Prairie County Board of Commissioners Meeting

January 21st, 2026

Prairie County Court House Court Room

217 West Park St Terry, MT 59349

www.prairiecounty.org

Prairie County Board of Commissioners, Todd Devlin, Christine Keltner and Dennis Teske met in regular session at 9:00 a.m. In attendance Administrative Assistant Harry McNall.

9:00 a.m. Pledge of allegiance and call to order.

Public Comment:

Shane Eaton: Had a comment about January 17th, the commission put out in the Terry Tribune some comments I feel need to be retract. A Type 1 zoning district proposed, "potential nullability of signed contracts". It is not true and needs retracted. December 20th, 2025, it was said by the commission "when ink is dry on a contract the project starts and they are grandfathered in", where is the liability if the contracts are signed? He listed many examples that he believes are not correct and should be retracted. He also provided the commission with some state statue 7-5-131, and others (appendix 1). He read Montana Constitution article 3 section 4. I challenge you to find where it says we cannot do initiatives for land use.

Commissioner Teske, made a comment about past decisions concerning zoning. As a county we have walked away from any kind of zoning consideration. He spoke about NextEra and MACo. He is concerned about being open and honest as government officials. Our job is not to facilitate business deals. Concerning zoning, it protects the non-participating landowners. He read a response Ross Feehan from NextEra concerning the Dawson County Zoning regulations, that they felt it was fair and would work for everyone. The division within the county has hurt our county.

Lisa Everrett, the good neighbor agreement is not a Montana agreement.

Shane Eaton, there may not be that document, but people were offered terms. Is the commission making decision before they come up. The commission put subdivision zoning on another project that contracts had already been signed. People are questioning your reasoning. Answers need to be given why things are now different?

Sheriff Lewis, the CBS grant the sheriff office put in was awarded for $140,000 for new vehicles and is awaiting the President of The United States Signature.

9:30 a.m. Road Supervisor Todd Henry updated commissioners on road activities. Discussion on Cabin Creek issues, along with other road issues and what actions have been taken. There are now four employees within the department. The commissioners reviewed the quarterly report for bridge inspections.

Commissioner Devlin signed the Milwaukee Bridge Permit application for Federal Permit (FHWA) and Navigable Waterways Permit (DNRC) and Joint Application for Proposed Work in Montana's Streams, Wetlands, Floodplains, and Other Waterbodies.

Commissioners received notice from Riverside Contracting, Inc, for a mining permit they have applied for, this was a notice to the county.

10:00 a.m. Commissioner Keltner read the minutes from January 7th, 2026, commissioners meeting.

10:18 a.m. Commissioner Keltner made a motion to accept the minutes from the January 7th, 2026, commissioners meeting as corrected, seconded by Commissioner Devlin, "all in favor" motion passed.

10:25 a.m. Delite Dukart with Watts Insurance Agency joined the meeting to go over MACo Insurance updates. The cost to cover buildings at replacement value increased almost 1 million dollars in replacement costs from 2025. She explained the concerns of state value assessments, and that MACo will cover up to the stated value in full and will reinsure after repairs have been made. Most insurance companies only cover half, if you don't use full stated value costs. There was discussion on building values, and which ones could be changed to reduce coverage premium.

11:00 a.m. Commissioners reviewed a grant document sent from Violet Bolstridge, MSW with Montana DPHHS. County Health Nurse Tylene Eaton and ambulance supervisor Andrea Bybee joined the meeting to go over the grant information with the commission. The grant is good, but the county is not set up to meet the requirements that grant requires, and ask the commission to support denying the grant.

11:05 a.m. Commissioner Devlin made a motion to deny the Crisis Grant Award, seconded by Commissioner Keltner, "all in favor" motion passed.

11:08 a.m. Andrea Bybee gave an update on activities for the ambulance service. So far in January they have had 13 call outs.

11:12 a.m. Commissioners signed a letter in support of Prairie County Trails System grant application.

12:00 p.m. Lunch Break

1:00 p.m. Closed session with County Attorney Dan Rice.

1:12 p.m. Close session ended and regular meeting resumed. The minutes from the closed session are in the County Attorneys Office.

1:30 p.m. Commissioner Devlin read Resolution 26-18: Appointing Tara Depuy as Special Deputy County Attorney- Judicial review of Proposed Ordinance.

Public Comment on Resolution 26-18.

Shane Eaton: What is the ballot petition that she will be litigating?

County Attorney Dan Rice joined the meeting to explain; this resolution is being passed due to a request from an outside attorney.

Commissioner Teske asked what we hired her for back in November? Dan Rice: There was no other litigation required up till this point.

The Petition has been approved over the last hour.

Shane Eaton: Will this new attorney do the work, and our county attorney won't be involved? Commissioner Devlin, I am sure he will be involved. Shane Eaton now we have to pay another attorney to do what the commission said the county attorney could do before?

Chris Koppenhaver, has the attorney Tara Depuy done any work yet? So we have not paid her?

Commissioner Devlin that is correct.

Opened for discussion to the board. No discussion.

