

Citizen Initiated Zoning Prairie County, Montana (Last Best Place District)

Received from Shane Eaton & Dan Pike December 30, 2025, 8:15AM

District Map		
Petition		
General Provisions		
List of Owners		
Signature Sheets:		
1	35A	
2A	35B	
2B	35C	
3	37A	
8	37B	
9A	38A	
9B	38B	
10	40C	
11	40D	
12	44	
13A	45A	
13B	45B	
14	46A	
15C	46B	
17C	47A	
17D	47B	
18	48A	
21	48B	
23A	48C	
23B	49A	
23C	49B	
24A	52A	
24B	52B	
25A	53	Not Present
25B	54	Not Present
26A	56A	
26B	56B	
27		
27A		
30A		
30B		
32A		
32B		
33		
34		




Shane Eaton (Petitioner)



Dan Pike (Petitioner)



Shari Robertson (Clerk & Recorder)



Aria Walters (Deputy Clerk & Recorder)

Date: December 30, 2025



**PETITION FOR CITIZEN INITIATED ZONING
PRAIRIE COUNTY, MONTANA
(THE LAST BEST PLACE DISTRICT)**

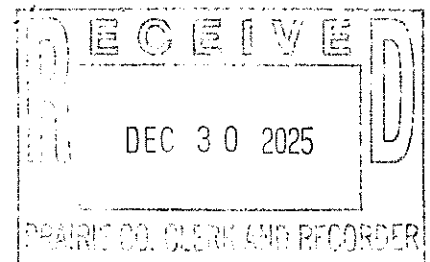
We, the undersigned, being the affected real property owners of more than sixty percent (60%) in the area described in the map attached as **Exhibit A**, petition to: organize the The Last Best Place District (the District); and to describe the uses that can occur within the proposed district, establishing certain standards and conditions for land use (the Regulations) (see attached **Exhibit B**). This petition is brought pursuant to §76-2-101 et. seq., Mont. Code Ann.

Proposed District. All areas of Prairie County identified in the map attached as **Exhibit A**.

Purpose. The purpose of the proposed district and land use regulations is: (1) To promote the health, safety, and general welfare of the people of Prairie County. (2) To preserve property values. (3) To preserve and maintain so far as possible the character of the area and promote the growth of the area commensurate with this character. (4) To promote development that is compatible with the character of the area.

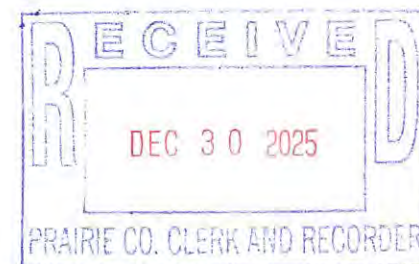
The undersigned represent that the proposed district (see Exhibit A) and the proposed land use regulations are in the public interest (see Exhibit B).

[SIGNATURES FOLLOW]



"The Last Best Place"
Citizen Initiated Zoning Petition

1	52 RANCH INC	35A	ROOS, JOHN P
2A	SUTTON, ARNE	35B	ROOS, JOANNE
2B	SUTTON, SHELLY	35C	ROOS, JO ANNE
3	SMALIS, BARBARA SINGLETON	37A	MARTINSON, KORY B
8	CHARLES AND DARLENE MOLINE FAMILY TRUST, THE	37B	MARTINSON, MICHELE A
9A	UELAND, CHRIS	38A	KOUNTZ, MARY KAY
9B	UELAND, GLENDA	38B	KOUNTZ, MARY
10	HEITZ, SHARI	40C	POPPER, MICHAEL K
11	HEITZ, CLAYTON	40D	POPPER, ANN R
12	CROSS S RANCH REVOCABLE TRUST	44	SIR RANCH TRUST
13A	PIKE, DAN	45A	PHIPPS, STEVEN
13B	PIKE, JEFFIE	45B	PHIPPS, TENEIL
14	DAVE EDWARDS, INC	46A	SCHILKE, STEVEN J
15C	DAVID K KASTEN REVOCABLE TRUST	46B	SCHILKE, JACQUELYN R
17 C	BASTA, JOEL J	47A	KETCHUM, THOMAS J
17 D	BASTA, JAMIE L	47B	KETCHUM, ROBYN T
18	DONALD & VERA KUEHN TRUST	48A	US BAR RANCH, INC
21	JIM & NORMA REILLY FAMILY TRUST	48B	US BAR RANCH, INC A MONTANA CORPORATION
23 A	FRANK EATON & SONS	48C	US BAR RANCH, INC
23 B	FRANK EATON & SONS OF PRAIRIE COUNTY	49A	GREENFIELD, WILLIAM
23 C	FRANK EATON & SONS, A CORPORATION	49B	GREENFIELD, VADNAE
24A	GRIST RANCH CO, A MONTANA CORPORATION	52A	EATON, SHANE L
24B	GRIST RANCH CO	52B	EATON, TYLENE J
25 A	GRUE RANCH INC	53	HEITZ, SHIRLEY M SLE
25 B	GRUE RANCH INC, A MONTANA CORPORATION	54	HEITZ RANCH, INC SLE
26 A	PEABODY, HAROLD W.	56A	REUKAUF, ROBERT B
26 B	PEABODY, NORMA	56B	REUKAUF, JUDITH A
27	JAMES M FULFORD REVOCABLE TRUST		
27A	JAMES M FULFORD REVOCABLE TRUST		
30A	BEERY, JASON		
30B	BEERY, HEIDI		
32A	SMALIS, JERRY D		
32 B	SMALIS, BARBARA M		
33	NAGLE, JERRY L		
34	SMALIS, JESSE		



