Clerk Kreslyn Schuehler and Treasurer Maddi Manos. Those present took part in the Pledge of Allegiance.

CONSENT AGENDA
City Council Minutes from 12/16/25
Claims from 12/17/25 – 1/6/26

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

SWEARING-IN OF NEWLY ELECTED MAYOR
City Clerk, Kreslyn Schuehler, presented the Oath of Office to August Christensen.

SWEARING-IN OF NEWLY ELECTED COUNCIL MEMBERS
Mayor Christensen presented the Oath of Office to Jason Popilsky and Sarah Johnston.

Council took a brief recess.

COMMUNITY INPUT
Mayor Christensen explain the Council was not going to take comments regarding the Reconsideration as it was determined by the City Attorney that no new evidence should be introduced.

Ralph Mossman requested the Council Chambers room be named after Alvin Dalley, who was mayor for over 20 years. He also stated he did not think Robert's Rules of Order was very efficient for a Council of 4 and suggested tabling the discussion until the new Council could determine if it was needed.

Anna Trentadue stated the county accepted comments regarding reconsiderations and could not find anything in writing that would prevent the Council from doing the same.

Robert Boyles requested the Council present a resolution to Teton County letting the Commissioners know the city was not in support of the new curfew that was passed and stated the city should also require oversight for the Sheriff and Prosecuting offices.

Jay Pence requested the Council provide clearer direction in the newly adopted Transportation Plan. He felt with the new development occurring, developers should have a clear plan and collector routes should tie-in with other roads in the community.

Lucy Weinert felt there was no timeline or public updates regarding the Teton Rock Gym. She was concerned it was not reasonable response time.

ELECTION OF COUNCIL PRESIDENT

Council Member Knowles nominated Council Member Michalski for Council President. Council Member Popilsky seconded the nomination. Council Member Michalski accepted the nomination.

Council Member Knowles made a motion to elect Council Member Michalski as Council President. Council Member Johnston seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

DOWNTOWN DRIGGS ASSOCATION FALL REPORT WITH REQUEST FOR PLANTER REPLACEMENT FUNDING

Lisa Simmons, Executive Director for DDA, thanked the city of the continued partnership. She explained the Snowscapes event was now the official Idaho Snow Sculpting State Championship, a title previously held by the City of McCall. She stated in order to protect the title and provide the best quality snow, DDA had purchased a snow maker. She concluded by briefly outlining the other events DDA had.

Teddy Nichols, Event and Outreach Manager, shared the updates for rebranding the Geo Center, now calling it the Teton Valley Welcome Center. He stated there had been an increase in visitors. He explained the space and different exhibits within, stating Idaho State University was also helping with rotating exhibits.

Fallon Ryan, Development and Business Manager, explained the fundraising campaigns, business sponsors, and partners. She described the downtown flower planting event and stated the first two phases to replace the planters had been completed. She explained the planters were replaced with lifetime warranty, self-watering planters, with an expected total of 93 planters placed along the downtown streets. She requested funding to purchase the last of the needed planters, totally $3,453.

Council Member Knowles made a motion to approve the Downtown Driggs Association request for $3,453 for planters' replacement. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, nay; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried.

REQUEST FOR RECONSIDERATION OF BELLE VUE PRELIMINARY PLAT APPROVAL

Sam Angell, City Attorney, stated this request was a quasi-judicial matter and the Council should not accept new information. He explained the Council should consider arguments and facts of the case and decide if the decision should be reconsidered. He further stated a second letter was received, but was not submitted within the 14-day requirement and should not be considered at this time.

Jade Krueger, Planning and Zoning Administrator, stated the Land Development Code had a process regarding appeals and all information should be submitted within a certain time frame.

She provided a background on the project and reviewed the 6 grounds of consideration requested by the applicant.

Ms. Krueger stated the neighborhood meeting did not take place. However, the project had been active and inactive since 2021. She stated staff did remedy this by having a neighborhood meeting on December 22, 2025.

Council Member Michalski questioned how many people came to the neighborhood meeting. Ms. Krueger stated one person attended.

Council Member Johnston questioned if the Council would be hearing from the applicant for the reconsideration. Mr. Angell stated the Council should not accept new testimony at this time, but could ask questions about previous information. Council Member Johnston continued stating it appeared having the neighborhood meeting after the project was approved, seemed counter-intuitive.

Council Member Michalski asked if another neighborhood meeting could be scheduled. Ms. Krueger stated it would require the staff to re-notice it. She explained the intent of the neighborhood meeting was to hear from property owners and in no way did it require the developer to change their design. She further explained the public comments that were submitted, provided the Council with the concerns from the neighbors. She stated to start over would require the Council to reverse their decision and rehear the public hearing.

Council Member Popilsky questioned how much notice was given for the December 22 meeting. Ms. Krueger stated 15 days were given and the one person in attendance did not voice any concerns or questions. She also stated the code allowed for flexibility to schedule the neighborhood meeting. Mayor Christensen stated when the concept plan for this project was received, neighborhood meetings did not exist within the code.

Ms. Krueger confirmed that the neighborhood meetings were not required at the time this project began going through the approval process. She further stated there were 4 public hearings; 3 public hearings at the Planning and Zoning Commission, and 1 with the City Council. She also stated hundreds of public comments had been submitted.

Council Member Johnston stated she was concerned with the number of conditions listed for the project and preferred to redo the process and follow the correct process order.

Mr. Angell stated he felt the technicality to deny based on the neighborhood meeting would be a stretch and was more concerned with the developer's rights, considering the multiple public hearings that had been held.