Commissioner Keltner made a motion to hire Tara Depuy with the Resolution 26-18, seconded by Commissioner Devlin, "all in favor" all in favor Commissioner Devlin, Commissioner Keltner, Opposed Commissioner Teske.

1:45 p.m. Deputy Clerk & Recorder Aria Walters provided the commissioners with claims to review and sign.

Prairie County Voucher # 1083 $50,281.53

Prairie County Voucher # 1084 $644.86

The commissioners were given a voided check statement to sign and review, voucher #1081 check #49278

2:04 p.m. County Treasurer Garrett Lapp provided the commissioners with Pledge Securities, Investment Authorization, Cash Reconciliation, and Property Value Adjustments to review. There were conversations about what investments the county has, and where they are invested. Total invested is 3.25 million dollars, and $650,000 in a liquid account.

2:14 p.m. Commissioner Teske made a motion to sign the Treasure Investment Report, seconded by Commissioner Keltner, "all in favor" motion passed.

There were two property value adjustments for natural disasters within Prairie County in 2025.

2:18 p.m. Commissioner Devlin read the appointments of board for the following boards.

Airport Authority: Dwight Tauge 2030

Cemetery Board: Shan Fluss 2028

Council on Aging: Susan Edwards and Bill Rauch 2028

Fair Board: Aaron Martinson and Cliff Householder 2028

Health Board: Todd Devlin 2028

Land Planning Board: Tracey Feickert Dion 2027

Library Board: Tracey Feickert Dion 2030

Mosquito Board: Floyd Fuhrman, Randy Robertson and Brad Eaton 2027

Predatory Animal Control Board: Shawn Fluss and Mark Dolatta (Chair) 2028

Salary Compensation Board: Darlene Strobel 2028

Tax Appeal Board: Harry McNall 2028

Terry TV Board: Dan Lassle 2028

Commissioner Keltner made a motion to accept the appointment of all the board members listed, seconded by Commissioner Devlin, open to discussion, "all in favor" Commissioner Keltner, Devlin. Opposed, Commissioner Teske.

Aaron Martinson: I thought I was already on board.

Shane Eaton: what is going on, were these boards open to everyone? There was no opening for opportunities for them to apply.

Commissioner Keltner there are minutes from 2024 and 2025 that show appointments and votes.

Commissioner Teske, the question I have, we went though and appointed board members and sent letters out. Then you Commissioner Devlin kicked a board member off the board. What authority did you have to remove a member outside of the meetings, we are picking and choosing. We are in terrible error on these processes.

Aaron Martinson: did everyone on the list of new board members apply?

Commissioner Devlin, let's look at who applied for the land planning board position. Rory Haughain, Dave Hudson, Lisa Everett, and Tracey Feickert Dion.

Commissioner Keltner- when you are on board you are held to an higher standard.

Dan Pike: Is there a process for removing a member

Commissioner Devlin made a motion to accept Rory Haughains to the County Land Planning Board, seconded by Commissioner Keltner, Open to discussion, "all in favor" Commissioner Devlin, and Keltner, All opposed Commissioner Teske.

Commissioner Teske, I believe we are doing something illegal for the record.

3:00 p.m. Public Comment

Dan Pike: Thanked Shari Robertson for looking through the petition and being quick with her work and I appreciate it! The petition you are going to see is a zoning district, and it is supported

100% by all landowners. With that being said I don't know how you can't approve a petition that is supported by 100% of the landowners within the district.

Chris Kopenhever, Question the county is insured through MACo, they are a vender for the county? Who decided that we go with MACo and not another insurance agency. Is there a process for bids? Commissioner Devlin, mainly money, and Delite Dukart through Watts Insurance brings any information to the commission about insurance options.

Aaron Martinson, where are we on outside contracts to help with road work? Chris Kopenhever I came to a meeting and got paperwork to become a temporary employee of the county, and working with Todd Henry and Todd Henry told me that he no longer needs me.

Commissioner Teske said we need to talk with Todd Henry, because things change overtime.

Shane Eaton commented on conduct on people on board. He made statements that he believes should be taken back by the board as explained in the a.m. public comment. Are you not up to protecting the counties citizens health and safety? There are presidents set by the commission already to allow zoning.

Renee Pirtz Commented about past actions concerning Land Planning Board and outside legal counsel, concerning zoning options. Outside council was hired, then terminated from service and no zoning happened. What is the cost of hiring this current attorney?

Shane Eaton has your new attorney explained while other counties have not been sued for their zoning regulations. Dawson and Wibaux counties passed regulations already. If the county loses the case in District Court what happens? The county will pay court costs and attorney fees.

Christ Kopehever is this Tara Depuy what is she doing, what is a judicial review?

Commissioner Devlin, it is a court determination if a citizens initiative for land use is legal. The counties question is "can you do an ordinance to zone?"

Commissioner Teske, we have authority to zone type 1 or 2. It seems we are trying everything we can to stop our citizens. He expressed his frustrations with the commission.

Jesse Smalis seems the county is more afraid of those they will never see, vs the people they see all the time.

Aarron Martinson there were questions about how the agenda was written.

Renee Pertiz, Commissioner Devlin did you make the phone calls to board members? Commissioner Devlin I didn't call them, because I didn't feel it was necessary.

