

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, FEBRUARY 05, 2026 – 2 PM

Hybrid meeting – Missoula County Courthouse Annex Sophie Moiese
Room/Microsoft Teams

[Click here to view the meeting recording.](#)

Time stamps (in green) correspond to meeting recording above. Please click to
the time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick
Commissioner Juanita Vero
Commissioner David Strohmaier

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' office
Brian West, Civil Deputy County Attorney, County Attorneys' office
Kevin Dantic, Planning, Development, and Sustainability
Annie Cathey, Lead Administrative Assistant, Commissioners' office
Christina Dewar, Administrative Assistant, Commissioners' office
Mattie Scott, Administrative Assistant, Commissioners' office/Facilities
Carey Powers, Communications Coordinator, Communications
Melissa Fisher, Strategic Initiatives Manager, Commissioners' office
Tenzin Lhaze, Community Engagement Coordinator, Communications
Allison Franz, Manager, Communications
Chris Lounsbury, Chief Administrative Officer, Missoula County

1. **CALL TO ORDER** *[Time stamp – 0:00]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:07]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:10]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:11]*
 - a. Closed captioning
 - b. Proclamation: Black History Month

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA *[Time stamp – 3:23]*

6. CURRENT CLAIMS LIST

Claims received as of January 22, 2026 to January 28, 2026 by the Commissioners' Office total \$1,076,051.67.

7. HEARINGS

a. Kobos Family Transfer *[Time stamp – 13:15]*

Kevin Dantic, Planner, Planning, Development, and Sustainability

Commissioner Strohmaier made the motion that the Board of County Commissioners of Missoula County hereby approve the request by Mark Kobos to utilize the family transfer exemption to create and transfer a 1.38-acre tract to his daughter, Emily Alsbury, as presented in the exemption application and affidavit.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2026-064 was sent to Mark Kobos]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 2:20 p.m.

BCC Public Meeting February 05, 2026 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

0:11

Hello everyone, if you're joining us for this meeting virtually today, instructions for turning on closed captioning are on your screen.

0:17

If you're joining us in person, we will have closed captioning on all screens in the Sophie Moise room.

0:23

Just a friendly reminder, there will be multiple chances during the meeting for public comment in person and virtually.

0:29

The Chair will open discussion for public comment after each staff presentation.

0:33

Please respectfully keep your comments to 3 minutes.

0:36

If you're on Microsoft Teams, we ask that you use the raise hand feature.

0:40

This is the small hand button at the top of your screen.

0:43

If you are calling in on the phone, you will need to push *5 to raise your hand.

0:47

Then once called on, you will need to push *6 to unmute.

0:50

If you have any questions, please come find me during the meeting.

0:53

Thanks.

0:53

Awesome.

0:54

Thank you so much.

0:55

Christina.

0:57

We have a proclamation if you guys like to read the proclamation.

1:04

Oh, I did the land acknowledgement.

1:08

It was amazing.

1:12

OK.

1:12

Whereas, in 1926, the Association for the Studies of African American Life and History started a National ***** History Week, the second week of February, intentionally chosen because it fell between the birthdays of Frederick Douglass and Abraham Lincoln.

1:27

And WHEREAS, following the Civil rights movement and growing awareness of Black identity, in 1976, President Gerald Ford officially recognized Black History Month, urging the public to seize the opportunity to honor the too often neglected accomplishments of Black Americans in every area or of endeavour throughout our history.

1:45

And WHEREAS while African American people have never told more than 1% of the state's population, they have been in the place that would become Montana since the earliest days of Don indigenous presidents and contributed greatly to Montana's culture, economy and religious life.

2:02

I'm sorry and contribute present tense greatly to Montana's culture, economy and religious life.

2:07

And whereas, Missoula County and the City of Missoula recognize Montana's black history, spanning from the first documented arrival of enslaved Africans in 1805 as part of the Lewis and Clark Expedition into the aboriginal territories of the Salish and Cleese Bay people.

2:21

And the publication of Montana's first black newspaper, The Colored Citizen in 1894, to the election Geraldine Travis, the first African American woman elected to the Montana legislature in 1974, and the election of the state's first black mayor, Wilma Collins, in 2017.

2:37

And whereas, Montana's Black history is reflected in Missoula through the bravery and valor displayed by the 25th Infantry Bicycle Corps and United States First Unit of Black soldiers formed in 1896 to test the combat viability of bicycles, including an over 1900 mile from Fort Missoula, mile ride from Fort Missoula to St.

2:58

Louis, MO.

3:00

WHEREAS, Missoula County and the City of Missoula are proud to join the State of Montana in recognizing the accomplishments and contributions of Black Americans who are part of the fabric of our nation here in Montana and throughout America, both past and present.

