

**WEST·COAST
REAL ESTATE
SERVICES, INC.**

Exhibit L

January 27th 2024

To whom it may concern regarding the Resolution PC 24 03 CUP 03 Estuary Trail with parking at Hwy 126 & Spruce Street

As one of the closest neighbors to this property, I have concerns about how the proposed development will impact my business and property values.

My Main concern has to do with the current condition of activity – as a neighboring business owner we have a front seat view of the proposed trail head property.

As I understand, this trail is intended to be a continuation of the Munsel Creek bike path & walking trail. However, the existing condition of trails around Florence is not encouraging for pedestrian usage and leaves us questioning why more trails are being proposed. The trails that stretch between Goodwill and Spruce Street, and further on along Munsel Creek are often lined with un-housed peoples, debris, and biohazard. Despite the City's best efforts, the trails continue to be place outside of easy observation where people congregate, sleep, loiter and use drugs.

Currently there is an implied trail system in this exact location that is used primarily by the transient community. This activity has been deeply concerning to me as a business owner and to my staff members when it comes to their safety. I regularly am tasked with cleaning up biohazard in the form of used needles, trash, and human feces around my building and on the lot where the trail is proposed. Additionally, we have had incidents where power, water, and supplies left outside of the building have been stolen by the transient community. During one situation when I personally confronted someone about theft of utilities, there was repercussions in the form of my water taps being turned on and left running till they were discovered the following day. I've not received any consideration or repayment from the City for this usage charge. On several occasions when I have contacted the Florence Police Department for assistance with loitering, camping, and illegal usage of the property in my vicinity we are informed there is not enough coverage on duty to come an address the situation. When the Florence Police Department was able to respond to calls for assistance, they confirmed my concerns, acknowledged the problems we as a community have, and in at least one instance an arrest was made. I am currently involved in a Grand Jury hearing associated with one of these scenarios. I was advised to install more security measures and have done so at some cost to my business.

P.O. Box 3040 • FLORENCE, OREGON 97439
PHONE 541-997-SOLD (7653) • FAX 541-997-7654

WWW.JIMHOBERG.COM

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My staff feel unsafe to work alone after dark and we have had many instances of threats and intimidation from transients who cut through my property, come into our building, and use the unofficial foot paths along the estuary.

There are notes about the width of a trail being as such to accommodate an ATV. This raises some questions about if there is some intention to have the trail system monitored more closely, similar to how the trails at Woahink are monitored by the Parks Department. Is that something that has been proposed or is within the budget to consider?

I am in the business of encouraging growth in the Florence area and working to find ways to encourage people to live here, and appreciate the work the City does to beautify our community. However, there are some serious gaps in our plans. This trail would be a nice addition to making our community walking friendly and opening up an area of natural beauty to our visitors and residents. However, I have deep concerns that this trail will only be an expensive continuation of its unpleasant current usage. We have no interest in supporting a costly development only to watch it devolve into more transient camps and trash dumping grounds.

During a ten minute walk prior to submitting this letter, I observed an immense amount of trash which I have document in the attached photo pages.

Take away: Current conditions as a neighbor to the property are not good. We want to see things improve. We want there to be consideration given to the potential pitfalls to this property so money spent on improvements will truly result in an improved space for Florence Residents to enjoy.

I look forward to hearing your thoughts and answering any questions you may have about my testimony.

Thank you,



Jim Hoberg
Broker/Owner
West Coast Real Estate Services, Inc.

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WWW.JIMHOBERG.COM

CITY SERVICES BILL



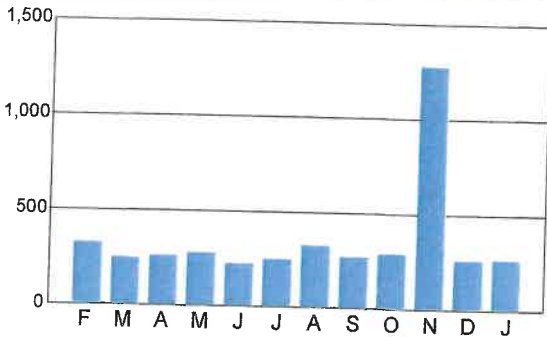
City Hall
 250 Highway 101
 Florence, OR 97439
 541-997-3436
www.ci.florence.or.us

Account No:
 Bill Date: 01/30/2024
 Due Date: 02/15/2024

Amount Due

SERVICE ADDRESS		ACCOUNT NO.	BILLING DATE	DUE DATE	
1870 Highway 126			01/30/2024	02/15/2024	
METER READINGS	PREVIOUS READ	CURRENT READ	CONSUMPTION	SERVICE PERIOD FOR METER READINGS	
				FROM	TO
					24

DESCRIPTION OF SERVICES



Last Payment on
 Balance Carried Forward
 Water
 Waste Water
 Storm Water
 Street Maint. Fee

AMOUNT

Online Payments - Paperless Billing - Auto-pay

Set up an Xpress Bill Pay account by clicking "Pay Your Bill" at the City's website ci.florence.or.us

DUE DATE

AMOUNT DUE

02/15/2024