3:30 p.m. Clerk & Recorder Shari Robertson, provided the commissioners with a copy of a new petition called "The Last Best Place". The petition was accompanied by a map and signatures. She had communications with the petitioners, concerning 3 signatures that ended up being removed. They have 100% of property owners of the petition that have signed for the district. Shari went over the map and changes made from the original map provided. There are 50 landowners and I am certifying their signatures.

Shane Eaton I would like to thank the clerk's office on behalf of the petitioners.

Commissioner Devlin made a motion to accept the Clerks certification of the "Last Best Place" petition signatures, seconded by Commissioner Keltner, "all in favor" motion passed.

Clerk & Recorder Shari Robertson ask that there be a process put in place for petitions. She explained the difference between the first petition and the latest petitions. The clerk's office has made a draft that they would like to see a process for petition submissions and explained that to the commission. The boundaries are very important because the district is responsible for cost associated with the operation of the district.

Barb Smalis your primary concern should be the health, safety and welfare of the county. My question is what do you do with me when I tell you that you have failed? Do you understand how the traffic will affect our family when it is half a mile away. Are you prepared to consider lawsuits from citizens, rather than someone from outside of the area. Someone will lose their life from traffic for this project.

Renee Pirtz I agree that someone will be killed on those roads. It's not if, it's when.

Clint Grue Ceder Creek road has 11 miles of unfenced road. It's not feasible to use that land with this much predicted traffic. We stand to lose our business and ranch because of this project.

Shane Eaton we keep coming to you asking to protect our health, welfare, and safety. You need to rubber stamp it, we have 100% participation.

4:15 p.m. Commissioner Keltner made a motion to adjourn the meeting, seconded by Commissioner Teske, "all in favor" motion passed.

Signed this 28th day of January 2026

Todd Devlin

Todd Devlin, Commissioner Chair

ATTEST: Shari Robertson

Shari Robertson, Clerk & Recorder

Montana Code Annotated 2023

TITLE 7. LOCAL GOVERNMENT
CHAPTER 5. GENERAL OPERATION AND CONDUCT OF BUSINESS
Part 1. Local Government Ordinances, Resolutions, and Initiatives and Referendums

Right Of Initiative And Referendum

7-5-131. Right of initiative and referendum. (1) Except as provided in subsection (2), the powers of initiative and referendum are reserved to the electors of each local government. Resolutions and ordinances within the legislative jurisdiction and power of the governing body of the local government may be proposed or amended and prior resolutions and ordinances may be repealed in the manner provided in **7-5-132** through **7-5-135** and **7-5-137**.

(2) The powers of initiative do not extend to the following:

(a) the annual budget;

(b) bond proceedings, except for ordinances authorizing bonds;

(c) the establishment and collection of charges pledged for the payment of principal and interest on bonds;

(d) the levy of special assessments pledged for the payment of principal and interest on bonds;

(e) the prioritization of the enforcement of any state law by a unit of local government; or

(f) the regulation of auxiliary containers, defined in **7-1-121**(4), as prohibited by **7-1-121**(2).

History: En. 47A-3-106 by Sec. 9, Ch. 477, L. 1977; R.C.M. 1947, 47A-3-106(1), (2); amd. Sec. 1, Ch. 161, L. 2011; amd. Sec. 76, Ch. 49, L. 2015; amd. Sec. 3, Ch. 220, L. 2021.

Montana Code Annotated 2023

TITLE 7. LOCAL GOVERNMENT
CHAPTER 5. GENERAL OPERATION AND CONDUCT OF BUSINESS
Part 1. Local Government Ordinances, Resolutions, and Initiatives and Referendums

Procedure For Initiative Or Referendum Election

7-5-132. Procedure for initiative or referendum election. (1) The electors of a local government may, by petition, request an election on whether to enact, repeal, or amend an ordinance. The form of the petition must be approved by the county election administrator. A petition signed by at least 15% of the local government's qualified electors is sufficient to require an election.

(2) (a) If an approved petition containing sufficient signatures is filed prior to the ordinance's effective date or within 60 days after the passage of the ordinance, whichever is later, a petition requesting an election on whether to amend or repeal the ordinance delays the ordinance's effective date until the ordinance is ratified by the electors.

(b) If an approved petition containing sufficient signatures is filed within 60 days after the effective date of an emergency ordinance, the emergency ordinance is suspended until it is ratified by the electors.

(3) The governing body may refer an existing or proposed ordinance to a vote of the people by resolution.

(4) A petition or resolution for an election must:

(a) embrace only a single comprehensive subject;

(b) set out fully the ordinance sought, the ordinance to be amended and the proposed amendment, or the ordinance to be repealed;

(c) except as specifically provided in this part, be in the form prescribed in **13-27-236** and **13-27-238** for an initiative or **13-27-236** and **13-27-240** for a referendum; and

(d) contain transition provisions if the measure changes terms of office or forms of government.

(5) An election held pursuant to this section must be conducted in conjunction with the next local government election held in accordance with Title 13, chapter 1, part 4, except that if the petition asks for a special election, specifies an election date that complies with **13-1-405**, and is signed by at least 25% of the qualified electors, a special election must be held on the date specified in the petition.