GENERAL PROVISIONS:

Title, Creation, and Adoption

These regulations shall be known as "The Last Best Place" and are adopted for all of Prairie County as shown on the The Last Best Place District. The District having been created by resolution of the Board of County Commissioners of Prairie County, Montana, XXXXXXXXXXXXX, XX, 2025 and as hereafter amended.

Authority

These Regulations are adopted pursuant to the provisions of §76-2-101 to §76-2-118 MCA

Purpose

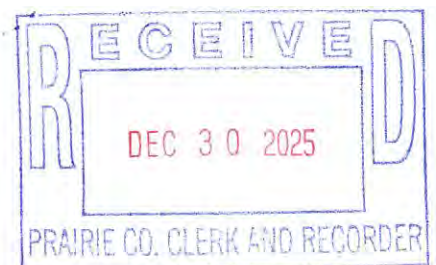
The purpose of these regulations is:

1. To promote the health, safety, and general welfare of the people of The Last Best Place.
2. To carry out the The Last Best Place Development Pattern.
3. To preserve property values.
4. To preserve and maintain so far as possible the character of the area and promote the growth of the area commensurate with this character.
5. To promote development that is compatible with the character of the area.

1. Jurisdictional Area: The Last Best Place District as shown on the attached Map.

2. Permits are not required for:

- a. Structures 149 feet in height or less.
- b. Agricultural uses of land including typical agricultural buildings and structures;
- c. All types of farming and ranching operations, including, but not limited to, crop, production, dairying, livestock, poultry raising, apiaries, and fur farming;
- d. Agricultural businesses;
- e. Rural residential uses consisting of single-family homes and ancillary structures;
- f. Minor oil and gas activities;
- g. Personal wind or solar energy generation;
- h. Home businesses;
- i. Private or commercial timber operations;
- j. Small Concentrated Animal Feeding Operations (CAFO);
- k. Signs;
- l. Temporary Structures;



m. Any land or uses necessary for Federal, State or County operation, including but not limited to public schools, emergency services, landfill, fairgrounds, and county offices.

3. Permits are required for:

a. Any Structure over 149 feet in height.

4. Development Standards:

a. Permitted Uses:

i. Uses allowed in the District. All (Agricultural, Residential, Commercial, Public and Small Scale Industrial)

b. Prohibited Uses:

i. Any structure over 199 feet in height

ii. Any industrial use that requires a parcel greater than 160 acres or ¼ aliquot part of a US Government Section in size.

c. Setbacks Structures 50 feet in height or less. From Property Lines

i. Minimum parcel size: N/A

ii. Front 10 Feet

iii. Side 10 Feet

iv. Rear 10 Feet

v. Fences On property line or agreed location between adjoining landowners.

d. Setbacks from property lines for Structures greater than 50 feet to 149 feet in height

i. Minimum parcel size: N/A

ii. Front 50 Feet

iii. Side 50 Feet

iv. Rear 50 Feet

v. Fences On property line or agreed location between adjoining landowners.

vi. Structures must also be setback from adjoining benefited properties, existing residential or commercial structures, an additional 1 foot for each foot in height in excess of 50 feet.

vii. Structures must also be setback from adjoining non-benefited properties, existing residential or commercial structures, an additional 2 foot for each foot in height in excess of 50 feet.

