



Washington County  
 Department of Land Use and  
 Transportation  
 Land Development Services  
 155 N First Ave, Suite 350-13  
 Hillsboro, OR 97124  
 Ph 503-846-7623 Fax 503-846-7620

## DEVELOPMENT APPLICATION

**PROCEDURE/CATEGORY TYPE:**

CPO: 8

COMMUNITY PLAN: RURAL NAT RESOURCE

LAND USE DISTRICT(S): AF-5

**PROPERTY DESCRIPTION:**

ASSESSOR MAP & LOT NO(S):

ROW adjacent to 3N3 33C 301/500 & 2N3 04BB 100/1000

ADDRESS: RIGHT-OF-WAY OF NW MEACHAM ROAD  
(CR 742)

SITE SIZE: ROW

Date of Pre-application Conference: NA  
 Staff Member: NA  
 (Please attach copy of Pre-application Notes)

CASEFILE NO: \_\_\_\_\_

**APPLICANT:** WASH CO LUT - CPM

CONTACT PERSON MATT MEIER

ADDRESS: 1400 SW WALNUT ST, MS 18

HILLSBORO, OR 97123-5625

PHONE 503-846-7829

FAX 503-846-7810

**APPLICANT'S REPRESENTATIVE:**

CONTACT PERSON MATT MEIER

COMPANY NAME WASH CO LUT, CPM

ADDRESS SAME AS ABOVE

PHONE 503-846-7829

FAX SAME AS ABOVE

**OWNER:**

NAME WASHINGTON COUNTY

ADDRESS 155 NORTH FIRST,

HILLSBORO, OR 97124

PHONE 503-846-4530

FAX 503-846-4412

**ALSO NOTIFY**

**PROPOSED DEVELOPMENT ACTION:** REPLACEMENT OF EXISTING BRIDGE (#1364) & ALTERATION OF  
THE FLOOD PLAIN ON NW MEACHAM ROAD (CR 742)

List Assessor Map and Tax Lot Numbers of all contiguous property under identical ownership N/A

*NOTE: Contiguous property under identical ownership will be reviewed as part of this application and may be subject to conditions of approval.*

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This also authorizes the designated Applicant's Representative (if applicable) to act on behalf of the Applicant for the processing of the request.

OWNER  CONTRACT PURCHASER DATE 3-3-2011

Print Name: GARY STOCKOFF, COUNTY ENGINEER

OWNER  CONTRACT PURCHASER DATE

Print Name: \_\_\_\_\_

APPLICANT DATE

Print Name: \_\_\_\_\_

APPLICANT DATE

Print Name: \_\_\_\_\_

**PLEASE NOTE:** \*This application must be signed by ALL the owners or ALL the Contract Purchasers of the subject property. \*If this application is signed by the Contract Purchaser(s), the Contract Purchaser is also certifying that the Contract Vendor has been notified. \*The Applicant or a Representative should be present at all Public Hearings. \*No approval will be effective until the appeal period has expired.



**WASHINGTON COUNTY**  
 Dept. of Land Use & Transportation  
 Current Planning Section  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 http://www.co.washington.or.us

Washington County DLUT /CPM (503) 846-7800  
 Applicant Phone  
Matt Meier – CPM (503) 846-7829  
 Project Manager Phone  
Naomi Vogel – OPS (503) 846-7639  
 Planner Phone  
Peter R. Pagter, PE, SE (503) 683-6090  
 Designer Phone

**CAPITAL IMPROVEMENT  
 PROJECT INFORMATION**

Urban     Rural

**Project Title:** Meacham Bridge Replacement – NW Meacham Road

**Project Description** (Check all applicable boxes)

- State (ODOT)                       County                       Other \_\_\_\_\_  
 Category A                       Category B                       Category C  
 Intersection Improvement     Link Improvement     Interim Improvement     Realignment  
 Drainage Hazard Area Alteration                       Flood Plain Alteration  
 New Building (Square Feet: \_\_\_\_\_)  
 Parking Lot Reconfiguration                       Other \_\_\_\_\_

**Improvements**

	<b>Valuation*</b>
1. Buildings _____	\$ _____ **
2. Landscaping (includes irrigation) _____	\$ _____
3. Paving _____	\$ _____
4. Grading (includes subgrade & retaining walls) _____	\$ _____
5. Other improvements (barriers, rail, storm drainage) _____	\$ _____
<b>Total</b>	<u>N/A</u>

