

Prairie County Board of Commissioners  
Public Hearing: Last Best Place Zoning District  
Evelyn Cameron Building Terry MT  
March 2<sup>nd</sup> 2026

7:00 p.m.

Commissioner Devlin opened the public hearing and gave instructions on how the meeting will be held.

Rob Reukauf I am a proponent of this district. The citizens want this district.

David Kasten: I am a landowner and I support the zoning district. I own the battlefield and it's right in the middle of the proposed project.

Ric Holden farmer and rancher out of Dawson County. Concern about how these projects will affect future generations. Showed a display of the height of different structures including wind turbines. I am in strong support of this district.

Clint Grue: Landowner and non-participate and we are in favor of the district. He described many reasons why he supports the district and how the wind project would have severe effects on his property and ranching operation. We are in favor of zoning district.

Norma Peabody: provided a brief history of the wind project including companies before NextEra. She played sounds of wind turbines. We have a treasure here in this county, we would like to see the zoning go into place.

Chris Koppenhaver: Not in favor or against windmills. Proponent of private property, seems like a good compromise. I hope you listen to the people here today and make a good decision.

Frank Wright: McCone county resident, and he is a proponent of the zoning district. Well within the rights of the citizens to put zoning into place. McCone did pass their district today.

Jess Smalis: I am for this zoning district, and its about my personal property rights too.

Rolane Christoferson: We are opponents of this district. We are the smallest contract holder, and the landowners who signed this contract have forfeited their voices on others property rights. Commissioners are elected to represent all citizens of the county. Do not support zoning and instead find a way to work with NextEra.

Scott Eaton: Contracts don't mention height, and that they will abide by any and all zoning/ordinances. This district has all landowners as part of the district. He also listed many different issues with wind projects. I am in favor of the zoning district and proponent.

Jolynn Millwright: Proponent of the zoning, I don't live in the area, I live in town. She went over fire fighting issues that are part of wind turbine projects. Also covered other downsides to the project.

Sue Tibbetts: It is evident that the people in this county want you to pass this zoning.

Chele Cole Harrington: Really think about this, NextEra says that wind turbines last 30 years, typical sounds like 12-15 years. What happens at the end, and she described many issues that could come when they stop producing and breakdown. She is concerned about ranching and farming in the future if these wind turbines go up. I am a proponent of this zoning.

Aaron Martinson: I have been to many meetings and listened to those I could not get to. I am a proponent of the district.

Lisa Everett: Participating landowner and an opponent of this zoning. It amazes me that we are here again, why is this not for the whole county. NextEra has not divided our community, and they have tried to work with us. Such as 1 mile from homes, activated lighting, decommissioning bonds at year 1. She went over many commitments from NextEra. She gave examples of where wind turbines and ranching/farming have worked.

Dan Fulford: He explained there are health issues with wind turbines. I oppose Lisa, and hope you vote the right way tonight.

Vadnae Greenfield: I am proponent of our zoning district. Believes this is in the best interest of our county. 100% of the people in this district want this district. She explained how ranching, farming, and hunting support our community. She gave some examples of concerns of the wind project.

Ross Feehan: Works for NextEra, the boundaries have changed but the principles have not. Property rights are still at the center. Property rights are bigger than this project or this county. It would effectively ban this project, and it would impeded many forms of industries within this county. This zoning restriction will affect everyone in the county.

Reene Pirtz: She will give Scott Eaton her time. If this zoning goes into place, zoning will be implemented within its boundaries, and the rest of the county will be open. This is one area with 100% landowners signing it.

Allison Barnard: I live in town; we have no zoning in town. I am not for or against the project either way, but we should control the height.

Randy Arnston: I live in Dawson County, and I operate within the county. Discussed about leases and leases' within the district. Proponent of the zoning district.

Shane Eaton: Spoke about litigation and commissioner's actions. 80% support was not good enough, now we have 100%. We have come and ask that you rubber stamp this district. I am a proponent, petitioner and landowner. Spoke about public interest for zoning. We are giving up

some of our property rights for health, safety and welfare. Thanks for all that have been supporting this process.