- e. Setbacks from property lines for Structures-greater than 149 to 199 feet in height.
 - i. Minimum lot area: 160 acres.
 - ii. From vacant benefited properties, 1,400 feet.
 - iii. From existing benefited residential, commercial, and industrially developed structures, 1 mile.
 - iv. From existing non-benefitted residential structures, 2.0 miles.
 - v. From vacant non-benefitted properties, 2,600 feet.
 - vi. From existing non-benefitted industrial or commercial structures, 1.5 miles
 - vii. From existing water wells, developed springs, or other water sources, 0.5 miles.
 - viii. From Public rights-of-way or easements, 1400 feet
 - ix. From parks, recreational areas, historical sites, and school, 2.0 miles.
- f. Standards and Setbacks from property lines for Small Scale Industrial Uses
 - i. Maximum lot area: 160 acres or ¼ aliquot part of a US Government Section
 - ii. Front 100 Feet
 - iii. Side 100 Feet
 - iv. Rear 100 Feet
 - v. Fences On property line or agreed location between adjoining landowners.
 - vi. Structures must also be setback from existing residential or commercial structures, an additional 1 mile.

5. Definitions:

- a. "Applicant" means a person, corporation or holder of the right to conduct beneficial activities upon a parcel of land within the District.
- b. "Application" means the form approved by the Prairie County Planning and Zoning Commission necessary to gather the information necessary to make an informed land use decision within the The Last Best Place District.
- c. "Benefited Property" means a property under the same ownership, lease, easement, or other binding agreement upon which the construction of a tall structure is contemplated.
- d. "District" means The Last Best Place District.
- e. "Height of structure" means the vertical distance measured from the average finished ground level adjoining the structure to the level of the highest point of the structure.
- f. "Historical Site" means any site, building or location included on the National, State, Local, or County Register of Historic Places.
- g. "Industrial" means land uses that process, manufacture, assemble, package, treat or fabricate materials and products from previously manufactured materials or from raw

- materials, usually for the mass sale to wholesalers or other industrial uses. The term also includes electrical power generation facilities.
- h. "Jurisdictional area" means the area included within Prairie County The Last Best Place District.
 - i. "Non-Benefited Property" means a property not under the same ownership, lease, easement, or other binding agreement that is adjacent to a property upon which the construction of a tall structure is contemplated.
 - j. "Nonconforming Use" means the lawful use of a building(s) or other structure(s) or of a tract(s) of land that has substantially all construction materials for all buildings or structures placed into a permanent position and fastened in a permanent manner which does not conform to the use or regulations of this title for the district in which it is located, either at the effective date of the regulations codified in this title or as a result of subsequent amendments which may be incorporated into this title.
 - k. "Planning and Zoning Commission" means the Prairie County Planning and Zoning Commission as authorized under the provisions of 76-2-101 to 76-2-118, MCA.
 - l. "Residential" means One or more rooms designed, occupied or intended for occupancy as separate living quarters for a single household and containing a single kitchen and facilities for sleeping and bathroom.
 - m. "Setback " means the minimum horizontal distance, in feet, that a structure must be located from a property line of another landowner.
 - n. "Small Scale Industrial" means any industrial use provided that the maximum land area associated with said use does not exceed 160 acres.
 - o. "Structure" means anything constructed or erected which requires location on the ground or is attached to something having a location on the ground; including but not limited to buildings, advertising signs, billboards, and poster panels, but not including customary fences or boundary or retaining walls.
 - p. "Temporary Structure" means a structure that is placed on property for a period of 180 days or less and is completely removed from the district for a term of not less than 180 days. Temporary structures are exempt to the setback and permitting requirements of these regulations.
 - q. "Variance" means an adjustment in the application of the specific regulations of this title to a particular piece of property which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity or zone.
 - r. "Zoning Administrator" means an employee of Prairie County, or qualified consultant with the roles and duties prescribed by the Planning and Zoning Commission as provided in 76-2-103 MCA.

Variance Standards and Procedure:

A. PROCEDURE

The Planning and Zoning Commission is assigned authority to hear, consider, and decide whether to approve, approve with conditions, or disapprove applications on Variance applications.

B. STANDARDS

A recommendation for Approval or Conditional Approval of a Variance shall require the Planning and Zoning Commission making each of the following Findings of Fact:

1. Special Conditions

There are special circumstances or conditions that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the district; and

2. Not Result of Applicant

The special circumstances or conditions have not resulted from an act of the applicant or been established to circumvent these Regulations; and

3. Strict Application Unreasonable

Due to the special circumstances or conditions, the strict application of these Regulations would deprive the applicant of all reasonable use of the land or building or create an undue hardship on the landowner; and

4. Necessary to Provide Reasonable Use

Granting the Variance is necessary to provide a reasonable use of the land or building; and

5. Minimum Variance

The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and

6. Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the public health, safety and general welfare; and

7. Consistent with Regulations

Granting the Variance is consistent with the purposes and intent of these Regulations. A variance to the Allowed Uses of a zoning district is prohibited.

C. CONDITIONS

Conditions or restrictions may be placed on the approval of a Variance.

