

November 14, 2020

Received
Planning Division
12/11/20

Anna Slatinsky
Lauren Russell
Beaverton Planning Division
12725 SW Millikan Way
Beaverton, OR 97076

RE: Holman's Funeral Home (DI2020-0002)

Thank you for your letter of June 26, 2020. Our letter responds to your request for additional information regarding our application for a Planning Director's Interpretation. Please deem our application complete with this response.

Our request addresses the classification of use. Our property is zoned General Commercial.

We are proposing a funeral home. The use is a professional service that uses equipment that is associated with other uses in the City of Beaverton's Development Code. Our proposed use is neither a mortuary nor a crematorium both referenced in the Beaverton Development Code.

Our use is a typical professional service. Religious services are not conducted on the site and there are no processions from the funeral home to a cemetery. The use assists families in the practical issues of a final resolution of a person's life. The family's specific faith guides the spiritual process at their place of worship.

Specifically, we assert that our use is a **"13. Service Business / Professional Services"** on the table: 20.10.20. Land Uses.

A. WRITTEN STATEMENT:

1. Approval Criterion 40.25.15.1.C: Please clearly identify the code section that the applicant would like the Director to interpret.

20.10.20. LAND USES: 13. Service Business / Professional Services

Our proposed use is a funeral home which is a professional service use.

The Beaverton Development Code identifies mortuaries in the application of parking requirements and prohibition of local street locations due to large processions from the mortuary to the cemetery. The code identifies crematoriums as associated with cemeteries only allowed as a conditional use in residential zones

These terms are not defined in the Beaverton Development Code. The following definitions appear in the Webster's Third International Dictionary.

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The proposed use is not a mortuary or crematorium.

Mortuary: "a place where bodies are kept until burial."

The proposed funeral home **is not** a warehouse to store bodies until they are disposed of. The funeral home deals with the complex logistics after the termination of a human life and the consequences being addressed by the family.

Crematorium: "A furnace for cremating the bodies of the dead. A building containing such a furnace. "

The proposed funeral home **is not** an industrial site that houses furnaces to dispose of bodies.

The proposed use is a professional service.

Professional: "Characterized by or conforming to the technical and ethical standards of an occupation".

Service: "The performance or work commanded by or paid for by another."

Funeral home: "An establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funerals."

The funeral home **is** a professional service such as a dentist or a lawyer. The service providing professionals require licensing by the State of Oregon and various scholastic and professional degrees and licenses.

The Holmes provide a professional service. The principles have credentials and actively maintain their professional accreditations.

Daniel Lee Holmes is accredited with:

Oregon State Board of Funeral; Directors and Embalmers; Embalmer; 1/27/76
San Francisco College of Mortuary Science; Association Arts; 6/12/75
Conference of Funeral Service; Examining Boards of the United States; National
Board Certification; San Francisco College of Mortuary Science; 6/11/75
San Francisco College of Mortuary Science; Funeral Director; Embalmer; 6/12/75
American Funeral and Cemetery; Trustee; 1994-2001.

Cameron E. Holmes is accredited with:

Oregon Mortuary and Cemetery Board; Embalmer; 8/9/11
Oregon State University; Bachelor of Science; Speech Communication; 9/5/08
International Conference of Funeral Service Examining Boards; Prescribed course
of internment; 8/1/11

Oregon Mortuary and Cemetery Board; Funeral Service practitioner; 9/9/11
Mt Hood Community College; Associate of Applied Science; Funeral Service
Education; 6/2010

In Oregon, the Oregon State Mortuary and Cemetery Board governs the industry and has specific requirements for individuals representing themselves as such. There are two licenses that the Oregon State Mortuary and Cemetery Board oversees. The first being Funeral Service Practitioner and the second being licensed Embalmer. Each license has certain requirements that include an associate degree, graduation from a credited school of mortuary science, apprenticeship and passing a state board examination. Dan Holmes and Cameron Holmes hold both Funeral Service Practitioner and Embalmer licenses.

The Funeral Home acts as a professional service arranging for the physical and spiritually logistics that take place at other locations. These locations include places of worship, cemeteries, crematoriums, etc.

The Funeral Home provides a range of professional services to address the conclusion of a person's life. These include both spiritual and physical needs. The spiritual issues are coordinated with the family's faith with activities that invite groups held at the family's place of worship. The physical needs include the disposal of the body which includes transportation to a cemetery or other place of internment.

The funeral home provides a blanket of professional services to assist the family through this end-of-life transition.

2. Approval Criterion 40.25.15.1.C.3: Please describe how the requested interpretation is consistent with specific applicable sections of the Comprehensive Plan and Development Code.

The development code is designed to minimize incompatible uses and maximize synergy between uses. Birth and death are fundamental to human activity. The procedures around the process of disposal of a family member both physically and spiritually continue to evolve. The funeral home's activity does not create the types of external impacts that require the Beaverton's Development Code mitigation such as ensuring that a funeral procession does not block local streets. Homan's Funeral Home prohibits public processions at the site.

Beaverton's Comprehensive Plan's Community Health Element describes the importance of Complete Neighborhoods". The funeral home integrates the real and necessary activities caused by the end of life into the fabric of the city as a professional service as another commercial use. In this case tied to a diverse ecology of religions and faiths that occur throughout the city and region.

3. Approval Criterion 40.25.15.1.C.4: Please provide more information about the proposed mortuary and crematorium uses.

40.25.15.1.C.4 When interpreting that a use not identified in the Development Code is a Permitted, Conditional, or Prohibited Use, that use must be substantially similar to a use currently identified in the subject zoning district or elsewhere in the Development Code.

Neither a mortuary nor a crematorium is proposed. The proposed use is a Funeral Home; a professional service that arranges for the physical and spiritual disposal of a human.

A review of the uses classified in the General Commercial zone reveal that the proposed use is not a residential or wireless use. The proposed use is not a cemetery or place of worship classified as civic uses. The commercial uses include care, office, and retail – none of which apply. The use fits within the professional service use classification.

The funeral home office operates seven days a week from 9 am to 5 pm. The staff consist of five persons, with three or four working at any given time. Business is conducted online, via zoom, and by telephone. Clients will occasionally come to the business office during business hours. The business activities include resolution of administrative and logistic issues. The staff and client's arrangement for the disposition of the body typically takes place at a place of worship or personal home. The body is prepared for the client's specific religious values. The funeral home does not operate between 10:00 pm and 7:00 am.

Scheduled deliveries are received weekdays between 9 a.m. and 5 p.m. via the proposed garage behind the existing building. As death is not scheduled, occasionally a delivery is required when the funeral home is closed.

The applicant proposes two dwelling units at the property for a person to live at the site and watch the property.

B. PRE-APPLICATION CONFERENCE NOTES:

1. Please provide a copy of the pre-application conference summary as required by the City's Development Code Section 50.25.1.E.

The preapplication conference summary for the City of Beaverton is attached.

Thank you for your assistance. Please do not hesitate to request additional information.

Sincerely



Peter Finley Fry