MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
May 19, 2026

Pursuant to adjournment of the City Council meeting held May 5, 2026, at 9:00 a.m., and the call of the Mayor, the Driggs City Council met **Tuesday, May 19, 2026**, at 6:00 p.m. A roll call was taken and present were: Mayor August Christensen, Council President Allison Michalski, Council Members: Jason Popilsky, Sarah Johnston, and Miles Knowles; City Attorney Sam Angell, City Administrator Doug Self, City Clerk Kreslyn Schuehler, Planning and Zoning Administrator Jade Krueger, Public Works Director Jay Mazalewski and Assistant Planner Libby Jacobson. Those present took part in the Pledge of Allegiance.

COMMUNITY INPUT
Jared Pfeffor, Sage Hibbert, Jansen and Soren Gunderson, Clair Vitucci, Lucy, Otto and Seth Wienert all spoke regarding concerns about the Teton Rock Gym.

CONSENT AGENDA
City Council Minutes from 5/5/26
Claims from 5/6/26 – 5/19/26
FY26 Quarterly Budget Update

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

TETON ROCK GYM LEASE
Doug Self, City Administrator, stated the Executive Director, Jacob Yufa, of the Teton Rock Gym was agreeable to the terms as proposed. He stated Mr. Yufa requested if the lease was terminated, the gym be given 6 months to vacate so they could run through their already booked programs.

Council Member Johnston made a statement explaining that her husband was owned money from the rock gym, but felt it did not affect her decision. She also read the Idaho State Statutes about conflict of interest and bias and stated that even though she was a banned member and has a lifelong membership with the rock gym, she did not believe she had a conflict of interest on the subject.

Council Member Michalski asked Sam Angell, the City Attorney, if he recommended Council Member Johnston recuse herself from the discussion. Mr. Angell stated it was Council Member Johnston's decision.

Council Member Popilsky questioned if the staff had met with the Teton Rock Gym Board regarding the lease. Mr. Self stated his only communication was with Mr. Yufa.

Council Member Johnston made a motion to terminate the lease with Teton Rock Gym and give notice to vacate 30 days from tomorrow. Council Member Knowles seconded the motion.

Council Member Popilsky questioned if 30 days was adequate. Council Member Johnston felt it was and stated "I've seen all that I need to see" and believed terminating the lease was in the best interest of the city and the community.

Council Member Michalski stated that while Council Johnston's statement "may be true" she felt what she was doing was "an abuse of power" and was opening the city up to liability.

Council Member Knowles stated he was not going to negotiate with a business who has threatened litigation. Council Member Michalski responded, stating both sides have made threats to the city and she was not going to "prioritize them." She was disappointed this issue was back before the Council.

Mayor Christensen stated she felt the general community was in support of the rock gym and felt it served a lot people but didn't serve some. She stated the rock gym served a lot of families for afterschool programs and summer camps and believed a 30-day notice would displace a lot of children. Council Member Popilsky questioned if the Council was willing to have a vacation date of August 1, since the last day of summer camps was July 31. Council Member Johnston did not feel that was a "compelling reason" to and stated when her son was involved summer camps, they were outside.

Council Member Michalski stated she felt closing the rock gym in this way was inappropriate and beyond reach and was really disappointed that Mr. Angell would not voice his opinion on Council Member Johnston's involvement. Mr. Angell stated that while he had not conducted an investigation, with the facts provided from Council Member Johnston, he did not believe there was a direct conflict of interest, but believed it was close and recommended recusal. He further stated, officials determine if they have a conflict.

Council Member Knowles made a motion to move the question. A roll call vote was taken: Council Member Michalski, nay; Council Member Johnston, aye; Council Member Knowles, aye; Council Member Popilsky, aye. The motion carried.

PUBLIC HEARING FOR A ZONE CHANGE FOR ALEXANDRIA TOWNHOMES

Libby Jacobson, Assistant Planner, presented information to the Council. She explained the adjacent zoning, the differences in current zoning and what was being requested.

She stated a neighborhood meeting was held with one member of the public in attendance. The proposed variety of housing types and commercial types, met the Comprehensive and Transportation Plans, and aligned with the Future Land Use Map. She explained the base density would be 46 units and reviewed the recommended conditions.

Michael Knight, with Connect Engineering, stated the staff did a great job explaining the application. He reviewed the location and felt the request was straightforward with staff covering all aspects in the report.

Mayor Christensen opened the public hearing at 6:56pm. She asked all Council Members if there was a conflict of interest and all, including herself, reported there wasn't. There were no comments and the public hearing was closed.

Council Member Johnston made a motion to deny the zone map amendment having found the criteria can not be met. The motion died due to the lack of a second.