OR (if 1 to 5 above is unknown)

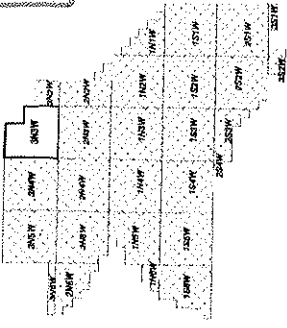
**Total Project Cost excluding Right-of-Way**                      **\$ 425,000.00**

\* Total cost of all on-site improvements – does not include such things as land cost, administrative and professional fees and other governmental fees.

\*\* UBC Fee Schedule or Bid Cost (whichever is higher).

3N 3 33C

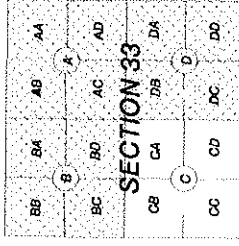
3N 3 33C



WASHINGTON COUNTY OREGON  
 SW 1/4 SECTION 33 T3N R3W W.M.  
 SCALE 1" = 200'

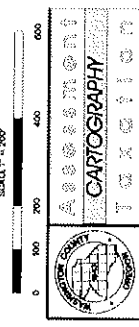
38	37	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	27	22	23	24	19
25	30	28	26	27	28	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Tablets For: 3N333C  
 SCL 500

SCALE 1" = 200'

