

MEMORANDUM

TO: Madeline Sutherland, Planner, City of Camas
FROM: Douglas Milner, Owner, 606 East First Ave. (an adjacent property)
SUBJECT: Comments to Vom Baur Four-Plex (CUP21-02) | Problems & Proposed Solutions
DATE: Monday January 31st, 2022 (via email and hand delivery to City of Camas)

The Problems:

- The Vom Baur property does not have enough street frontage for placement of its two waste containers on garbage day (Monday) in a manner that allows waste collection vehicles to access those containers (see [Graphic A below](#)).
- Given this lack of street frontage the Vom Baur's two existing waste collection containers are placed in front of the adjacent Milner property on Mondays, which obstructs access to the driveway at the Milner property (see [Graphic B below](#)).

The Problems, If Left Unaddressed in the Conditions of Approval, Will be Exacerbated with the Addition of 6-8 additional Waste Containers:

- If garbage day placement of what will become 8-12 waste containers (assuming a minimum two containers for each dwelling unit plus green waste and glass containers) is not adequately addressed in the Conditions of Approval, 8-12 waste containers will be placed in front of the Milner property every Sunday night and Monday, with the potential to totally obstruct access to the Milner property's driveway, AND potentially eliminate space for Milner vehicle parking along the entire length of SE Everett St. in front of the Milner property.

The Result:

- The weekly placement of 8-12 waste containers from the Vom Baur fourplex, in front of the adjacent Milner along SE Everett St. up to E 1st Ave. will:
 - o Obstruct access to the Milner property driveway (see [Graphic B below](#)).
 - o Prevent Milner property occupants from parking and along SE Everett St. on Sunday evenings and Mondays as they do today.
 - o Create the notable unsightliness of 8-12 waste containers being placed in front of the Milner property along SE Everett St. every Sunday and Monday.
 - o Result in the diminution of value (value reduction) of the Milner property.

Proposed Solutions (two): See Graphic D and Graphic E below.

GRAPHIC A

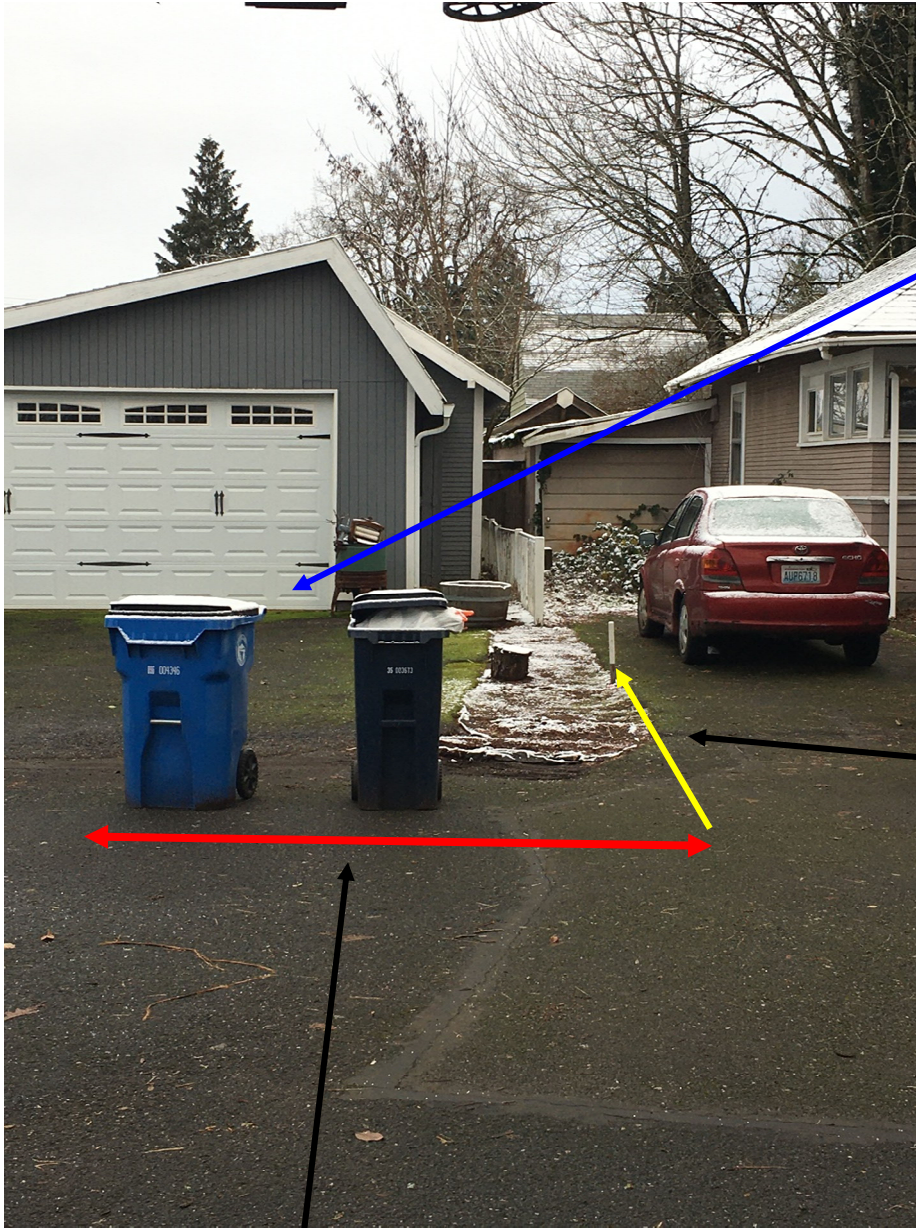


Two (2) Vom Baur waste containers placed in front of Milner property for weekly pickup so that the Vom Baur driveway is unobstructed.