(6) If a majority of those voting on the question approve the proposal, it becomes effective when the election results are officially declared, unless otherwise stated in the proposal.

History: En. 47A-3-106 by Sec. 9, Ch. 477, L. 1977; R.C.M. 1947, 47A-3-106(3) thru (5); amd. Sec. 299, Ch. 571, L. 1979; amd. Sec. 2, Ch. 359, L. 1991; amd. Sec. 1, Ch. 374, L. 2001; amd. Sec. 77, Ch. 49, L. 2015; amd. Sec. 3, Ch. 242, L. 2017; amd. Sec. 19, Ch. 647, L. 2023.

THE LAST BEST PLACE DISTRICT PETITION ZONING VERIFICATION 2026

PET. NO.	LANDOWNER	SIGNATURE COUNT			REASONING	SPECIAL NOTES
1	52 RANCH INC	YES		1	CORPORATION:CRAIG LEWIS-PRESIDENT	
2A	SUTTON, ARNE	YES		2	JOINT TENANT (2B)	
2B	SUTTON, SHELLY	YES		3	JOINT TENANT (2A)	
3	SMALIS, BARBARA SINGLETON	YES		4	SOLE OWNER	
8	CHARLES AND DARLENE MOLINE FAMILY TRUST, THE	YES		5	TRUSTEE: DARLENE MOLINE	
9A	UELAND, CHRIS	YES		6	JOINT TENANT(9B)	
9B	UELAND, GLENDA	YES		7	JOINT TENANT(9A)	
10	HEITZ, SHARI	YES		8	JOINT TENANT(11)	
11	HEITZ, CLAYTON	YES		9	JOINT TENANT(10)	
12	CROSS S RANCH REVOCABLE TRUST	YES		10	MARK SCHRITZ:TRUSTEE	
13A	PIKE, DAN	YES		11	JOINT TENANT(13B)	
13B	PIKE, JEFFIE	YES		12	JOINT TENANT(13A)	
14	DAVE EDWARDS, INC	YES		13	CORPORATION: DAVE EDWARDS-PRESIDENT	
7	DAVID K KASTEN REVOCABLE TRUST	YES		14	TRUSTEE: DAVID KASTEN	
17 C	BASTA, JOEL J	YES		15	JOINT TENANT (17D)	
17 D	BASTA, JAMIE L	YES		16	JOINT TENANT (17C)	
18	DONALD & VERA KUEHN TRUST	YES		17	TRUSTEE- DONALD&VERA	
21	JIM & NORMA REILLY FAMILY TRUST	YES		18	TRUSTEE: NORMA REILLY	
23 A	FRANK EATON & SONS	YES		19	CORPORATION: SCOTT EATON-PRES	
23 B	FRANK EATON & SONS OF PRAIRIE COUNTY		NO		DUPLICATE SIGNATURE (23A)	CORPORATION 1 VOTE
23 C	FRANK EATON & SONS, A CORPORATION		NO		DUPLICATE SIGNATURE (23A)	
24A	GRIST RANCH CO, A MONTANA CORPORATION	YES		20	CORPORATION: CATHY GRIST PRES.	CORPORATION 1 VOTE
24B	GRIST RANCH CO		NO		DUPLICATE SIGNATURE (24A)	
25 A	GRUE RANCH INC	YES		21	CORPORATION: CLINTON GRUE-PRES.	CORPORATION 1 VOTE
25 B	GRUE RANCH INC, A MONTANA CORPORATION		NO		DUPLICATE SIGNATURE (25A)	
26 A	PEABODY, HAROLD W.	YES		22	JOINT TENANT (26B)	
26 B	PEABODY, NORMA	YES		23	JOINT TENANT(26A)	
27	JAMES M FULFORD REVOCABLE TRUST	YES		24	TRUSTEE: JAMES AND ELIZABETH	TRUST 1 OWNER
27A	JAMES M FULFORD REVOCABLE TRUST		NO		DUPLICATE SIGNATURE (27)	
30A	BEERY, JASON	YES		25	JOINT TENANT (30B)	
30B	BEERY, HEIDI	YES		26	JOINT TENANT (30A)	
32A	SMALIS, JERRY D	YES		27	JOINT TENANT	ALREADY SIGNED ON PETITION 3
32 B	SMALIS, BARBARA M		NO		DUPLICATE SIGNATURE (3)	
33	NAGLE, JERRY L	YES		28	SOLE OWNER	
34	SMALIS, JESSE	YES		29	SOLE OWNER	
35A	ROOS, JOHN P	YES		30	JOINT TENANT (35B)	SOLD TO QT RANCH AFTER SIGNING PETITION
35B	ROOS, JOANNE	YES		31	JOINT TENANT (35A)	/ OWNER AT TIME
35C	ROOS, JO ANNE		NO		DUPLICATE SIGNATURE (35B)	SIGNED DIFFERENT SPELLING OF NAME