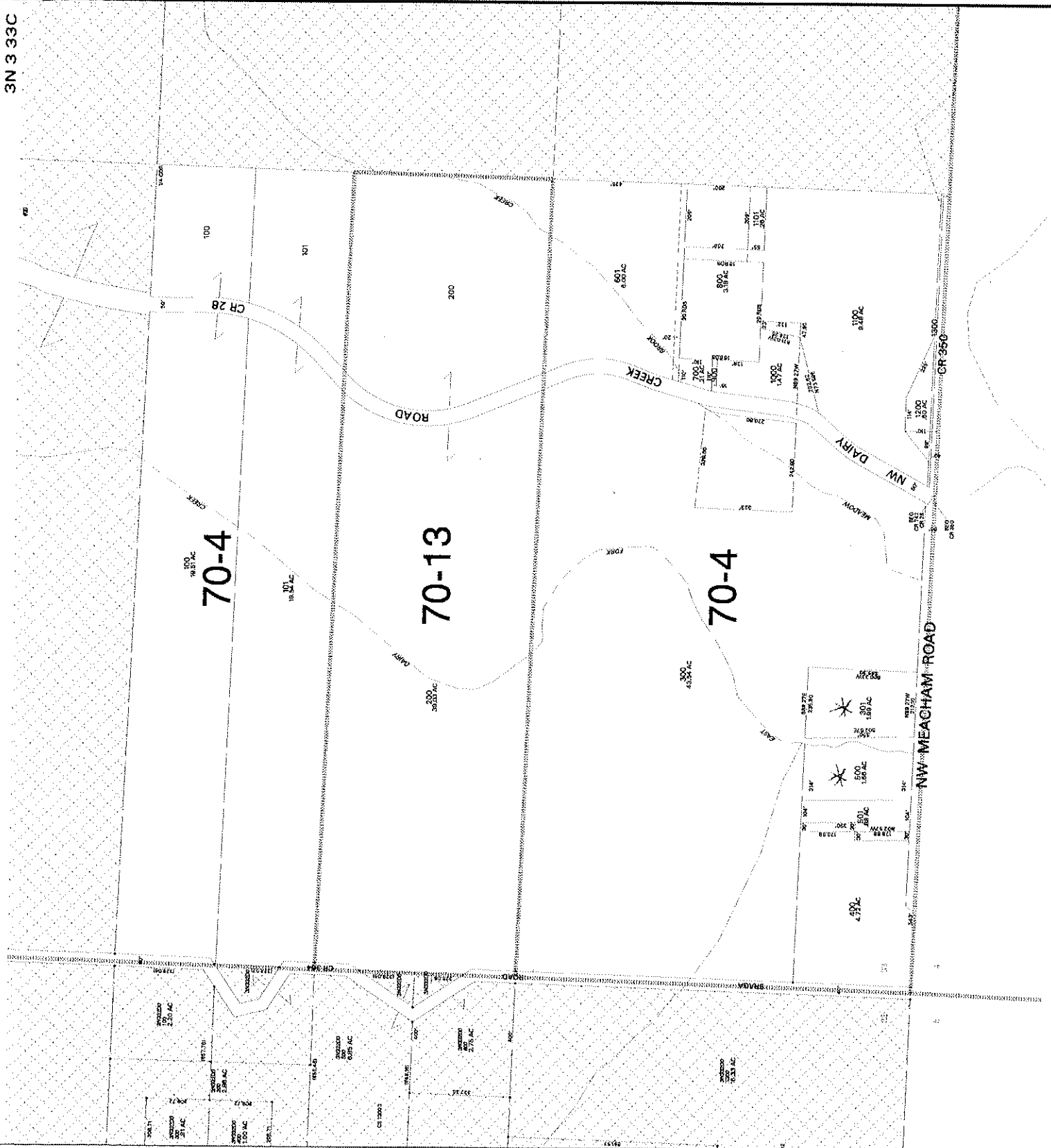


PLOT DATE: May 20, 2010  
 FOR ASSESSMENT PURPOSES  
 ONLY. DO NOT RELY ON  
 FOR OTHER USE

Map areas delineated by other gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property lines. Please consult the topographic map for the correct current boundaries.

3N 3 33C

3N 3 33C



**1. APPLICABLE STANDARDS:**

2011 Washington County Community Development Code (CDC)

Article VII, Public Transportation Facilities

Section 701-1	Applicability
Section 701-2	Project Categories
Section 701-5	Submittal Requirements
Section 702	Exempt Projects
Section 703	Category A Projects
Section 708	Submittal Requirements

**2. BACKGROUND INFORMATION:**

The applicant, the Capital Project Management Division (CPM) of Washington County Department of Land Use and Transportation, proposes replacing the existing 69-foot long by 20-foot wide East Fork Dairy Creek (Meacham Road) bridge with a 70-foot long by 25-foot wide single-span bridge. The existing bridge is located on NW Meacham Road at MP 0.157, west of its intersection with NW Dairy Creek Road. NW Meacham Road is classified as a Rural Local road on the Washington County Transportation Plan. It is a two-lane paved road that travels between NW Dairy Creek Road and NW Bump Road. 2007 traffic counts for NW Meacham Road are 265 daily trips.

The project site is located on the East Fork of Dairy Creek, which is identified on the Rural Resource Plan as a Significant Natural Resource Area (SNRA) and within a Flood Plain Area (FP).

**3. FINDINGS:**

*A. 1990 Washington County Comprehensive Plan*

There are no specific Plan policies or goals that affect this request that are not implemented by Article VII of the Community Development Code.

*B. 2010 Washington County Community Development Code (CDC)*

**Article VII, Public Transportation Facilities**

**701-1 Applicability**

This Article applies to project development for the design, construction, operation, maintenance, repair and preservation of public transportation facilities including roadways and bridges, and

transit, bicycle and pedestrian facilities authorized by the Washington County Transportation Plan.

Except as expressly provided in this Article, the improvements and decisions identified herein:

- A. *Are permitted in each district:* Lands adjacent to the proposed project are AF-5, however this project occurs entirely within the existing road prism.
- B. The proposed project is subject to the standards set forth within Article VII. Other regulatory agencies include the Division of State Lands and the Army Corps of Engineers. Permits will be obtained from the appropriate State and Federal regulatory agencies. The project will be designed and constructed in accordance with their engineering and environmental requirements and guidelines, including ODFW "Road Stream Crossings" design guidance. Staff notes that an A.C.O.E Joint Permit Application has been submitted for this project.

### **701-2 Project Categories**

The proposed project falls under the Category A standards.

### **702 Exempt Projects**

- 702-4 The bridge (in-kind) replacement is an exempt activity; however since the project falls within an area designated a Floodplain (FP) and a Significant Natural Resource Area (SNRA) on the Rural Natural Resource Plan, it does not qualify as a County exempt project.