Council Member Michalski stated she believed the neighborhood meeting was not satisfied, but also understood the need to move forward based on the number of public hearings that were held. She further agreed with Council Member Johnston regarding the number of conditions placed on the project, but did not feel it was a "fatal flaw." Council Member Popilsky stated the Council always seemed to ask staff if the number of conditions was manageable and felt the staff was honest when providing feedback.

Council Member Popilsky made a motion to affirm the decision to approve the preliminary plat for Bellevue Estates Subdivision after finding the review criteria for approval of a preliminary plat in LDC Art. 14.5.6 can be found. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, nay. The motion carried with a majority in favor.

WRITTEN DECISION ON REQUEST FOR RECONSIDERATION OF BELLE VUE PRELIMINARY PLAT APPROVAL

Council Member Knowles made a motion to move to approve the written decision for the Request for Reconsideration of the Bellevue Estates Subdivision as presented. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, nay. The motion carried with a majority in favor.

DEVELOPMENT AGREEMENT FOR NORTH BEACON SUBDIVISION WATER AND SEWER CONNECTION

Ms. Krueger stated the project was on the north side of town and within the design review overlay. She stated a site development application was also being reviewed. The project consisted of 2.3 acres and would have 57 apartment units above 4 commercial spaces. She explained the development agreement was for the public amenities and mitigations with water and sewer.

Council Member Knowles made a motion to authorize the mayor to execute the Development Agreement with North Beacon LLC. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

RESOLUTION: REPEAL RESOLUTION 429-25 TO VOID THE CITY'S INTENTION TO ORGANIZE LID 2025-1 FOR 5TH ST AND JOHNSON AVENUE

Mr. Self reminded the Council they provided input that the LID was not desirable for 5th and Johnson at this time, and since there was no other substitute for funding, the intent to organize the LID should be repealed.

Council Member Knowles made a motion to approve Resolution 436-26, a resolution to repeal Resolution 429-25 and terminating the organizing of a Local Improvement District for the purpose of constructing street and related public improvements within the South 5th Street and Johnson Avenue rights-of-way in the City of Driggs. Council Member Johnston seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

AMENDMENT TO CONTRACT FOR ENGINEERING WITH KELLER ASSOCIATES FOR S 5TH ST AND JOHNSON AVE

Mr. Self stated the contract would be amended to remove the remaining design for the LID, but would add the desired design for the intersections of Gillroy Lane and East Fremont. This would be a reduction in the contract cost of $6,370.

Council Member Popilsky made a motion to authorize execution of Amendment No. 1 to the Keller Associates Contract for Design and Engineering on the S 5th Street and Johnson Avenue Improvements project as presented. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

SECOND ANNEXATION AGREEMENT AMENDMENT FOR WHITE ANTLER

Mr. Self explained White Antler agreed to provide a $500,000 donation to the housing authority. The housing authority wants to use this for the density bonus program. At this time, the funds would be paid so far into the future, it would not be helpful. In order to get the funds to the housing authority sooner, the city was offering an incentive to reduce the donation by 10% in order to get the funds as the development was built, and not when finished.

Council Member Johnston made a motion to authorize execution of the Second Amendment to the Mountain Vistas LLC Annexation Agreement for the White Antler subdivision as presented. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

COMMUNITY INPUT TIME-INCREASE

Council Member Michalski requested the overall community input time be increased from 15 to 30 minutes. Council discussed options for also increasing individual time. Council Member Popilsky felt 3-4 minutes was sufficient for people to present thoughts and appreciated the Mayor asking Council if they would like to continue to hear from people when time limits have been reached. All agreed the individual time limits could be changed in the future, if needed.

Council Member Michalski made a motion to increase the overall community input time to 30 minutes. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

DISCUSSION OF POSSIBLE ADOPTION OF ROBERT'S RULES OF ORDER

Council Member Knowles stated Robert's Rules of Order was a big document and stated he received suggestions for other alternatives such as Rosenberg's Rules of Order, which was similar to what the City of Hailey used. Council Member Michalski states she was open to whatever worked best, but felt it needed structure. Council Member Johnston stated she wasn't sure what the correct answer was, but liked the idea it would be in writing.

Council Member Popilsky stated he felt the bottom line was that some Council Members didn't feel they were being heard and he was open addressing that. Council Member Knowles stated Rosenberg's Rules seemed to be the most streamlined and felt the city should have a system in place that also respects the Idaho State Statutes.

Council Member Michalski asked the City Attorney what seemed more reasonable to work with. Mr. Angell stated, after a quick glance, Rosenberg's Rules of Order appeared more workable. Council agreed to "try out" the processes at the February 3, 2026 meeting before official adopting them.

RATIFICATION OF APPOINTMENT TO THE PLANING AND ZONING COMMISSION

Council Member Popilsky made a motion to ratify the appointment of Rob Marin to the Planning and Zoning Commission. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; and Council Member Johnston, aye. The motion carried unanimously.

MAYOR AND COUNCIL UPDATES

Mayor Christensen stated the staff was planning a Strategic Planning Session for February. She also stated she wanted to have a training for elected officials from AIC, which would be scheduled in the future. Council Member Popilsky stated he "wanted to hit the refresh button" and hoped respect for all in the room could be given.

EXECUTIVE SESSION

Council Member Popilsky moved to go into Executive Session at 8:01pm pursuant to Idaho State Code 74-206 for legal reasons. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Popilsky, aye; Council Member Johnston, aye. The motion carried unanimously.

The Council came out of Executive Session at 8:56pm.

ADJOURNMENT

Council Member Knowles moved to adjourn. Council Member Johnston seconded. The motion carried unanimously with the meeting adjourned at 8:56pm.

ATTEST:

Kreslyn Schuehler, City Clerk

August Christensen, Mayor