3:13

Now, therefore, we, the Missoula Board of County Commissioners and the Mayor of the City of Missoula do hereby proclaim the month of February 2026 as Black History Month, dated this fifth day of February.

3:25

Thanks, Juan.

3:27

Next we will do public comment on items not on the agenda.

3:30

And Kevin, I see you have your hand up there and if it's all right, we're going to do in the room 1st and then you can be up and a little rundown on public comment.

3:38

You can speak for three minutes on anything you like.

3:41

If you ask us questions, we're not going to get back to you in the moment, but we will get back to you after the meeting.

3:47

But we won't do a dialogue right here and now.

3:50

Travis, you're up.

3:53

Hi, Travis Metier, 26 year Missoula resident.

3:56

I sort of make comments now in the spirit of Candy Jenkins Matthews.

3:59

Matthews Jenkins.

4:00

I don't, I can't remember the order, but she used to speak and reads from like the Communist Manifesto, I think.

4:05

And it was somewhat entertaining.

4:06

It was from, you know, the olden days when when things maybe were less tense.

4:10

I don't know if you guys get lonely because it's empty.

4:13

Last week was really busy.

4:15

But I'm going to let people know about like the role of the sheriff versus like city police and then continue educating in in my manner.

4:21

And the way that I'm dressed is to remind everyone of my aesthetic because I have a grocery cart that will be moving around and it's got Legos in it.

4:28

And so I don't know if you understand about the, the pick a brick program and how Trump's tariffs have impacted the pick a brick program.

4:36

It's real sad.

4:37

There's Lego masters out there that need specific bricks and they might not be able to get it.

4:41

And I might be able to help.

4:42

I can also help educate about long vowels.

4:44

Here is a Doctor Seuss card.

4:46

It says cake.

4:47

So I'm, I'm hoping to offer easier questions to some of our, our local citizens to, to get to like the tough one, like can you name our sheriff, which most people can't seem to do.

4:58

And if people can name the sheriff and understand county versus city, but as you guys kind of integrate more and more, there's jurisdictional stuff like Operation Stone Garden and Project Safe Neighborhoods.

5:09

It's just interesting for me to educate people.

5:11

You can also get, let's see, a hot buy.

5:14

You can get White Claws 12 packs, 1529.

5:18

I'd say that in part because I'm not actually getting paid by Orange St.

5:21

to say that Once Upon a time I tried to get retailers downtown to stop selling Steel Reserve.

5:27

I was part of the Downtown Advisory Commission.

5:28

It was like an invitation only thing.

5:30

And it was really interesting how reluctant people making money off alcohol were to not make money off alcohol.

5:37

Now we have cannabis options for people.

5:40

We don't have pick a brick options because bad, bad Trump.

5:43

But I do have a Lego Trump and I'm going to be sharing my creativity with people.

5:48

And so if you see a grocery cart that looks like a Mad Max, like extra like, like me, just know that I'm going to rely on the on the niceness of our community to not disrupt my grocery cart.

5:58

And if they hit the wrong thing, if it's a time machine and they will go, I don't know, maybe we're Charlie Kirk's still alive.

6:05

OK, bye, guys.

6:08

Want to turn this off now.

6:09

Thanks, Travis.

6:11

Kevin Davis, you are up.

6:12

You have 3 minutes to speak on anything you like.

6:15

Thanks.

6:16

Commissioners.

6:17

Can you hear me?

6:19

Yes, we can.

6:20

Great.

6:21

The camera is not working.

6:22

It's disabled.

6:23

Is, is that not permissible camera?

6:28

We don't do that and chat is turned off.

6:31

I was going to share some pictures and OK, I'll give a quick progress report.

6:35

Just a chat or just a spoken word thing?

6:38

Sorry, I understand.

6:40

OK, So I just wanted to chime in with a, some good news progress report on behalf of the Reserve St.

6:47

public working group you all commissioners have been on before.

6:52

I appreciate that and others listening in.

6:54

Hopefully can join us in time.

6:57

We may most Friday mornings, 9:00 AM, usually on Zoom.

7:00

Tomorrow is a field trip, but Commissioner Barrow has my information too.

7:06

She's been on.

7:07

And in case anyone wants to join this week we completed another cleanup as we've done in years past, this time up at just north of I-90.

7:18

And I wanted to bring it to your attention today because we need your help.

7:22

Commissioners, we need assistance from the public health department and possibly Department of Environmental Quality.

7:31

For the past six years or so, it's it's volunteers that go and clean this area by it's lower Grant Creek Road, right by the Bluebird Preserve trailhead.

7:40

Really beautiful area.

7:41

My wife and I and friends hike that trail a few times a week and we've noticed trash accumulating there the last couple of months.

7:51

And so we finally took it upon ourselves again to clean that area up.

7:55

So we took two vehicle loads full of full trash bags to the dump.