### **703 Category A Projects**

#### **703-2.5 Category A Projects Permitted Outside an Urban Growth Boundary**

Alteration of a flood plain, drainage hazard area or Significant Natural Resource Area, due to reconstruction, modification, or replacement of a transportation facility or any component thereof, occurring entirely within the existing roadway prism, so long as flood levels on adjoining properties do not rise, or the area in which the rise will occur contains no structures and the owner of such property signs a written acceptance of any increase in the flood plain or drainage hazard area elevation, or

alternatively, so long as any rise is consistent with an adopted drainage master plan.

***Replacement of a transportation facility is an allowed Category A use within a Floodplain or Significant Natural Resource Area as long as the project meets the following criterion:***

- ***Occurs within the existing road prism*** – The proposed bridge and ancillary improvements will occur within the existing road prism as defined in Section 701-4.15 (refer to Sheet S1 of the plan set).
  
- ***So long as the flood levels on adjoining properties do not rise*** – The proposed project will improve hydraulic conditions by removing three (3) existing mid-channel bents, thereby reducing the accumulation of debris during flood events. There is no new cut/fill proposed with this project. The removal of existing fill will be replaced in-kind so as to maintain a balanced cut/fill ratio. This project will comply with County engineering standards for alterations in floodplain areas as demonstrated by the attached memo from Rick Raetz (Senior Engineer). No change to the natural drainageway will occur outside of the immediate area of the project site and existing road prism of NW Meacham Road. Due to all of these factors, there will be no net rise in the flood levels on adjoining properties.

## **708 Submittal Requirements**

### **708-1 Site Analysis of Proposed Project Category A submittal requirements include:**

- A. *A statement that describes the proposed project*** – The applicant proposes to replace the existing bridge on NW Meacham Road with a clear span bridge that maintains the same horizontal and vertical alignments as the existing bridge. Additionally, three (3) mid-channel bents will be removed and one abutment (“Bent 2”) will be replaced and supported by two wingwalls (refer to Sheet S1).
  
- B. *Project Plans*** – The attached engineering plans, stamped and signed by Peter R. Pagter, P.E., S.E., show the proposed transportation improvements.

**C. Additional Applicable Information**

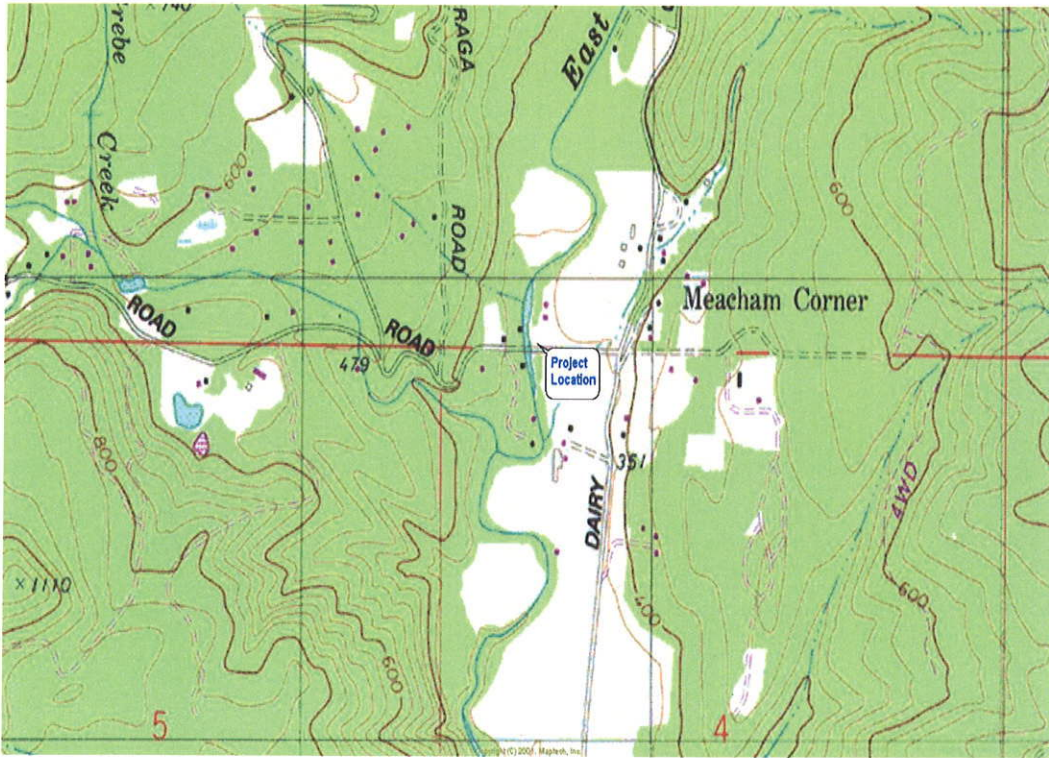
1. The right-of-way at this location of NW Meacham Road is 60', 30' either side of centerline. The County is not acquiring additional right-of-way or temporary construction easements for this project.
2. There are no areas of access control. Since NW Meacham Road provides the only access to approximately sixty-eight parcels, one lane at a time will be closed on NW Meacham Road during construction of the new bridge. Refer to Sheet 2B/2B-2 for the Traffic Control Plan.
3. The location and proposed treatment or alteration of the following:
  - a. **Flood Plains and Floodways** – The existing Meacham Road Bridge and ancillary improvements are located within the Floodplain of East Fork Dairy Creek. The flood plain was not delineated since the proposed project is located entirely within the Flood plain.
  - b. **Drainage Hazard Areas and Drainageways** – Not applicable.
  - c. **Significant Natural Resource Areas** - The project is located on East Fork Dairy Creek. East Fork Dairy Creek is designated a Water Area and Wetland and Fish/Wildlife Habitat on the County Rural Natural Resources Plan. The proposed bridge (in-kind) replacement is designed in accordance with the A.C.O.E. "Standards Local Operation Procedure for Endangered Species" (SLOPES IV) biological opinion, ODFW's "Oregon Road – Stream Crossing Restoration Guide", and Washington County's Limit 10 "Best Management Practices for Routine Road Maintenance" Manual. By removing the mid-channel bents and replacing the existing bridge with a clear span bridge, normative stream processes will be restored on East Fork Dairy Creek.

