

NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2020-13788

Scheduled Before one of the following County Hearings Officers on **Thursday, July 8, 2021, at 9:00 a.m.** or soon thereafter. The hearing will be held virtually.

Participation Options and Instructions: This hearing will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to (503) 988-3043 or by email to land.use.planning@multco.us **no later than noon on Wednesday, July 7, 2021.**

Proposal: The Applicant requests approval of a Community Service Conditional Use Permit, Significant Environmental Concern for wildlife habitat (SEC-h permit), scenic views (SEC-v) permit, and Design Review for a Cemetery. No support structures or buildings are included in this proposal. A parking lot is proposed in the northwest corner of the property to accommodate visitor-parking needs. Two signs are proposed, with one at the driveway entrance from NW St. Helens Rd. and one at the entrance to the parking lot.

Subject Site: 17865 NW St. Helens Road, Portland
Map/Tax Lot #2N1W18D -00700
Alt. Acct. #R971180290 Property ID # R325035

Applicant: Razib Shishir **Owner(s):** Zane & Sonja Holmes

Zoning: Commercial Forest Use – 2 (CFU-2) **Site Size:** 9.3 acres

Overlay(s): Significant Environmental Concern – Wildlife Habitat (SEC-h); Significant Environmental Concern – Scenic Views (SEC-v); Significant Environmental Concern – Streams (SEC-s); Geologic Hazards (GH)

Vicinity Map

N↑



Public Participation and Hearing Process:

A digital copy of the application and all evidence submitted in support of the application is available for inspection by visiting <https://www.multco.us/landuse/public-notice>. A staff report will be available for inspection seven (7) days prior to the hearing, by visiting the public-notice webpage. Copies of all documents are available for purchase at the rate of \$0.35/per page. For further information on this case, contact Chris Liu, Staff Planner via email at chris.liu@multco.us.

Public Participation: All interested parties may testify or submit written comment on the proposal at or prior to the hearing. You must direct your comments toward the approval criteria [listed below] applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

Hearing Process: The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be sent to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, the County, or other participants at the hearing.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals (LUBA).

Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet the applicable **Multnomah County Code (MCC)** approval criteria below:

General Provisions:

MCC 39.1515 Code Compliance and Applications
MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – (CFU-2)
MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use Zone:

MCC 39.4080 Conditional Uses – (A)(2), Community Service, Cemetery
MCC 39.4100 Use Compatibility Standards
MCC 39.4105 Building Height Requirements
MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones
MCC 39.4115 Development Standards for Dwellings and Structures
MCC 39.4145 Off-Street Parking and Loading

Community Service Conditional Use:

MCC 39.7505 General Provisions
MCC 39.7510 Conditions and Restrictions
MCC 39.7515 Approval Criteria – (A)-(H)
MCC 39.7520 Uses, (B)(3) Cemetery
MCC 39.7525 Restrictions

Design Review:

MCC 39.8010 Design Review Plan Approval Required
MCC 39.8020 Application of Regulations
MCC 39.8025 Design Review Plan Contents
MCC 39.8030 Final Design Review Plan
MCC 39.8040 Design Review Criteria
MCC 39.8045 Required Minimum Standards

Parking, Loading, Circulation and Access:

MCC 39.6505 General Provisions
MCC 39.6510 Continuing Obligation
MCC 39.6515 Plan Required
MCC 39.6520 Use of Space
MCC 39.6525 Location of Parking and Loading Spaces
MCC 39.6530 Improvements Required
MCC 39.6535 Change of Use
MCC 39.6540 Joint Parking or Loading Facilities
MCC 39.6545 Existing Spaces
MCC 39.6550 Standards of Measurement
MCC 39.6555 Design Standards: Scope
MCC 39.6560 Access
MCC 39.6565 Dimensional Standards
MCC 39.6570 Improvements
MCC 39.6575 Signs
MCC 39.6580 Design Standards: Setbacks
MCC 39.6585 Landscape and Screening Requirements
MCC 39.6590 Minimum Required Off-Street Parking Spaces
MCC 39.6595 Minimum Required Off-Street Loading Spaces
MCC 39.6600 Exceptions from Required Off-Street Parking or Loading Spaces