8:03

But most concerning were they used syringes left behind and scattered around the area.

8:09

And this is where kids and dogs and families stroll along so and also people get first impressions of Missoula when they pull off I-90 for a rest break.

8:20

So please join when you can and help us as you did a few years ago with the Reserve Street Bridge at those major cleanups.

8:29

And I'm happy to.

8:30

I was going to share some pictures of before and after kind of show.

8:36

We're really pleased with the progress, but what we found that to be is temporary.

8:40

And so we'd like to put a plan in place to prevent that from recurring.

8:45

Thank you for your attention.

8:47

Thanks, Kevin.

8:49

OK, any other public comment in the room or online?

9:01

State your name and make sure the microphone's on and we'll start the clock.

9:05

Is it on?

9:06

Yes.

9:06

Good afternoon, my name is Christopher.

9:08

Mood.

9:09

I'm a third generation resident of Seeley Lake.

9:13

My grandfather, Oscar Co founded Pyramid Mountain Lumber with Fred Johnson and my father served as Speaker of the House of the Montana State Legislature in 2000s.

9:24

As I said, I'm a third generation resident of Seeley Lake and the situation is worse than ever up there.

9:31

We have.

9:32

It's not like there's packs of feral dogs running everywhere loose every day, but there are packs of dogs that get out and they are dangerous.

9:39

A lady almost lost her life this summer.

9:42

I've been in contact with animal control for years.

9:45

At least a half a dozen other people in my neighborhood have been in contact with them over just one neighbor who had one dog that ran the neighborhood few years ago and now they've got up to 20.

9:57

I've been attacked by them, my dog's been attacked by them.

10:01

Nothing has ever happened.

10:03

They get first and final warning after first and final warning.

10:06

Meanwhile, the head of the neighborhood watch group, Michelle Dunne, got one warning six months ago for an infraction.

10:14

She her dogs have been locked up since then and she just got a ticket.

10:18

And I hope that she's not being targeted because she's helping to point out that animal control are not able or not willing to do their jobs properly.

10:28

Recently, the dogs next door got an additional family of a vagrant family that was kicked out down the street from where they were renting in their camper.

10:38

All six of them have parvo.

10:40

So that's now a danger to my dogs.

10:42

It's literally it's full of disease.

10:44

I've been in contact with the health department for years.

10:47

Apparently the agent assigned to my case quit the week before anything was supposed to be moved.

10:54

And nothing happened.

10:56

Now I'm in contact with them again.

10:57

It seems like things might go forward, but it's been years and it's just gotten exponentially worse.

11:03

I mean there are multiple meth heads renting dumpy campers.

11:06

There are no utilities, no sewage, no electricity, just generators running till 4:00 in the morning.

11:13

They're pumping all their water from the Creek.

11:14

They're bulldozing to the Creek, destroying the riparian habitat, and I can't seem to find anybody who cares.

11:21

This might not be the right meeting, but I thought at least maybe I could add some voice to Seeley while we're being ignored.

11:27

And maybe we won't be ignored anymore.

11:29

And also, at a previous meeting, it was brought up that we haven't made enough of a fuss for that.

11:34

The Boy Scout Bridge hasn't been replaced, but there's not enough money, and it's an iconic bridge that's a central piece of our town.

11:42

It's essential for travel to tourist areas including Gus, our famous Tamarack, Seeley Lake campground, Camp Paxton.

11:51

It interrupts our snow joke half marathon every year that needs a new route now and it is interrupted.

11:58

The bike trail that goes around the Seeley Lake impacts our tourism money.

12:05

It causes more emissions because people have to drive 10 to 15 more miles just to go see the same sites.

12:13

And it's also impacting residents.

12:15

So you just.

12:16

Sorry, ma'am, you just hit your three minutes.

12:18

All right.

12:18

I'd just like to know that we're not being ignored.

12:21

And my skyrocketing property taxes are not going to just empty salaries.

12:27

Thanks.

12:27

Thank you, Sir.

12:31

Did you sign in?

12:34

Would you do that with an e-mail?

12:35

Then we can get back to you on some of this.

12:36

Oh geez.

12:47

OK.

12:47

We have one hearing today on the Kobos family transfer and Kevin Dantic will present.

13:13

Thank you, commissioners.

13:15

For the record, my name is Kevin Dantic, planner with the Missoula County Department of Planning, Development and Sustainability.

13:21

Today I'll be presenting the staff report for the Kobos family transfer.

13:25

This is a request from Mark Kobos to use the family transfer exemption to the Montana Subdivision and Planning Act Property locations at 10:15 Humble Rd.

13:35

Mark Kobos is the owner of the property and they are represented by I Meg and Tamara Ross.

13:43

A little context here, where we're sitting, we're in the western end of the Missoula Valley.

13:48

We have a larger map here.

