

On Mon, May 6, 2024 at 8:06 PM Robert Peacock <RobertPeacock@kennedyjenks.com> wrote:

Shayna,

Regarding Randy's comment on pavement design:

The City's design standards provide two different pavement sections in detail 212, which represents the minimum thickness the City would accept in the table below:

FUNCTIONAL CLASSIFICATION	BASE ROCK	PAVEMENT DEPTH
RESIDENTIAL STREET	10"	3.5"
RESIDENTIAL COLLECTOR	12"	3.5"

In this case the residential street is the local street. Both sections require a minimum of 3.5 inches of pavement. The difference is 2 inches in base rock. If this street sees local street traffic, the design is sufficient, and we have no concerns about following the standard. Note, the developer's Geotech report dose not cover pavement section design and does not propose a different section, so the standard would apply as the basis of design.

Thanks,  
Rob



**Rob Peacock, PE\*** (he/him)

| Senior Associate Engineer | Principal |

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23 April 2024

## Memorandum

To: Dave Cady, David Weekley Homes  
From: Rob Peacock, PE, City Engineer  
Subject: Land Use Application Completeness Review  
Weekly Homes West Side Development  
42580 NW Cedar Canyon Road  
Banks, OR 97106  
K/J 2376017\*00

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We have reviewed the referenced Land Use Application for completeness and have no comments on this application. We note several items that have been discussed with the Weekley Team in the process of resolving the proposed development's need:

- Townhome/Driveway/Intersection – Proposed design exception for driveway width, spacing, intersection sight distance. The comments were provided to MIG and submitted to Weekley ...
- Preapplication Meeting – Comments were provided in October 2023 following the pre-application meeting on 18 September 2024.

If the final development plans differ significantly from those submitted for review, Weekley shall provide updated plans for review.

cc: Jolynn Becker, City Manger  
Lauren Scott, City Planner

On Tue, Mar 19, 2024 at 7:17 PM Robert Peacock  
<[RobertPeacock@kennedyjenks.com](mailto:RobertPeacock@kennedyjenks.com)> wrote:

Here is a summary of this afternoon's discussion related to Weekley Homes' request for a few exceptions. This could serve as a formal response with contributions from the team:

#### Driveway Width

Development Code 151.126 (M)(1): The City would consider an exception to the 12 ft driveway width requirement.

(c) Outdoor on-site parking and maneuvering areas may exceed 12 ft width (see following)

#### Driveway Spacing

Public Works Design Standards 2.20.11 (g): The City would consider an exception to the minimum 10 ft driveway spacing (see following)

#### Clear Vision Area

Development Code 151.205: The City will not consider an exception to the vision clearance triangle minimum dimension 20 feet in length.

### **Discussion/Conclusion**

1. The City will consider an exception to the minimum density requirement if it enables the clear vision triangle dimensions to be met.
2. Two-car wide driveways will be considered up to 18 feet wide, which further reduces the spacing between driveways. Two-car driveway/garage combinations are typical for new townhouse developments and provide more space for cars. **18-foot wide driveways are recommended with 16-foot wide minimum allowable where constrained. [added by Randy Johnson, DKS, 4/21/24]**
3. Spacing of 16-foot wide driveways would result in a spacing of 6 feet between driveways. Spacing of 18-foot wide driveways would result in a spacing of 4 feet between driveways. The City would approve an exception for either case.