Wade Massar: resident and landowner in McCone County. Zones are to protect property rights, it's a legal right given to us by the state of Montana. I am a proponent of zoning and of this zone.

Harry McNall proponent of the zoning district. I believe you are good people, and I have high respect for all three of you commissioners. Whatever decision you make, my opinion of you will not change. I believe that with type 2 zoning we could have found a compromise that would have worked for everyone, but since that didn't happen, I am in support of this district. Please tell us why you are making your decision before you make it.

Commissioner Devlin made a motion to create the last best place zoning district, seconded by Commissioner Keltner, open to discussion

Commissioner Teske, confirmed the motion to pass this district? Spoke about politics and local concerns and opinions. I am for this because of the two Norma's. One is participating and one is not, and they both have rights. Went into detail about how to accomplish positive results, and other comments concerning past decisions/actions. I represent all citizens, not just my district.

Commissioner Keltner, thanks for coming out, lots can be done. I will vote for the Last Best Place, and you took care of the concerns I had about those who did not want to be part of the district.

Commissioner Devlin: I took Dennis Teske and Reene Pirtz on a drive. If we are not careful our whole county will have them. My biggest concern was what will happen if we zone, when there are people who want to participate, and what to do if we zone. I came to the conclusion that one way or the other, it will have to be addressed between NextEra and the participating landowner. Nonparticipating landowners will be protected by the zoning, and those outside, I would be willing to work with the participating landowners and NextEra, my whole goal is to protect our county.

Vote: Commissioner Teske, Devlin, and Keltner with a Yes, and the motion passes.

Signed this 11<sup>th</sup> day of March 2026

  
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Todd Devlin, Commissioner Chair

ATTEST:   
\_\_\_\_\_  
Shari Robertson, Clerk & Recorder

Minutes

Dear Commissioners,

I sincerely hope you pass the Last Best Place zoning petition. Here is my reason. Jim + I were probably close to the last ones to lease to Orion. I know it's our fault. One should never listen to seave salesman!! Johnny Kinder wasn't honest 6 years ago + I'm wondering if Next Era / attentive wind is now? They tell me the 9 proposed turbines on my place won't affect my 1 well + the 1 creek that doesn't even run some springs. That 1 well is piped to the house, barn, shop, garage + a pasture. They also told me, when I asked, they only dig down 10-12 feet. For turbines 575' feet tall, I don't believe that.

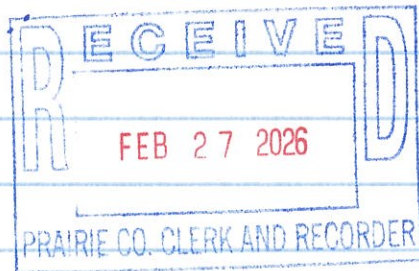
With the 9 turbines on our little place, + (11 or so within a mile) what will that do to our place? (Monast place, 120 years) I think of the land, our health,

and our way of life. There would be no pasture, just roads & turbines. You won't hear the birds, see the stars or see the beautiful landscape God created.

Oh, Next Era said they would work with me, but I haven't seen them yet. Their reason was Prairie County might zone.

I certainly hope you pass the petition, The Last Best Place, for North Prairie County.

Thank you,  
Norma Reilly.



To Chairman Devlin, Commissioner Keltner, Commissioner Teske,

I am a resident of Northern Prairie County and own a business here.

I thank you for the opportunity to once again state my position on the Next Best Place Citizens Initiated Zoning District. I am not able to be at the meeting in person, but wanted to be counted and have my voice be heard.

I feel it is imperative that the Zoning District be established to protect the land and the citizens that reside in Prairie County. Protection from unsightly structures, from underground disturbance that can have negative effects, from surface impacts that are harmful to the surrounding area, and ill will that can turn neighbor against neighbor.

So, commissioners, I ask you to do the right thing for Prairie County and the citizens that live here, and approve the Next Best Place Citizens Initiated Zoning District. Actually, I pray, there is enough "public interest or convenience" (as stated in your letter) that you are required to establish the Zoning District!

Thank you for hearing my request,

Cathy Grist

