

WEST COAST
REAL ESTATE
SERVICES, INC.

Exhibit L.1

March 12th, 2024

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

I am once again coming to you as one of the closest neighbors to this property to express my concerns about how the proposed trail development will impact my business and property values.

As of yesterday morning, I took a quick walk around Gallaghers Park, the Munsel Creek bike path, and the area behind my business in the area slated for the estuary trail. The current condition of existing trails appears the same as the week before with the addition that there was an open spigot with running water at Gallaghers.

I have come to better understand the challenges our Police Department and City workers are facing when it comes to cleaning up the trails and public spaces in our community. Based on the new legislature passed in House Bill 3115 & 3124 and the required changes to how Cities can handle unhoused persons camping in our public space I have even larger concerns about adding another trail.

I understand this is a much larger issue than a quick decision about whether to install a new trail. I believe this project needs to be tabled and revisited when there are some solutions proposed for care of the existing trails and public spaces.

As I mentioned before, my business is already being affected by the number of homeless people that congregate in the space near my property. For example, this week I started my Monday by cleaning up human feces at my building on Hwy 126. This is not a unique experience for me on Mondays. Most Mondays start with picking up trash, feces, and needles around my building. I would venture to say this experience as a small business owner in this community is not unique either. If you were to check with the various businesses in town, you would find that many spend time cleaning up the space around their properties to make sure we are presentable for our clients. Additionally, I ended the day Monday working with the Police Department to remove people from the property surrounding my building.

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I have many thoughts about other areas and spaces around Florence that could benefit from funds to improve them, and I would be happy to share them with the commission. For instance, the City owned property on Spruce Street that the police department moved out of is one. These buildings border Gallagher Park and are very visible to visitors, as is the deteriorating water tower.

To summarize, I have concerns about our City spending money to improve an area that it does not have the legal right to maintain and keep in a condition to be enjoyed by the general public. My fear is that this will not be an area that will be a tourist selling point, or even a space the locals can enjoy, but rather a point of concern about the state of our City.

Sincerely,



Jim Hoberg
West Coast Real Estate Services, Inc.





Warning
Graphic
Content

