



June 7, 2024

Bruce Wall
Senior Planner
City of Valdez
P.O. Box 307
Valdez, AK 99686
Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding "Design Excellence:" When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:

Chelsea Smith

F09CB3F39F59446
Chelsea Smith

Operations & Development Manager
907-330-8401
csmith@acah.us

