

Bruce and Kellie King
[REDACTED]
[REDACTED]
[REDACTED]

September 26, 2022

City of Florence
Florence Planning Commission
250 Hwy 101
Florence, OR 97439

Re: Resolution PC 22 11 CUP 03-Florence Christian Church First Step Temporary Housing Program

Dear Members of the Florence Planning Commission:

[REDACTED]

We do not support changing the land use zoning regulations for a temporary conditional use permit to allow three recreational vehicles on the northern portion of the existing parking lot of the Florence Christian Church to serve as temporary housing. Besides the adjacent home to the North, we are the most impacted by this permit request-we directly face the proposed homeless camp.

Homeless camps should not be designated in residential neighborhoods. Homeless camping will destroy our now safe and quiet neighborhood and community at it brings a myriad of issues. Mental health concerns, poor sanitation, drug trafficking & paraphernalia, and crime. Do not let this problem get a foothold in Florence. This will invite more homelessness to Florence, and it will not stop at a temporary use permit.

For us this will mean posting No Trespassing signs on our property. This will change our home ownership privileges in a safe and quiet neighborhood-we will now have to:

1. Lock our cars during the day
2. Lock our doors 24/7
3. Lock our gates to our back yard
4. Close monitoring when our garage door is open
5. Supervise children playing in the front yard & walking about

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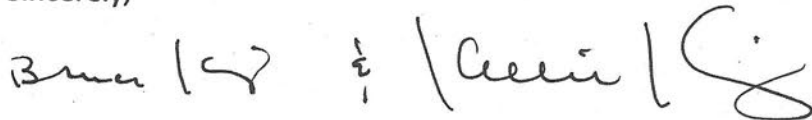
This proposed land use change will not only impact our neighborhood but will also impact our beloved Bay Street. Panhandling and loitering will surely increase and take from the community a special business sector and tourist destination spot.

As for the location of the proposed homelessness camp on the Florence Christian Church parcel-even they propose to move the camp to the furthest point from their chapel and offices. This suggests they want to help-but also keep the homeless as far away as possible and from impacting the church.

Every city with a homeless problem tolerates camping in an industrial and or commercial area of town. This is because our homes and neighborhoods are our sanctuary. We should not have to keep our guard up and be vigilant in protecting our families and home. Programs aimed at increasing income stability and financial independence for the unhoused should be integrated into housing and health interventions, as the provision of housing alone will not be sufficient to end and prevent homelessness.

This is not a good temporary solution and will send the wrong message. Please deny this land use permit so our home and neighborhood's safety and livability are forever unchanged.

Sincerely,

Handwritten signatures of Bruce and Kellie King. The signature for Bruce is on the left and for Kellie is on the right, separated by a small vertical line.

Bruce and Kellie King

Lane & Missy Johnson



September 26, 2022

City of Florence
Florence Planning Commission
250 Hwy 101
Florence, OR 97439

Re: Resolution PC 22 11 CUP 03-Florence Christian Church First Step Temporary Housing Program

Dear Members of the Florence Planning Commission:

We are a homeowner in the West Old Town district and one block over from the proposed temporary housing at the Florence Christian Church. We are not in support of changing the land use zoning regulations for a temporary conditional use permit to allow three recreational vehicles on the northern end of the Florence Christian Church parking lot. While we cannot see this proposed housing area, we are very close and feel we will be greatly impacted.

We feel that this is in essence, a homeless camp and homeless camps should not be allowed in residential neighborhoods. What we foresee happening should this be allowed is a number of issues, including: mental health concerns, poor sanitation, drug use and paraphernalia and crime. Word of this type of environment will surely move quickly and invite more homelessness to Florence. We have been residents for 3 years and in that time we've seen an increase in the homeless population. The temporary use permit will surely invite an increase in this already growing issue.

We see our safe and quiet neighborhood becoming one that will require locking our cars and homes at all times, keeping our gates locked, monitoring open garages at all times and supervising children in our own front yards.

One of the things we love about our location is the proximity to Old Town and we can't imagine that this won't have a negative impact on that area as well.

It doesn't seem right to put the proposed homeless camp in a residential neighborhood. Our homes are where we feel the safest and should not have to always feel "on guard". This growing problem in our state and nation has led to tolerated homeless camps, but they are designated in commercial/industrial areas. While we don't wish for our businesses to be strapped with this problem, we feel that it is a more realistic solution.