THE LAST BEST PLACE DISTRICT PETITION ZONING VERIFICATION 2026

PET. NO.	LANDOWNER	SIGNATURE COUNT			REASONING	SPECIAL NOTES
35D	QT RANCH, LLC				SOLD TO QT RANCH LLC, WARRANTY DEED- 128596	SIGNED AS PETITIONER AFTER DATE
37A	MARTINSON, KORY B	YES		32	JOINT TENANT (37B)	
37B	MARTINSON, MICHELE A	YES		33	JOINT TENANT (37A)	
38A	KOUNTZ, MARY KAY, aka KOUNTZ, MARY	YES		34	SOLE OWNER	PERSONAL REPRESENTATIVE: ESTATE OF BRAD KOUNTS
38B	KOUNTZ, MARY KAY, aka KOUNTZ, MARY		NO		DUPLICATE SIGNATURE(38A)	1 SIGNATURE PER OWNER
40C	POPPER, MICHAEL K	YES		35	JOINT TENANT (40D)	
40D	POPPER, ANN R	YES		36	JOINT TENANT (40C)	
44	SIR RANCH TRUST	YES		37	TRUSTEE: CAROL SWANSON	TRUST 1 OWNER
45A	PHIPPS, STEVEN	YES		38	JOINT TENANT (45B)	
45B	PHIPPS, TENEIL	YES		39	JOINT TENANT (45A)	
46A	SCHILKE, STEVEN J	YES		40	JOINT TENANT (46B)	
46B	SCHILKE, JACQUELYN R	YES		41	JOINT TENANT (46A)	
47A	KETCHUM, THOMAS J	YES		42	JOINT TENANT (47B)	
47B	KETCHUM, ROBYN T	YES		43	JOINT TENANT (47A)	
48A	US BAR RANCH, INC	YES		44	CORPORATION: DON KEUHN-PRES.	
48B	US BAR RANCH, INC A MONTANA CORPORATION		NO		DUPLICATE SIGNATURE(48A)	CORPORATIONS 1 VOTE
48C	US BAR RANCH, INC		NO		DUPLICATE SIGNATURE (48A)	
49A	GREENFIELD, WILLIAM	YES		45	JOINT TENANT (49B)	
49B	GREENFIELD, VADNAE	YES		46	JOINT TENANT (49A)	
52A	EATON, SHANE L	YES		47	JOINT TENANT (52B)	
52B	EATON, TYLENE J	YES		48	JOINT TENANT (52A)	
56A	REUKAUF, ROBERT B	YES		49	TENANT IN COMMON (56B)	
56B	REUKAUF, JUDITH A	YES		50	TENANT IN COMMON (56A)	
	TOTAL CERTIFIED SIGNATURES COUNTED			**50**		

COLOR KEY
DUPLICATE SIGNATURE
NEW OWNER

NON PETITIONER SIGNERS FOR THE LAST BEST PLACE ZONING DISTRICT

2026

OWNERS THAT DIDN'T SIGN THE PETITION IN DISTRICT							
DOLATTA, CATHIE T, AKA DOLATTA, CATHIE	TENANTS IN COMMON	T16N 47E: S36 C.O.S. 19-97, ACRES 8.74, TRACT 1, IN SW & SE	128316				1
DOLATTA, ROBERT R, AKA DOLATTA, ROBERT	TENANTS IN COMMON		128316	COS#27			2
KUEHN RANCH CO	CORPORATION	T15N 49E: S10 ALL	99638				3
TOTAL PRIVATE LAND OWNERS NOT SIGNED							**3**
BLM							1
STATE OF MONTANA							2
TOTAL PUBLIC LAND							**2**

COLOR KEY FOR ATTACHED MAP
DISTRICT PRIVATE LAND OWNER PETITIONERS WHO SIGNED
DISTRICT PRIVATE LAND OWNERS THAT DID NOT SIGN
BLM
State of Montana
Not included in Proposed District

