

---

**From:** Nathan Duval  
**Sent:** Tuesday, June 4, 2024 7:13 PM  
**To:** Bruce Wall; John Witte  
**Cc:** Kate Huber  
**Subject:** RE: Conditional Use Permit Application - Clark Avenue Duplexes

Bruce,

The Capital Facilities comments echo Public Works' comments. I would not recommend accepting these streets as conceptually presented; the layout is not conducive to our means and methods of snow removal and it is unlikely that our means or process will evolve to make it conducive in the future. I would go so far as to recommend to note this on the plat or somewhere at the recorder's office to memorialize the position.

I would recommend that the waterline in the subdivision be looped from Pioneer to W. Egan to ensure no freeze-up.

I too share the concern with the separation of the buildings. This is a concept, but side yard setback dimensions need to be scrutinized if the gable roofs shed toward one another.

For the record, I do support the intent of the development but have concerns with the items listed above.

**Nathan Duval** | *Assistant City Manager / Capital Facilities Director - City of Valdez* | Office (907) 835-5478 Ext. 1 | Mobile (907) 202-0683 | Fax (907) 835-5574 | **EMAIL:** [nduval@valdezak.gov](mailto:nduval@valdezak.gov)