D. EXPIRATION

A Variance shall expire one (1) year from the date of approval if the next logical step in the development process is not commenced. The next step in the development process includes but is not limited to applying for a building permit, commencing the use, or applying for additional required approvals or permits.

Appeals:

Any person aggrieved by a decision of the Planning and Zoning Commission or the Board of County Commissioners may appeal the decision to District Court for Prairie County. For the purposes of this Section, an aggrieved person shall be either a person who has submitted an application, received an

interpretation, or a person who is adversely affected by an action on an application or by an interpretation. Appeals shall be submitted, reviewed, and decided pursuant to the standards and procedures of this Section.

A. INITIATION

An appeal is initiated by the aggrieved person filing a written appeal with the Zoning Administrator within thirty (30) calendar days of the decision being appealed or within thirty (30) calendar days of the date the notice appeared in the official paper of the Prairie County, whichever is applicable.

B. CONTENTS OF APPEAL

The appeal shall include a statement describing the decision prompting the appeal, the date of that decision, the basis for the appeal, and all supporting materials related to the appeal.

C. SCHEDULING OF HEARING

The Board of County Commissioners shall schedule a hearing on the appeal within thirty (30) calendar days of receipt of the written notice of appeal. This deadline may be extended by the Board of County Commissioners if additional time is required to compile information that is needed to evaluate the appeal.

D. PRODUCE RECORD

The Zoning Administrator shall organize and provide to the Planning and Zoning Commission the record pertaining to the decision being appealed.

E. HEARING

The appeal hearing shall be conducted in accordance with the Montana Administrative Procedure Act.

F. DECISION

Within thirty (30) calendar days of the close of the hearing on the appeal, the Planning and Zoning Commission by not less than a 4/7 majority shall uphold, uphold with conditions, or overturn the decision being appealed. In rendering the decision on the appeal, the Planning and Zoning Commission shall have the authority of the decision-maker whose decision is being appealed.

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)	<input type="checkbox"/>
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

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 Petitioners, 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).

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; T16N-R49E: S6 ALL	125215	125420			
8	CHARLES AND DARLENE MOLINE FAMILY TRUST, THE	T16N-R48E: S7-, ALL; T16N 48E: S8 ALL, S15 W2, E2, S19 NE2 DIAGONAL, S20 ALL	126301				
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 T16N 48E: S26 ALL, S33 ALL, S34 N2;E2SW4;SE4, S35 ALL	123228				
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 T16 N49E: S32 S2, S2N2 T16 N50E: S32 W2E2	127829	127830			
21	JIM & NORMA REILLY FAMILY TRUST	T16N 48E: S25 ALL T16N 49E: S29 ALL, S30 ALL FRL, S32 N2N2	123140				
23A, 23B, 23C	FRANK EATON & SONS	T13N 50 E: S1 ALL, S3 ALL, S5 ALL, S9 ALL, S11 ALL, S13 ALL, LESS LT 1 S15 ALL, S17 ALL 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 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	122766	123979	124026	113801	
			COS# 23				
			127641				
24	GRIST RANCH CO	T 16N 47E: S5 ALL, S6 ALL S7 ALL, S8 N2 S2, S9ALL, 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, S23 ALL, S24 N2, S25 ALL	102230	120292				
		T14N 50E: S31 ALL FRL	114044					
		T15N 49E: S4 LTS 1-2: S2NE4; SE4: S2SW4; NW4SW4, S8 N2NE4; SE4NE4; E2SE4:PT NE'LY OF HWY IN SW4NE4 AND NW4SE4	112401					
		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 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	127779					
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, 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	127951	127659				
32A, 32B	SMALIS, JERRY D	T13N 49E: S1 ALL 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	113443	115347				
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 T16N 49E: S7 ALL, S8 W2, S17 SW4: SW4SE4: W2NW4: SE4NW4, S18 ALL FRL, S19 ALL	127554	117431	127010			
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, S30N2	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"

2026

48	US BAR RANCH, INC	T15N 49E: S4 NW4 FRL: NE4SW4, S5 ALL 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	120050	126126	102115	124121	120514
49A	GREENFIELD, WILLIAM	T15N 47E: S2 Lots 1, 2, 3,4: SW4NE4, SE4NW4, NE4SW4, NW4SE4;	121479				
49B	GREENFIELD, VADNAE	S3 ALL, FRACTIONAL; T16N 47E: S34 ALL	121479				
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
SIGNED	50

0
1

THE LAST BEST PLACE ZONING PETITION OWNER

TOTAL PRIVATE LAND OWNERS 50

We hereby certify the
Last Best Place Zoning Petition Signatures

DATE: 1/20/2026



■ NOT SIGNED ■ SIGNED

*** 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*
Laney Smith: Assistant Clerk and Recorder