*** A courtesy copy of the certification was emailed to the Petitoners, Shane Eaton and Dan Pike on 1/16/2026.***

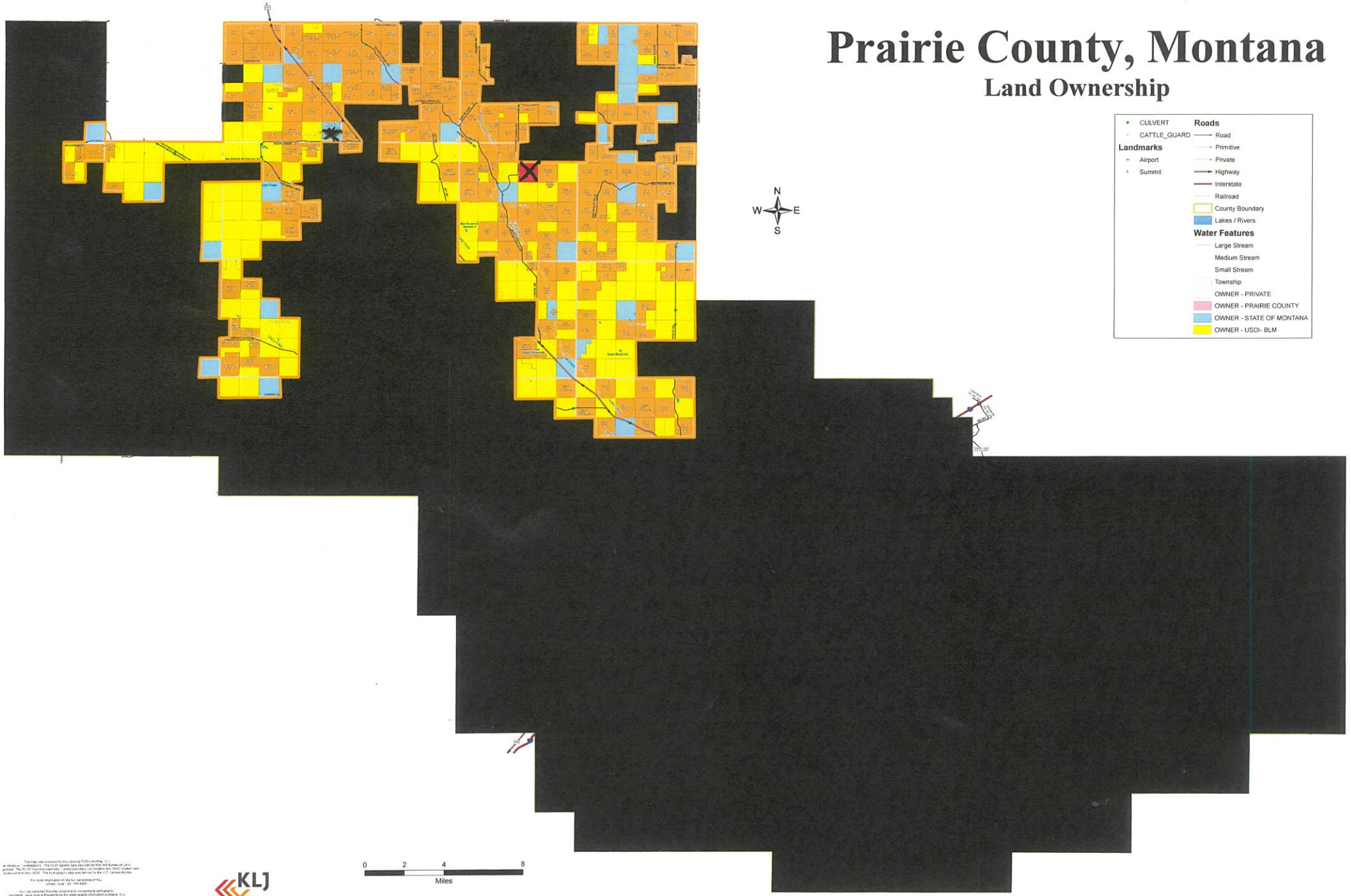
An email response received on 1/20/2026 explained a clerical error made by Shane and a request was made as follows:

1. Remove the Keuhn Ranch section.
2. Remove the south half of the state section that Dolattas 8 acres is in

(see attached email correspondences).

Prairie County, Montana

Land Ownership



PETITIONER LEGAL DESCRIPTION FOR PRIVATE PROPERTY FOR PROPOSED "LAST BEST PLACE ZONING DISTRICT"

