



COMMUNITY DEVELOPMENT DEPARTMENT
TRANSMITTAL FORM

Please complete this form when submitting documents to the Planning (land use), Site Development, or Building divisions for review. Please list all documents you are submitting at this time.

TO: LAUREN RUSSELL, ASSOC. PLANNER
PLANNING PLAN SUBMITTAL
 DIVISION: Select a Division (Drop-Down) PLANNING
 FROM: SUSAN CORDETT
 COMPANY: _____
 PHONE: 503-476-4903
 EMAIL: SWportlandhouse@gmail.com
 PROJECT: D12020-0002 (HOLMAN'S DIRECTOR'S
(Permit/Case Number, if Assigned) INTERPRETATION)
3230 SW 87th AVE
(Site Address)
HOLMAN'S DIRECTOR'S INTERPRETATION APPEAL
(Project name or subdivision name and lot number)

DATE RECEIVED:

Received
 Planning Division
 02/16/2021
 By: _____

I AM THE PROPERTY OWNER OR I AM AUTHORIZED BY THE PROPERTY OWNER TO ACT AS AN AGENT ON THEIR BEHALF FOR THE PROPOSED PROJECT OR WORK AFFILIATED WITH THE ATTACHED PERMIT APPLICATION.

ATTACHED ARE THE FOLLOWING DOCUMENTS (NOT FOR INDIVIDUAL PLAN REVIEW COMMENT RESPONSES):

Item #:	Description: <small>(examples: application, plans, revision, deferred submittal, calculations, specifications, affidavits)</small>
1	COMMUNITY DEVELOPMENT DEPT. TRANSMITTAL FORM
2	APPEAL OF LAND USE DECISION FORM
3	APPEAL OF D12020-0002 - EXHIBIT-1
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11	
12	

REMARKS: _____

FOR OFFICE USE ONLY			
Routed to Reviewer(s):		Date:	
Application #:	Application Materials Saved to Network: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Applicant Contacted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date:		
Routed to Permit Technician:	Date:	Fees Due: <input type="checkbox"/> Yes <input type="checkbox"/> No	Initials:
Fee Descriptions and Amounts Due:			

Received
Planning Division

02/16/2021

CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov



OFFICE USE ONLY

FILE #: APP2021-0001
FILE NAME: APPEAL OF HOLMAN'S DIRECTORS
INTERPRETATION _____
TYPE: 2 RECEIVED BY: _____
FEE PAID: \$258.75 CHECK/CASH: _____
SUBMITTED: 2.16.21 NAC: WEST SLOPE _____

APPEAL OF A LAND USE DECISION

Revised 01/2016

PLEASE SELECT THE SPECIFIC TYPE OF APPEAL FROM THE FOLLOWING LIST:

- APPEAL OF A TYPE 1 DECISION
- APPEAL OF A TYPE 2 DECISION
- APPEAL OF A TYPE 3 DECISION
- OTHER

APPELLANT NAME(S):

SUSAN CORBETT

SIGNATURE(S): (Original Signature(s) Required)

EACH APPELLANT MUST HAVE PROVIDED EVIDENCE TO THE DECISION MAKING AUTHORITY THAT WAS CONTRARY TO THE DECISION.

APPELLANT REPRESENTATIVE: All pre-hearing contact will be made solely to this person.

IF MORE THAN ONE APPELLANT, APPELLANTS MUST DESIGNATE A SINGLE APPELLANT REPRESENTATIVE.

NAME: SUSAN CORBETT COMPANY: _____
 ADDRESS: HOME: 933 S. POWERS CT. | PO BOX 25154 PORTLAND, OR 97298
 CITY, STATE, ZIP PORTLAND, OR 97219
 PHONE: 503-476-4903 FAX: _____
 SIGNATURE: (Original Signature Required)

REQUIRED INFORMATION

SITE ADDRESS: 3230 SW 87th AVE. CASE FILE NO. UNDER APPEAL: D12020-0002

SPECIFIC APPROVAL CRITERIA / CONDITION BEING APPEALED: THAT A FUNERAL HOME THAT RECEIVES STORES, AND EMBALMS BODIES BE CLASSIFIED AS A "SERVICE BUSINESS / PROFESSIONAL SERVICES" USE.