2. Existing Conditions:

- a. Sheet 3 of the attached plans show the location of the existing East Fork Dairy Creek Bridge on NW Meacham Road.
  - b. *Lot area and dimensions* – This project occurs entirely within the existing public right-of-way and road prism of NW Meacham Road. Refer to Sheet 3 for the project location in relation to the existing ROW.
  - c. *Proposed alterations to existing improvements* – Replacement of the existing 69-foot long by 20-foot wide bridge with a 70-foot long by 25-foot wide single span bridge, removal of three mid-channel bents, and replacement of one abutment with a wingwall support are the proposed improvements for this project.
  - d. *Trees six inches DBH or greater proposed for removal* – A maximum of 20 trees larger than 6" DBH have been identified for removal within the project area (Refer to Sheet GA-2). Trees to be maintained will be protected during construction. The site will be seeded post construction and appropriate plantings will be installed in accordance with ODFW requirements.
3. *Cross sections of retaining and noise walls* – Two concrete wingwalls and one support abutment will be installed as part of the bridge. Refer to Sheet S5 of the submitted plans.
  4. Other Plans to demonstrate compliance with 709-714 – Sections 709-713 are applicable to other categories of projects, and are not applicable to this project. This project meets the standard of 714-1 because it is not creating any conditions that would impede future improvement to ultimate standards.

**D. Summary and Conclusion:**

The proposed development meets all the applicable Code sections for a Category A project and the work to be performed will be in compliance with the Community Development Code and the Rural Natural Resource Plan. Replacement of the existing East Fork Dairy Creek (Meacham Road) Bridge will reduce the accumulation of debris during flooding, and will enhance habitat conditions for fish and wildlife by improving the hydrology and stream conditions.







**Naomi Vogel**

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**From:** Rick Raetz  
**Sent:** Thursday, March 03, 2011 2:15 PM  
**To:** Naomi Vogel; Janet Oatney  
**Cc:** Matt Meier; Rocky Brown; Rick Raetz  
**Subject:** 100166 Meacham Br. Replacement - Section 703 & 709

Naomi,

This project is an in-kind replacement and is a maintenance project. The design will not change flood flow characteristics and will not raise the 100 year flood water surface. This project will comply with Section 703 and Section 709 requirements for "no-rise" in flood water surface and no loss of flood storage.

Please let me know if you need more information.

Thanks

Rick