2026

PET. NO.	NAME	LEGALS	DOC #					
1	52 RANCH INC	**T14N-R50E**: ,**S1** ALL	81792					
2A	SUTTON, ARNE	**T16N-R47E: S3**-ALL; **S4** ALL FRL LESS 25.66 AC TO ST HWY LESS 10.55 TO	118329	115783				
2B	SUTTON, SHELLY	MDT IN SE4SE						
		T16N 48E: **S24** S2						
3	SMALIS, BARBARA SINGLETON	**T16N-R48E: S23**-NW4, S2;	125215	125420				
		T16N-R49E: S6 ALL						
8	CHARLES AND DARLENE MOLINE FAMILY TRUST, THE	**T16N-R48E**: **S7**-, ALL;	126301					
		T16N 48E: **S8** ALL, **S15** W2, E2, **S19** NE2 DIAGONAL, **S20** ALL						
9A	UELAND, CHRIS	**T16N 48E: S31** PART OF SEC LYING SW'LY OF HWY LESS HWY 22.46 AC	112443	112444				
9B	UELAND, GLENDA		112443	112444				
10	HEITZ, SHARI	**T15N 45E:** S1 ALL, **S2** E2, **S11** W2	123675					
10 ,11	HEITZ, CLAYTON	**T15N 46E**: **S6** LTS 3-7, SE4NW4, NE4SW4, **S18** N2,	123675	115671				
12	CROSS S RANCH REVOCABLE TRUST	**T15N 48E: S6** N2	123228					
		T16N 48E: S26 ALL, **S33** ALL, **S34** N2;E2SW4;SE4, **S35** ALL						
13A	PIKE, DAN	**T15N 50E: S23** NE4	126840					
13B	PIKE, JEFFIE		126840					
14	DAVE EDWARDS, INC	**T16N 50E: S1** ALL	115852					
15C	DAVID K KASTEN, TRUSTEE	**T16N 48E: S21** E2, W2. **S22** E2	112445	124119	128341	117731	118324	
17C	BASTA, JOEL J	**T16N 50E: S12** E2SW4;W2SE4;SE4SE4	128507					
17D	BASTA, JAMIE L		122798					
18	DONALD & VERA KUEHN TRUST	**T15N 50E: S5** C.O.S. 07-70, ACRES 40, TRACT A, IN NE	127829	127830				
		T16 N49E: S32 S2, S2N2						
		T16 N50E: S32 W2E2						
21	JIM & NORMA REILLY FAMILY TRUST	**T16N 48E: S25** ALL	123140					
		T16N 49E: S29 ALL, **S30** ALL FRL, **S32** N2N2						
23A, 23B, 23C	FRANK EATON & SONS	**T13N 50 E**: **S1** ALL, **S3** ALL, **S5** ALL, **S9** ALL, **S11** ALL, **S13** ALL, LESS LT 1	122766	123979	124026	113801		
		S15 ALL, **S17** ALL	COS# 23					
		T14N 50E: S4 LTS 3-4, S2NW, **S5** S2, **S7** ALL, **S8** W2NW4, **S15** SW4, N2, **S16** SE4,						
		S18 S2, **S19** ALL, **S21** ALL, **S22** W2 SE4						
		T15N 47E: **S9** ALL	127641					
		T15 N 50E: S2 S2, **S10** ALL, **S11** ALL, **S15** ALL, **S22** NWNW, S2NW, SW, SWNE, **S35**						
		E2						
		T16N 47E: **S24**- C.O.S. 23, ACRES 40.55, TRACT 1, LESS 5.15 AC HWY AND ACRES						
		50.97, TRACT 3, **S25** ALL, **S26** ALL, **S27** ALL						
		T16N 48E: S17ALL, **S19** SW2 DIAGONAL						
		T16N 50E: S2 LTS 1-4, S2N2, S2; **S14** ALL, **S27** ALL, **S34** N2						
24	GRIST RANCH CO	**T 16N 47E: S5** ALL, **S6** ALL **S7** ALL, **S8** N2 S2, **S9**ALL, **S19** S2, **S20** ALL	115734	96344				

PETITIONER LEGAL DESCRIPTION FOR PRIVATE PROPERTY FOR PROPOSED "LAST BEST PLACE ZONING DISTRICT"

2026

25A, 25B	GRUE RANCH INC	**T14N 49 E: S1** ALL, **S2** ALL, **S3** LTS 1-2: S2NE4, **S11** ALL, **S14** NE4SE4,	102230	120292				
		S23 ALL, **S24** N2, **S25** ALL	114044					
		T14N 50E: S31 ALL FRL						
		T15N 49E: S4 LTS 1-2: S2NE4: SE4: S2SW4: NW4SW4,	112401					
		S8 N2NE4: SE4NE4: E2SE4:PT NE'LY OF HWY IN SW4NE4 AND NW4SE4						
		S17 ALL, **S21** ALL, **S22** ALL, **S27** ALL, **S28** N2,SW4:E2SW4S32 ,**S29**:ALL						
		S32 N2S2, **S33** ALL , **S34** E2W2:W2SE4 SW4NW4: W2SW4, **S35** S2						
26	PEABODY, HAROLD W.	**T16N 48E: S2** ALL, **S4** ALL, **S5** ALL, **S9** ALL, **S11** ALL,	87664	87663	86026			
27	JAMES M FULFORD REVOCABLE TRUST	**T14N 50E: S5** N2	127779					
		T15N 49 E: S11 ALL, **S13** ALL, **S14** NW4NE4						
		T15N 50E: S7 ALL, **S8** ALL, **S9** ALL, **S20** W2, **S29** ALL, **S31** ALL, **S32** E2, SW4						
30A	BEERY, JASON	**T16N 47E: S10** :NW2NW4, SE4NW4, NE4, NE4SE4; **S11** ALL,	127951	127659				
30B	BEERY, HEIDI	**S14** ALL LESS 27.08 AC HWY, **S15** ALL LESS 13.63 AC ST HWY, **S21** NE4,SE4,	127951	127659				
		S22 NW4, W2NE4, NE4NE4, NW4SW4; **S23** W2, E2 LESS 20.48 AC ST HWY;						
		S24 TRACT 2 IN W2 LESS HWY 7.28; **S29** N2, S2; **S33** S2						
32A, 32B	SMALIS, JERRY D	**T13N 49E: S1** ALL	113443	115347				
		T13N 50E: S7 ALL, **S10** ALL						
		T14N 49E: S26 S2W4, **S27** ALL						
		T15N 48E: S4 ALL, **S12** ALL						
		T15N 49E: S7 ALL FRL, **S8** NW4: SW4SE4: PT OF SW4NE4 AND NW4SE4 SW'LY OF HWY, **S18** ALL FRL						
33	NAGLE, JERRY L	**T16N 50E: S8** ALL;	123729					
34	SMALIS, JESSE	**T16N49E: S33** ALL	122893					
35A	ROOS, JOHN P	**T14N 50E: S2** LTS 1-2-3-4: S2NE4:SE4:E2SW4:SW4NW4	115793	101556	113993	128596		
35B&C	ROOS, JO ANNE (JOANNE)	**T15N 50E: S1** ALL; **S14** ALL. **S22** SE4: E2NE4: NE4NW4: NW4NE4	115793	101556	113993	128596		
35D	QT RANCH, LLC	*** New Owner* signed warranty deed on 12/30**	128596					
37A	MARTINSON, KORY B	**T15N 47E: S15**:S2,NW4,S2NE4; **S21** ALL, **S22** ALL LESS TRACT IN 4NE4,	118280					
37B	MARTINSON, MICHELE A	**S23** 264.908 AC IN S2; **S27** N2;SE4;E2SW4;NW4SW4	118280	117674- COS #43,				
38A,B	KOUNTZ, MARY KAY, aka KOUNTZ, MARY	**T16N 48E: S13** S2S2, **S14** ALL,**S23** NE4, **S24** N2	127554	117431	127010			
		T16N 49E: S7 ALL, **S8** W2, **S17** SW4: SW4SE4: W2NW4: SE4NW4,						
		S18 ALL FRL, **S19** ALL						
40 C	POPPER, MICHAEL K	**T15N 49E: S23** SW2 DIAGONAL ACROSS SECTION, NE2 DIAGONAL ACROSS SECTION, **S24** ALL, **S25** ALL, **S26** S2, **S35** N2	126179	126178				
40D	POPPER, ANN R	**T15N 50E: S17** ALL, **S18** ALL, **S19** ALL, **S21** ALL, **S27** ALL, **S30**N2	126178	126179				
44	SIR RANCH TRUST	**T16N 50E: S3** ALL; **S4** SE4SE4; **S5** E2; **S10** N2; **S11** ALL;**S13** ALL **S15** S2	122833					
45A	PHIPPS, STEVEN	**T16 49E: S26** NW4SW4	127193					
45B	PHIPPS, TENEIL		127193					
46A	SCHILKE, STEVEN J	**T15N 47E: SEC 23,22 & 15** COS #43- 421.591 AC IN	123498	COS #43				
46B	SCHILKE, JACQUELYN R		123498					
47A	KETCHUM, THOMAS J	**T16N 47E: S1** ALL, **S2** S2; **S12** ALL	121462					
47B	KETCHUM, ROBYN T	**T16N 48E: S6** ALL, **S18** ALL	121462					

