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February 8th, 2021

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Ravalli County Commissioners

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Regarding the proposed 26-house subdivision at Ambrose and Sunnyside Cemetery Road:

As the owner of Preston Farms (located on the south side of Ambrose, across from this proposed subdivision) I Strongly Object to this proposal. Preston Farms is an active, operating ranch, and as such, we use loud equipment (tractors, balers, swathers, etc.). Farming does not run from 8 to 5. We (myself and my crew) do not stop what we are doing because the sun goes down. We often cut and/or bale late into the night, and frequently start again at 3am.

I anticipate there will be many complaints about this, from urban transplants unaccustomed to rural noise. Already, we have encountered angry drivers, either behind us or coming at us – while we are in a slow-moving tractor, usually pulling a piece of equipment. It is extremely difficult to back-up while pulling a 40-ft-long trailer loaded with round or square bales. Not to mention, pulling a harrow, where it is impossible to back-up: For instance, last year, an impatient Lone Rock School bus driver actually drove Over my harrow (I-beam and all) trying to pass me. One wonders how he explained that ruined tire to his boss.

In another incident from last summer, I was driving my farm semi – loaded with round bales out of the field and straight up a hill. An ignorant Boston transplant coming at me refused to cede the right-of-way and one of my bales knocked-off his mirror. The Highway Patrol rightly gave him the ticket, a lecture, and a stern warning that farm vehicles have the right-of-way. I anticipate more such unpleasant encounters from the new occupants of 26 houses – unfamiliar with rural life.

Twenty-six houses will bring, at the very least, 52 more vehicles up and down Ambrose, Sunnyside, and Three-Mile Roads. Twenty-six houses will also bring at least 52 additional people, barking dogs, loud children, etc., etc. The developer, Lance Nelson and his realtor daughter Nicole Jones, could care less about beautiful Montana. They are Floridians who see our hayfields as a waste and only a way to make money. DISGUSTING.

Again, myself and the neighbors listed below are Adamantly Opposed to this subdivision.

(No doubt there are many more neighbors, but we ran out of time to make phone calls).

-Charles Preston -Kristina & Levi McConnell -Mike Meister & Marla Mahoney --
Robert and Debra Cress

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