Signs

MCC 39.6705 Applicability and Scope
MCC 39.6710 Conformance
MCC 39.6720 Exempt Signs
MCC 39.6725 Prohibited Signs
MCC 39.6730 Determination of Frontages
MCC 39.6735 Variances
MCC 39.6740 Base Zone Sign Regulations
MCC 39.6745 Signs Generally
MCC 39.6780 Sign Placement
MCC 39.6785 Fascia Signs
MCC 39.6790 Projecting Signs
MCC 39.6795 Flush Pitched Roof Signs
MCC 39.6800 Marquees and Awnings
MCC 39.6805 Directional Signs
MCC 39.6810 Temporary Signs
MCC 39.6815 Applicability in the Event of Conflicts
MCC 39.6820 Sign Related Definitions and Figures

Significant Environmental Concern:

MCC 39.5510 Uses; SEC Permit Required
MCC 39.5520 Application for SEC Permit
MCC 39.5650 Criteria for Approval of SEC-v Permit
MCC 39.5860 Criteria for Approval of SEC-h Permit

Geologic Hazards

MCC 39.5075 Permits Required
MCC 39.5080 Exemptions

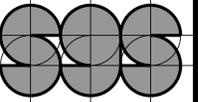
Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code.**

Enclosures:

Site Plan
Burial Cell Plan
Landscaping Plan
Enlarged Details Plan

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



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**COOL ISLAM
MUSLIM CEMETERY**
17865 NW ST HELENS ROAD
PORTLAND, OREGON 97231

PROJECT NUMBER: 2007

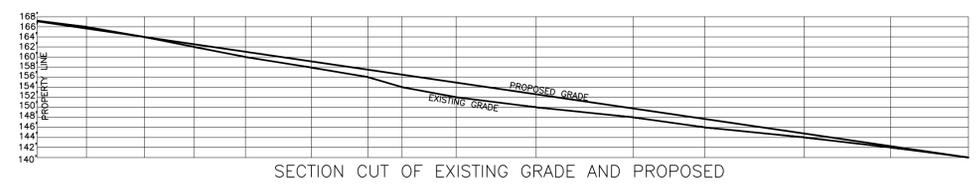
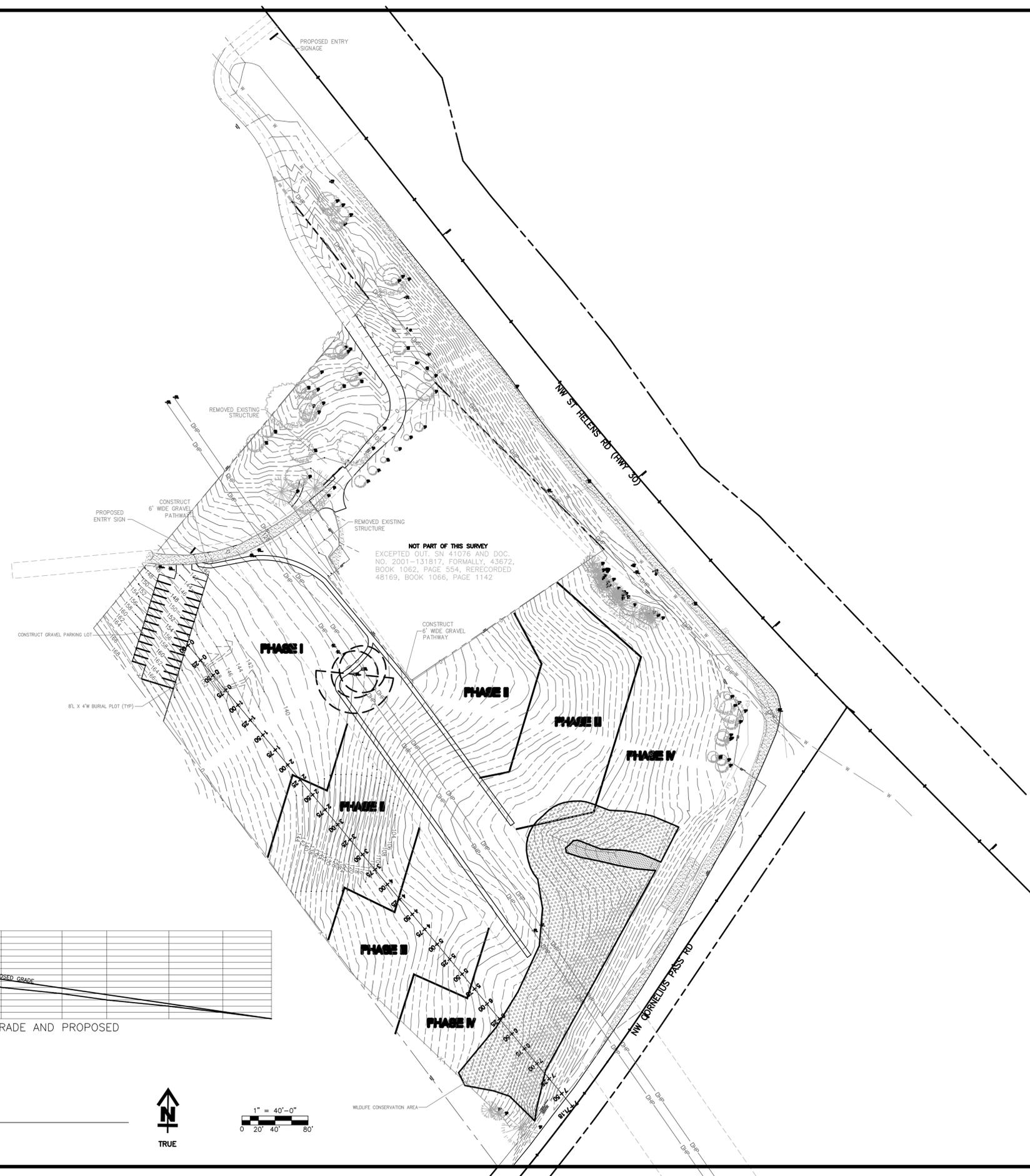
DRAWING	DATE	BY
CONCEPT	30 APR 2020	AD
	29 JUL 2020	HEF