PETITIONER LEGAL DESCRIPTION FOR PRIVATE PROPERTY FOR PROPOSED "LAST BEST PLACE ZONING DISTRICT"

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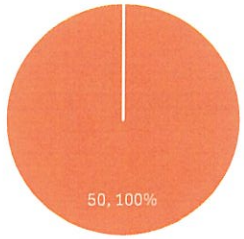
48	US BAR RANCH, INC	**T15N 49E: S4** NW4 FRL: NE4SW4, **S5** ALL	120050	126126	102115	124121	120514	
		T15N 50E: S5 W2 FRL, SE4, **S6** E2, **T16N 49E: S26** N2; NE4SW4;S2SW4; SE4; **S27** N2: SE4, **S28** N2: SE4: S2SW4; SE4, **S31** ALL FRL; **S34** W2 **T16 50E: S6** LTS 3-4-5-6-7: SE4NW4:E2SW4; **S7** ALL; **S28** ALL, **S29** NE4:SE4, W2; **S33** N2						
49A	GREENFIELD, WILLIAM	**T15N 47E: S2** Lots 1, 2, 3,4: SW4NE4, SE4NW4, NE4SW4, NW4SE4;	121479					
49B	GREENFIELD, VADNAE	**S3** ALL, FRACTIONAL;	121479					
		T16N 47E: S34 ALL						
52A	EATON, SHANE L	**T13N 50E: S 13** Lot 1, ACRES 25, COS 14-88, IN W2NW	124034	123876				
52B	EATON, TYLENE J		124034	123876				
56A	REUKAUF, ROBERT B	**T14N 47E: S7** ALL (FRACTIONAL), **S8** N2, **S19** E2, **S20** S2, **S29** E2, **S30** N2, S2SE4:SE4SW4 ;	116125	116120				
56B	REUKAUF, JUDITH A	**S31** ALL (FRACTIONAL); **S32** N2; **S33** ALL	116125	116120				

NOT SIGNED	0	0
SIGNED	50	1

TOTAL PRIVATE LAND OWNERS	50

THE LAST BEST PLACE ZONING PETITION OWNER



We hereby certify the
Last Best Place Zoning Petition Signatures

DATE: 1/20/2026

*** CHART IS FOR PRIVATE LAND OWNERS ONLY WITHIN THE DISTRICT***

There is also state and Federal Land included which would make the percentage 96%

Signature: Shari Robertson

Shari Robertson: Clerk and Recorder

Signature: Aria Walters

Aria Walters: Deputy Clerk and Recorder

Signature:

Laney Smith: Assistant Clerk and Recorder

OFFICIAL SEAL OF PRAIRIE COUNTY
ORGANIZED
FEB 5
1915
STATE OF MONTANA