The **blue line** depicts the very limited street frontage at the Vom Baur property, an area too limited for waste vehicles to access the Vom Baur's containers for pickup. **Side loading garbage trucks simply cannot access the Vom Baur's waste containers in front of the Vom Baur property (there just isn't room for the truck).**

QUESTION: If the Vom Baur fourplex is approved without additional special conditions for waste services and container placement, just where will 6-8 additional waste containers be placed for collection?

GRAPHIC B



Vom Baur waste containers placed in front of Milner property for weekly pickup.

The yellow line is the approximate **property line**, and points to the property line marker (the white stake in the ground) placed by the surveyor as a part of the project design and engineering application.

The **red line** depicts the space in front of the Milner property, approx. 8 to 10 feet, currently used by the Vom Baur's for weekly placement of only two waste containers. This container placement obstructs access to the Milner driveway every Sunday night and Monday (collection day), and sometimes longer if the containers are not pulled in by the Vom Baur's. **Side loading garbage trucks simply cannot access the Vom Baur's waste containers in front of the Vom Baur property (there just isn't room for the truck).**

GRAPHIC C

Garbage collection day, existing container placement
(2 Milner and 2 Vom Baur containers)



Milner vehicle street parking.

Milner waste containers placed in front of Milner property.

Milner driveway.

Vom Baur waste containers placed in front of Milner property for pickup.

QUESTION: If the Vom Baur fourplex is approved without additional special conditions for waste services and container placement, just where will 6-8 additional waste containers be placed for collection?

GRAPHIC D

Proposed Solution #1 for Vom Baur Waste Container Placement

As a Condition of Approval I am Requesting That the City of Camas Require Adoption of One of the Two Proposed Solutions Described Below to Address the Problems Posed on Waste Collection Day by the Proposed Vom Baur Fourplex, and to Protect my Property From Any Diminution of Value That Would Result if the Identified Problems are not Adequately Addressed:

Potential Solution #1:

Require the Vom Baur fourplex to utilize commercial waste collection containers for garbage and recycling. These containers are collected with front loading trucks and can be placed at the dead end of SE Everett St. as depicted below.

“Commercial”, FRONT LOADING waste containers, adequate to serve the proposed fourplex, should be placed in front of the Vom Baur property, and the dead end of SE Everett St., in a manner that will allow for weekly pickup without obstructing the Milner driveway, and without the need to place 8-10 waste containers in front of the Milner property along SE Everett St. for weekly garbage collection.



GRAPHIC E

Proposed Solution #2 for Vom Baur Waste Container Placement

Potential Solution #2:

If residential style waste containers are what is to be used at the Vom Baur fourplex, which would result in a approximately 8-10 waste containers being placed in the street on Sunday night for Monday morning collection, then a Special Condition of Approval should be added to the Conditional Use Permit that that:

- Require ALL Vom Baur fourplex waste containers to be placed at the “dead end” of SE Everett St. for weekly pickup, AND
- City of Camas and Waste Connections collection drivers MUST be made to exit their vehicle, pull all containers to the side of their trucks for dumping material into the trucks, AND pulling all containers back to the dead-end space at SE Everett St. after the containers have been emptied.



The 10 red arrows indicate the number of waste containers needed to serve the proposed Vom Baur fourplex assuming 1 garbage and 1 recycle can for each unit, plus multiple glass collection containers.

Any residential style waste containers needed to serve the proposed Vom Baur fourplex should be placed in front of the Vom Baur property, and the dead-end of SE Everett St., in a manner that will allow for weekly pickup without obstructing the Milner driveway, and without the need to place 8-10 waste containers in front of the Milner property along SE Everett St.

IF SPECIAL GARBAGE SERVICE COLLECTION REQUIREMENTS ARE NOT REQUIRED OF WASTE COLLECTION PERSONELL, THE 8-10 VOM BAUR WASTE CONTAINERS WILL INEVITABLY BE PLACED IN FRONT OF THE MILNER PROPERTY, OBSTRUCTING MILNER'S USE OF THEIR DRVEWAY AND THE PARKING THEY CURRENTLY ENJOY ALONG SE EVERETT BETWEEN THEIR DRIVEWAY AND EAST 1ST AVE. SUCH AND OUTCOME WOULD REPRESENT A TREMENDOUS PLANNING FAILURE AND IS NOT ACCEPTABLE TO MILNER.

Request for Additional Condition of Approval for the Conditional Use Permit:

- I am asking that an additional Special Condition of Approval be added to the Conditional Use Permit as Follows:
 - o No waste containers from the Vom Baur fourplex shall be placed for pickup in front of the driveway of the property located at 606 E. 1st Avenue, nor shall Vom Baur fourplex waste containers be placed along SE Everett St. north of the Vom Baur property line.

Thank you for your consideration of these important issues.