LAND USE REVIEW
12 FEB 2021 | SG5

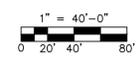
LAND USE REVIEW
REVISION
12 MAR 2021 | HEF

SHEET TITLE
PROPOSED
SITE PLAN

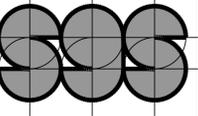
SHEET #
A102



1 PROPOSED SITE PLAN
A001



NOT PART OF THIS SURVEY
EXCEPTED OUT, SN 41076 AND DOC.
NO. 2001-131817, FORMALLY, 43672.
BOOK 1062, PAGE 554, RERECORDED
48169, BOOK 1066, PAGE 1142



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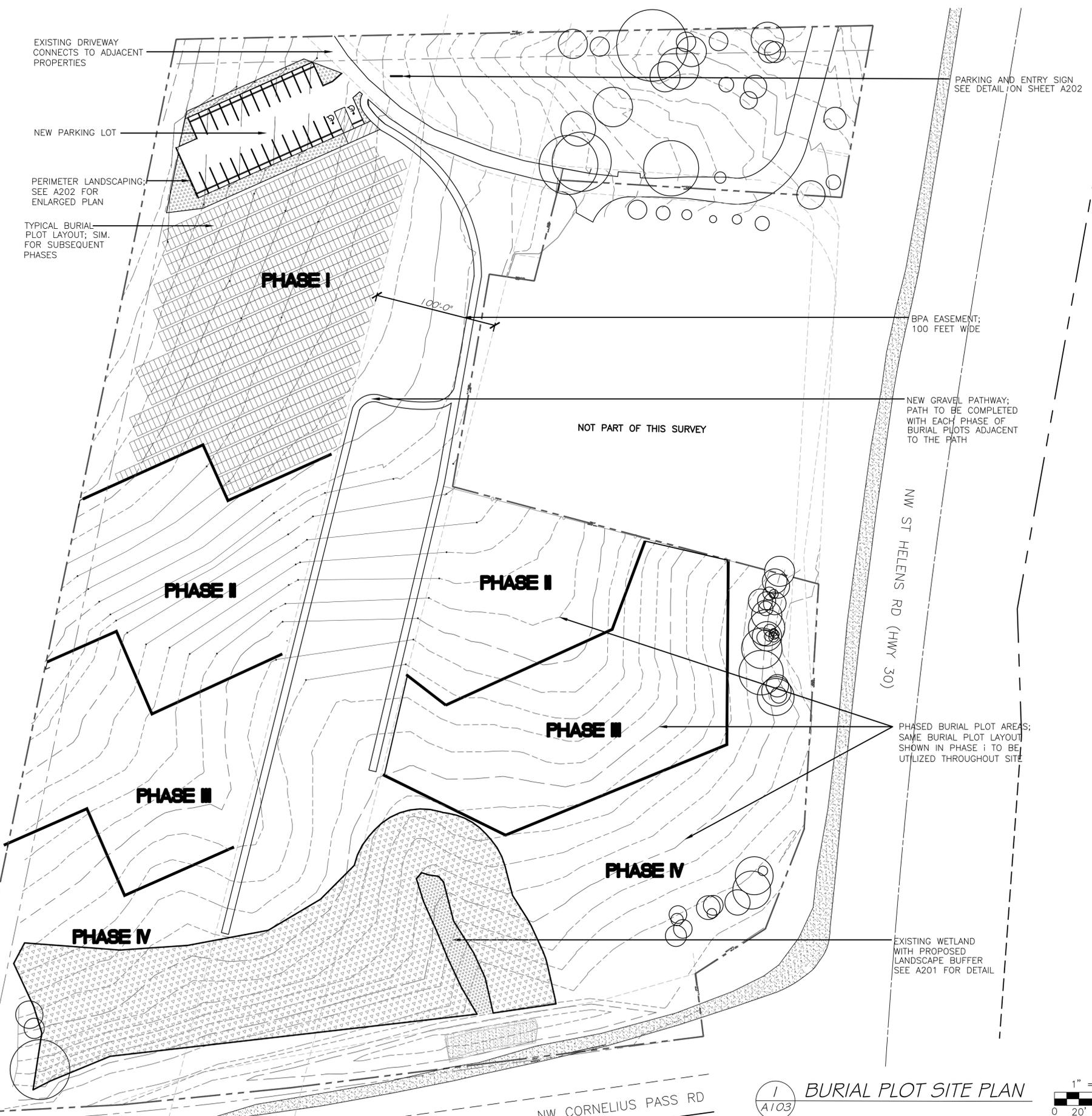
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CONCEPT	
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LAND USE REVIEW
12 FEB 2021 SGS