SPECIFIC REASON(S) WHY A FINDING / CONDITION IS IN ERROR AS A MATTER OF FACT, LAW OR BOTH: _____

* SEE ATTACHED SHEET

(Attach additional sheets if necessary)

SPECIFIC EVIDENCE RELIED ON TO ALLEGE ERROR: BDC CHAPTER 90, DEFINITIONS, BDC 10.20.4, BDC 10.20.5, BDC 20.10.20 LAND USE TABLE CIVIL

(Attach additional sheets if necessary)

HOW DID THE APPELLANT(S) PROVIDE EVIDENCE TO THE DECISION-MAKING AUTHORITY? WHERE IN THE OFFICIAL RECORD IS SUCH EVIDENCE?: WRITTEN EVIDENCE IS PROVIDED IN THE ATTACHED ~~WRITTEN~~ APPEAL PDF - EVIDENCE IS IN THE APPEAL PDF EXHIBIT-1 EXHIBIT-1

(Attach additional sheets if necessary)

Feb 16, 2021 To: Lauren Russell, AICP, Associate Planner
Current Planning Commission, Beaverton OR

APPEAL Regarding: Holman's Funeral Home (D12020-002)

From: Doug Corbett, Spouse of Susan N Corbett,
member Cashmur I, LLC + Cashmur II, LLC
All contact should be through Susan cell 503-476-4903
Email: swportlandhouse@gmail.com

Applicant has proposed on-site cremation in previous applications. There is no written evidence that applicant has rescinded their proposal for on-site cremations.

Appeal item Page D1-4 paragraph 3: Staff states:

"the proposed funeral home is not a crematorium.....because it will not include a.....retort".. Because no retorts are proposed , the use is not considered a crematorium."

The only recognized cremation process without a retort is chemical dissolution. We believe applicant intends on-site cremation by Alkaline Hydrolysis (trade name: Aqua Cremation). The body is chemically dissolved inside a sealed and heated pressure tank. This is substantially different from Service Business/Professional Services use. This is an Industrial process.

Because "Alkaline Hydrolysis" was not previously disclosed to the public, our appeal can submit new arguments against it.

<https://www.cremationassociation.org/page/alkalinehydrolysis>

Per the above website, this process takes 3-16 hours. This means the high pressure + temperature chemical tanks will be operating (cooking) overnight (hence the need to keep 2 employees on site to monitor 24/7 for safety). Heating a sealed pressure vessel filled with 100 gallons of caustic solution - is closer to an industrial than an office use.

Professional / Service Businesses employees are not required to live at their place of employment. For that reason we believe this use is very different from the directors interpretation of a funeral home.

We believe the workers compensation insurance risk level for workers on this equipment is much higher than workers in a service/professional service use. We believe there is a potential explosion danger if the process is not monitored correctly. We believe there will be a horrible smell if any premature release.

This new cremation process is not without hazards. Beaverton codes are not prepared for this new industrial process. Approval will allow this process in all Beaverton R and GC zones. Applicant should bear the burden to prove it is safe for the neighborhood environment.

The potential exists for on-site long term pollution. By allowing this process, Beaverton is assuming future pollution liability.

There are very few Aqua Cremation machines currently in Oregon. However many funeral homes advertise this process. Applicant has given his intention of having a crematory on site. Applicant has never rescinded intended use of on-site cremation in writing. We believe applicant will preform Aqua Cremation for other funeral homes throughout the region. If bodies are processed from this large region, it is not longer a neighborhood use. In fact the bodies that are received for embalming, are not only from the adjacent neighborhood, so this funeral home/mortuary does not meet the definition of neighborhood Service/ Professional use.

If Aqua Cremation is sold directly to other funeral homes, (not to the general public), an essential feature of a Funeral home would not be performed. The business would no longer be a Funeral Home (because no professional services performed), but a crematory only (contract cremations not sold to the public). If business is successful and volume increases, this become an industrial facility, not a neighborhood professional service use.

Applicant has made no binding statements on cremation, and could add retorts or Aqua cremations in the future. Applicant could also add outsourced combustion cremations for other funeral homes in the future.

