

September 29, 2024

Re: Stockie's 180 acres

To Whom it May Concern;

My husband and I purchased 180 acres behind Maryville subdivision in 2022 through the FSA (Farm Services Agency) with a business plan based on ranching. When we purchased the land, we were told the land was in the ETZ. We were informed that it was under an agricultural exemption through the FSA.

Upon some research of what this meant, an article from the Dickinson Press was located, dated September 30, 2021. In that article, it states "A city that has exercised its authority under this subdivision has joint zoning and subdivision regulation jurisdiction from 2 miles to 4 miles with the other political subdivision." A lawyer was open to discussing the ETZ, and simply put, stated that the city can decide to step in, subdivide, or even impose eminent domain. We were not informed that the city held any rights to zoning at that time or that permits were needed through the city.

With the information we thought we understood, we started to develop the property by adding a well, running water lines, and putting in livestock waterers. When we found that we needed to make changes to better ensure that our property was safe from those who trespass, attempt to steal, as well as better care for our cows while calving, we decided to put a house on the property. My husband called the county who informed him casually over the phone that there was no need for permits due to owning more than 40 acres. We were not directed to any other agency, we were not asked any further questions. We proceeded to put in a manufactured house.

I was called by my adult daughter on Friday, the 27<sup>th</sup> at 9:36 am stating that there was a man from the city with some information. I was handed a letter and a "Stop work". The man informed me that I was to have a permit if I am putting in a permanent home and that it needed to be at least 20 feet wide. I told him we were going to add an addition, so that should not be a problem. I read the letter, and attempted to clarify information regarding Section 39.12.006 cited in the letter. I asked if we needed a permit for any other barns or agricultural structures, and he said no, only a structure intended to be a permanent home. This is not how I understood the cited section in the letter, to which the letter states we are in non compliance. I attempted to engage in further conversation with Blaine to better understand the situation and come in to compliance, and he informed me that I needed to talk with Leonard. I called Southwest District Health immediately and got the application in that day for the septic. I attempted to call Leonard Schwindt twice, leaving two voicemails.

My husband and I are requesting a special exemption to be able to move forward with improving our property and get approval for the 18x80 manufactured home.

Kori Stockie

701-260-8944