13:50

Here is 3rd St.

13:51

S Avenue Properties access via Spurgeon Road to Humble on the West side of Humble Road near the Clark Fork River.

14:05

A little bit of background on the property itself.

14:08

The subject property is zoned Rural Residential Small Agriculture Rs One per the Missoula County Zoning regulations within the zoning district, the maximum residential density of 1 dwelling unit per acres allowed.

14:22

The parcel is currently developed with one single family residence and accessory structures.

14:28

The subject property is also designated role Residential and Small Agriculture by the 2019 Missoula Land Use Element, which is the amendment to the 2016 Growth Policy.

14:40

The parcel actually is also within the overlay Target Range Overlay District which is designed to implement the provisions of the Target Range Neighborhood Plan recognizing the existence of rural areas that will come under pressure for rural development.

14:57

The overlay zone provides for low density residential between urbanized areas and agricultural uses and taking environmental concerns into into account before you are the existing conditions on the parcel.

15:13

The subject property was created in September on September 12th, 1968 by the filing of Double R acres.

15:19

This is a 2.45 acre parcel as it stands right now.

15:27

The claimants proposal is to utilize the family transfer exemption to divide that 2.45 acres into two lots.

15:35

The proposed family transfer is intended to facilitate plans to construct a residence on the newly created tract.

15:42

The parent parcel will continue to be occupied and used by the claimant as their residence and the recipient of the family transfer does intend to use the gifted parcel to construct a primary residence.

15:59

Here are the proposed conditions on the site.

16:03

Once again, we have lot 3B to Emily Alsberry and we have lot 380 to remain by claimant Mark Kobos.

16:11

1.38 acres on the back lot that is created.

16:15

The remaining lot would remain 1.07 acres still in conformance with zoning regulations.

16:25

The application was sent out to Missoula County agencies for comment and these are what we received back, number one, from the building departments.

16:35

They have no additional comments except that there are no open violations on the property.

16:40

And of course, any building will require appropriate permits from all applicable Missoula County agencies #2 We have environmental health.

16:50

Of course, they're going to have to go through sanitation review on the new parcel if not already completed #3 Matt Heimel, the Missoula County Floodplain Administrator, did note that subdivisions in this vicinity, they have included mitigation for high groundwater and localized flooding issues #4 Missoula Rural Fire District.

17:13

They don't have any comments currently.

17:14

However, when a building permit is applied for, they'll conduct a final fire inspection for life and safety prior to the occupancy of any structures.

17:24

And finally #5 we have Travis Ross from the Missoula.

17:28

The Water Quality District did note that this again is an area with high groundwater.

17:33

It was measured at 77 inches below the surface in 2016.

17:38

The Water Quality District highly discourages constructing basements in the area and in addition, private wells in the shallow groundwater or more vulnerable to bacterial contamination.

17:54

The family transfer exemption is intended to allow a landowner to divide the land exempt from subdivision review to convey as a gift for sale 1 parcel to each immediate family member.

18:04

Chapter 8 of the Missoula County Subdivision Regulations provide general evasion criteria and rebuttal perceptions to determine whether an exemption request is an attempt to evade subdivision review.

18:16

Staff did identify 3 #1 the recipient actually does own residential property in the Linda Vista 18th Supplement of Missoula County.

18:26

However, the recipient of the family transfer, Emily, does intend to retain ownership of the gifted tract and construct a primary residence.

18:37

Number two, Staff has identified that there was a scoping meeting held on April 12th, 2024 regarding the proposed 2 lot Cobos Minor subdivision on the parent parcel.

18:49

That proposed subdivision was neither further reviewed or filed #3 Again, getting back to the groundwater and reviewing the application, Staff has identified that if the proposal were reviewed as a subdivision, there would likely be conditions of approval to mitigate impacts for high groundwater and localized flooding issues.

19:16

And staff will be recommending approval of the family transfer exemption.

19:22

And let me know if you have any questions.

19:24

Commissioners.

19:25

Thanks a lot.

19:26

Kevin Paul or Mr.

19:29

Kobos, would you guys want to say something?

19:34

You're welcome to if you like and you don't have to, it's totally fine.

19:37

OK, thank you.

19:40

You guys have any questions?

19:41

No.

19:44

OK.

19:44

Then I would entertain a motion I move to approve the request by Mark Kobos to utilize a family transfer exemption to subdivision review to create and transfer one point a 1.38 acre tract to his daughter Emily Alsbury as presented in an exemption application affidavit.

20:01

Second, OK, any public comment on this?

20:06

All right.

20:07

All in favor, Aye.

20:09

Great.

20:09

Good luck, you.

20:10

Good luck guys.

20:15

And I believe that's all we got.

20:16

So we are adjourned.

20:17

Thanks, Kevin.

20:17

Thank you.