Council Member Knowles made a motion to approve of the zone map amendment, changing the zone of RPA00000261850 from RS-7 & IX to NX & RM-2, having found that the approval criteria can be met, so long as the following conditions are met:
1. Any approval will be conditioned that the developer provides Dalley, Price, and 3rd St to the city's design as shown in the Transportation Master Plan and recommended by City Staff.
2. A Development Agreement shall be recorded on the property with the Ordinance to rezone. Any decision to rezone this property should be conditioned on the 46 units as the base density allowance for any future density bonus requirements.
3. The approval of the zone change will expire twelve (12) months after the approval date if a development agreement is not executed for the zone change.
4. NX zoning and higher density uses shall be along and accessed by streets of higher classification with consolidated accesses, and lower density uses along streets of lower classification.
5. A TIS would be required of a Subdivision process of 25 residential units or 5 commercial lots. CC may consider this as a recommended condition for any future site development.
Council Member Popilsky seconded the motion.

Council Member Johnston felt the staff findings did not conform with how she viewed the Comprehensive Plan. She stated the plan recommended medium density for most of the parcel and felt the zone change would be a shift and inappropriate for the area.

Council Member Knowles questioned what commercial uses would be allowed. Ms. Jacobson stated any use would have to be compatible and would have a buffer. She further explained most uses would be small restaurants, coffee shops, and office space and large retail would not be allowed. Council Member Knowles stated he supported the uses and felt there were neighborhoods where small commercial would be convenient.

Council Member Popilsky questioned if the property would have access to the canal pathway being developed. Ms. Jacobson stated it would connect on the north side of the property.

A roll call vote was taken: Council Member Michalski, aye; Council Member Johnston, nay; Council Member Knowles, aye; Council Member Popilsky, aye. The motion carried.

FINAL PLAT FOR STONEFLY CABINS
Ms. Jacobson reminded Council the preliminary plat had already been approved and reviewed the conditions. She stated the access for maintenance to sewer and water utilities had been approved by Public Works. She concluded by stating all service providers would review the final plat, but believed approval was expected.

Council Member Jonston made a motion to approve the final plat for Stonefly Cabins with the following conditions: an avigation easement agreement be executed and recorded for the property and the technical survey review comments are addressed and approved prior to printing the mylars. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Johnston, aye; Council Member Knowles, aye; council Member Popilsky, aye. The motion carried unanimously.

AVAIL VALLEY CONSTRUCTION CONTRACT FOR S 5TH AND JOHNSTON AVE IMPROVEMENTS

Mr. Self stated there were three bids for the project with Avail Valley Construction being the lowest bid. He further explained this bid was below the engineers estimate and the budget for the project.

Council Member Michalski made a motion to authorize execution of a construction contract with Avail Valley Construction for the S 5th Street and Johnson Avenue Improvements project in the amount of $2,151,722.00 with funding as noted in the staff report.

AMENDMENT OF SHORT-TERM RENTAL REGULATIONS

Mr. Self stated the city was required to comply with the state statutes that prohibits cities from requiring licenses for short-term rentals. He explained these rentals would still be required to collect lodging tax and would now require owner verification to ensure safety compliance.

Council Member Michalski made a motion to waive the rules. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Johnston, aye; Council Member Knowles, aye; council Member Popilsky, aye. The motion carried unanimously.

Council Member Michalski made a motion to adopt Ordinance 501-26 and read the title. Council Member Knowles seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Johnston, aye; Council Member Knowles, aye; council Member Popilsky, aye. The motion carried unanimously.

PROCLAMATION FOR PARKS AND PATHWAYS DAY

Council Member Popilsky stated he appreciated the parks and pathways and wanted to find a way to celebrate so he proposed the proclamation and hoped to make it an annual event.

Mayor Christensen read the proclamation.

TETON COUNTY WYOMING REQUEST PROPOSING GRAND TARGHEE WORKSHOP

Mayor Christensen stated the Teton County Wyoming Commissioners discussed having a workshop in Driggs to discuss Grand Targhee. Council Member Michalski felt this was a great opportunity to get together and help with short-term, and more durable solutions, between the two counties with unique geography. Funding of the request was discussed and Council determined it was important to move forward with the invitation.

MAYOR AND COUNCIL UPDATES

Mayor Christensen reminded Council there must be a quorum for budget meetings and encouraged Council Members to let the Treasurer know if they would be absent. She also requested any Council who want to attend AIC to let the Clerk know by Thursday, May 21st.

EXECUTIVE SESSION

Council Member Michalski moved to go into Executive Session at 7:39 pm pursuant to Idaho State Code 74-206 for legal reasons. Council Member Knowles seconded the motion. A roll call

vote was taken: Council Member Michalski, aye; Council Member Johnston, aye; Council Member Knowles, aye; council Member Popilsky, aye. The motion carried unanimously.

The Council came out of Executive Session at 8:15pm.

ADJOURNMENT

Council Member Michalski moved to adjourn. Council Member Knowles seconded. The motion carried unanimously with the meeting adjourned at 8:16pm.

ATTEST:

Kreslyn Schuehler, City Clerk

August Christensen, Mayor