Application makes no mention of "Retorts". Cremations will occur on-site. The off-site effects from a furnace cremation are the same as a crematorium.

Appeal item: Staff report July 9, 2020 page 8"

"It is unlikely that the Director could make findings that a "crematorium" use is permitted.....Because a "crematorium" has potential off-site impacts that are not typical for "professional service/service business use....."

Staff initial finding is correct: The off-site potential harm from the act of combustion cremation is the same as that from a crematorium. The change in use to a funeral home does not match the real intended use- that of a crematorium. Potential harm from the relatively new chemical cremations are unknown to the public at this time, and could be a much more long term pollution hazard. We believe substantial amounts of caustic solution will be stored, inventoried, handled, on-site.

Appeal item Section 60.50.25.3: Staff report July 9, 2020 page 8 last sentence:

“...Section 60.50.25.3 was as currently written does not allow a “crematory” at the proposed site because SW 87th Ave is a Neighborhood Route, not a Collector or Arterial”.

Merriman-Webster: Definition of crematory

: a furnace for [cremating](#) also : a place where the bodies of the dead are [cremated](#) : [crematorium](#)

The applicant is proposing “a place where bodies of the dead are cremated”. Therefore the term “Crematory” is appropriate. Hence the access restrictions of Section 60.50.25.3 apply, and a “Crematory” should not be allowed on this site.

Sheet D1-2 page Paragraph 2

“No on-site crematorium is proposed,..so that off-site crematoria will be used...”. This statement appears nowhere in applicants written submission. Applicant makes no written binding statements rescinding request for on-site cremation.

Sheet D1-page 2 Paragraph 5 Goal 3.7.4

“All business activities will occur inside the building” .

This is incorrect. Applicants business includes the transport and movement of dead bodies. Transportation by definition occurs OUTSIDE and invariably generates noise. These are activities that take place 24/7, Truck traffic, truck headlights backing/turning, mechanical overhead doors, likely forklifts, area lights and loading dock activities. This is in addition to commercial refrigerators and back up generators.

If these nighttime activities are approved via Conditional use, the neighbors are now tasked with monitoring, policing business activities, and proving violations to the city. The “burden of proof” will be shifted from applicant to the neighborhood.

Sheet D1-page 4 Paragraph 3

“Because no retorts are proposed, the proposed use is not a crematorium.” Application makes no mention of “retorts”. We have no idea what will be presented to Design review. Applicants written statements do not eliminate the possibility of combustion cremation services on-site.

Sheet D1-5 Section 10.50 Paragraph 3 + 4

Paragraph 3: “.....the Director may not permit a use already allowed in an other zoning district of this Code.”

Paragraph 4: “The funeral home use is not an allowed use in any other zoning district of this Code”.

Four Funeral homes are currently operating in Beaverton (per google). Based on our calls, no Funeral Home located in Beaverton are doing on-site cremations, all use out of area cremation services.

The only business we can find doing cremations inside Beaverton is Smart Cremations, Inc located in zone “Office INDUSTRIAL-Washington Square”.

Cremations are currently allowed in R zone (attached to a cemetery), or in the “Office-INDUSTRIAL” zone where the existing crematorium is located.
Existing Beaverton funeral homes:

Westside Cremation & Burial Services , 12725 SW Millikan Way
Zone RC-BC Regional Center-Beaverton Center.
No on-site embalming or cremation.

Pegg, Paxon & Springer funeral Chapel , 4675 SW Watson Ave,
Zone Regional Center-Old Town Center

Tualatin Valley Funeral Alternatives, 12270 SW 1st St Beaverton,
Zone Regional Center-Old Town Center (no cremations done at the Beaverton site, sent to Hillsboro location)

Threadgill’s Memorial Services, 4815 SW Jamieson Rd, Beaverton,
R zone, they outsource cremations.

Cremations are allowed at a cemetery. Cemeteries are allowed in residential zones. This site is far too small to become a cemetery (and lacks arterial access). Cemeteries (and associated crematories) are not allowed in commercial zones.

The cremation process will occur in the backyards of multiple families. For some cultures and religions, this is appalling.

I caution the city council to be wary of the future impacts from opening up the city to this type of industrial activity.