Lastly, there are so many questions that come to mind, that must be considered before this can come before the City Council:

How long can they live there?

How many can park?

Where will the wastewater go?

Where is this working and what is the model they're using?

What has the success rate been?

This is against the law beyond 2 weeks on private land, why should it be allowed in this situation?

While we feel these questions need answers, this does not mean we are in agreement with this temporary housing solution. We ask that you deny this land use permit so that our home and the Old Town & West Old Town neighborhoods remain the safe and quiet areas we've come to love.

Sincerely,

Lane & Missy Johnson

Michael & Eileen Streets
[REDACTED]

City of Florence
Community Development Department
250 Hwy 101
Florence, OR 97439

September 23, 2022

RE: PC22 11 CUP 03 – Florence Christian Church First Step Temporary Housing Project

This is written testimony for the meeting held on September 27th 2022.

To the Planning Commission,

We own the property at [REDACTED] – directly behind the proposed conditional use permit subject. We monitor and maintain this property to show pride of ownership, pride in Florence, and so that we can attract and keep decent tenant(s). We have reviewed the Florence City Code references listed on the Notice of Public Hearing dated September 6, 2022. Looking at the project with eyes wide open, we are categorically opposed to this conditional use permit for the following reasons:

(1) The church has already shown itself unresponsive to complaints and concerns from neighbors over the unlawful use of the parking lot, broken down vehicles left parked for days, homeless people staying overnight...etc. Calls to the church have been unreturned. Calls to the Code Enforcer get ignored, or the church answers us through the Code Enforcer by saying they don't allow the very thing(s) that are happening. Recently they let a vagrant "work" on an old motorhome in the same location as the proposed project – as long as he didn't sleep there. The motorhome was left there for weeks.

(2) We have no reason to expect that the tenants of these proposed RV's will be good neighbors. The Church has chosen the area furthest away from their own property ... obvious that the Church does not want to be bothered by the sights/sounds/smells of the tenants... as if putting them in our backyard will not be an imposition. It seems that the Church wants to give the appearance of being good Samaritans without being bothered by the recipients' activities or lifestyle. The deteriorating condition of the neighborhood will be made worse by transient people who are given something for nothing. And what will the church do if these tenants are bad neighbors? We already have had the experience of bad neighbors next door [REDACTED] Renters that let the house get overgrown, deteriorate and smell and it took months and months for that landlord to finally get them out. An unkempt parking lot is not as bad as having bad neighbors. No thank you, to more of that.

(3) The Church has no record of maintaining the parking lot in accord with the city's code to date. The Church has not fenced the back line of the parking lot, nor have they maintained the overgrown brush, trees, shrubbery that encroach on the fence we put up at the house. We routinely have to pay someone to cut back the vegetation that grows through our fence and actually are in process of hiring landscapers again.



(4) The City of Florence, despite the lengthy code, and lists of what is and is not allowed, does not seem to have the budget to follow up on the enforcement of said code. The deteriorating conditions of frontage property on Hwy 101 (i.e. McMullen-owned buildings that should be condemned,) rusting bus stops (all of them, all over town) and the broken sidewalks and local pathways that aren't maintained until people are injured, people living in travel trailers in driveways and overnight camping in motorhomes that are moved from block to block (all over town) ... all these things assure us that if the Church is granted this permission – and then, when the project does not meet City standards, our only recourse will be to call a part-time Code Enforcer, who is overworked, to drive by and say ... 'Gee, this isn't allowed,' and the Church will ignore him. And meanwhile our property value will be diminished by a new mess going on behind our house.

We have lived in Florence for 26 years and have no reason to be optimistic about this. This project is not 'necessary, nor is it desirable.' The homeless problem continues to worsen here and providing 3 RV's in our backyard is not a way to solve it. We ask that the conditional use permit not be granted. Instead, ask the church to show some "pride in ownership" and fix up the parking lot, keep cars out during off hours, clean up the overgrown vegetation and put up a fence ... in a nutshell ... prove that the church is a 'good neighbor' before they ask for other special permissions.

Respectfully,

Michael Streets
Eileen Streets

Michael & Eileen Streets