LAND USE REVIEW
REVISION
12 MAR 2021 HEF

SHEET TITLE
BURIAL PLOT
SITE PLAN

SHEET #
A103



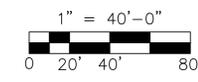
BURIAL PLOT COUNT

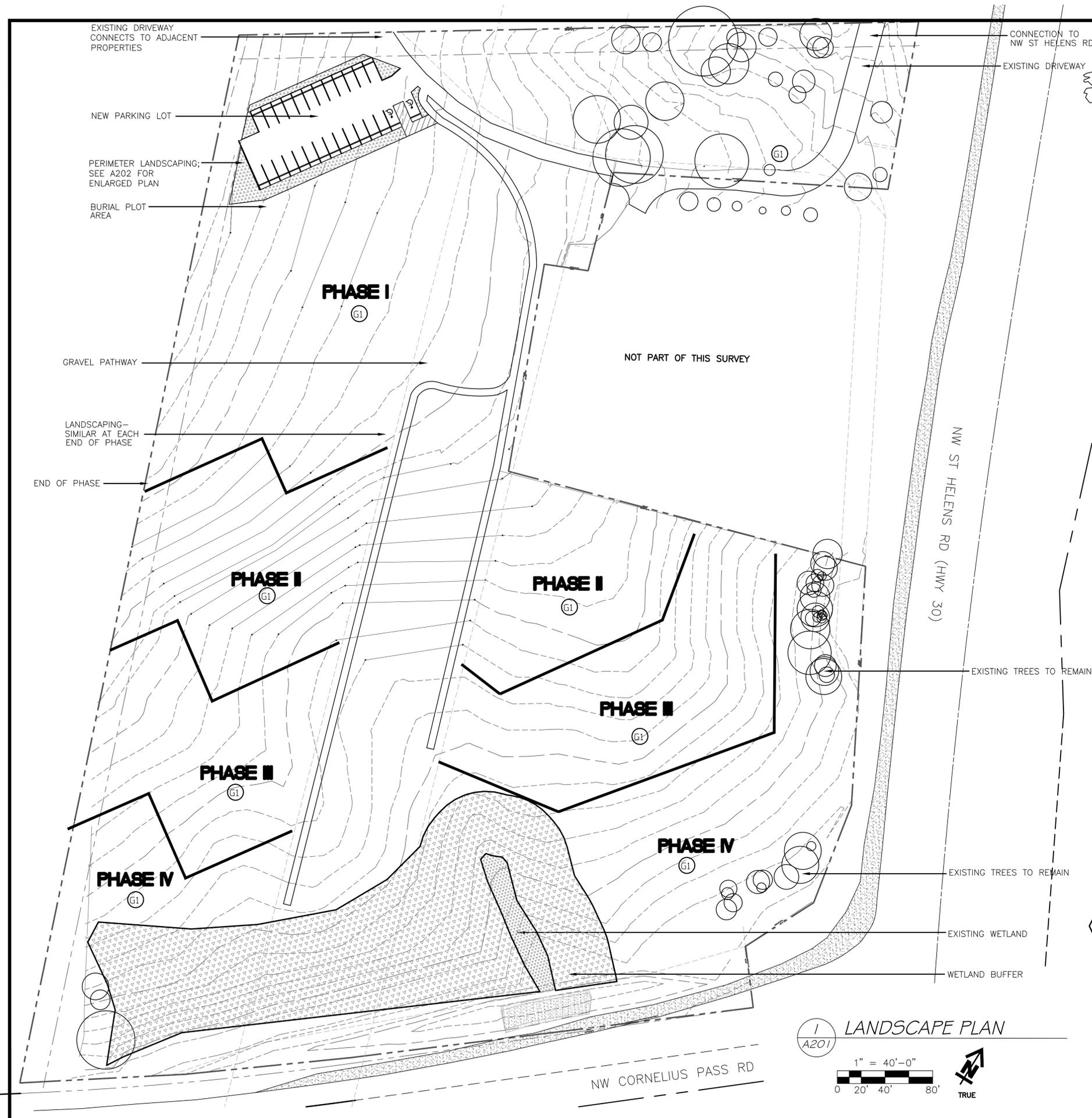
Notes:

1. Approximate plot count by area at 32/SF per plot)
2. Phase I represents typical burial plot orientation and layout.
3. Phases represent areas of site to be developed for burial plots. One phase to be filled to capacity before digging and development to occur in subsequent phase. All initial site development to be completed as required for land use approval. All proposed landscaping to be completed as part of initial development.
4. Phase development dependant on necessity for new plots. Estimate assumes one phase to be developed every 5 years, or on current mortality rates.

PHASE	AREA (SF)	PLOT QUANTITY
Phase I	42,622	1,169
Phase II (W)	27,139	751
Phase II (E)	19,525	604
Phase III (W)	23,650	581
Phase III (E)	33,679	970
Phase IV (W)	5,390	168
Phase IV (E)	10,592	331
Total	146,462 SQ FT	4,574

1/ A103 BURIAL PLOT SITE PLAN





GENERAL LANDSCAPING PLANT LIST

(Note: Existing trees to remain except where TREES noted for removal on plan)

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANT
Red Oak	Quercus Rubrum	3" CAL	AS SHOWN	9
Japanese Maple	Acer Macrophyllum	3" CAL	AS SHOWN	11
Kousa Dogwood	Cornus Kousa	2" CAL	AS SHOWN	10
Adams Crabapple	Eupressus Sempervirens	2" CAL	8' D.C. GRPS OF 3	50
Irish Yew	Taxus Beccata 'Stricta'	2" CAL	8' D.C. GRPS OF 3	35

SHRUBS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANT
Evergreen Huckleberry	Vaccinium ovatum	1 GALLON	4' D.C.	16
Dwarf Blue Arctic Willow	Salix purpurea 'Nana'	1 GALLON	4' D.C.	70
Standing Ovation Blue Star	Schizachyrium scoparium	1 GALLON	3' D.C.	40
Mexican Orange Blossom	Choisya Ternata	1 GALLON	4' D.C.	49
Whipcord	Thuja Plicata	1 GALLON	2' D.C.	50
Pacific Wax Myrtle	Myrica californica	1 GALLON	2' D.C.	50
California Lilac	Ceanothus	1 GALLON	2' D.C.	50

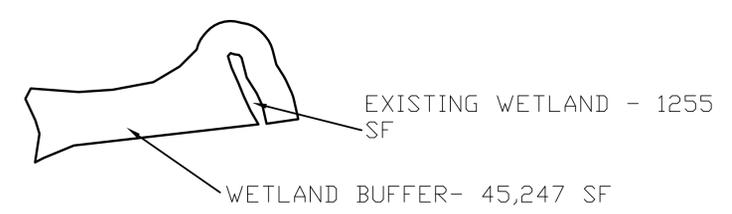
GROUND COVERS

DESCRIPTION	AREA
(G1) Natural/existing vegetation beyond 6'-0" of developed perimeter, with bark mulch 5'-0" minimum around new trees and shrubs	17,000 sqf

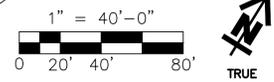
WETLAND PERIMETER PLANT LIST

PERIMETER OF WETLAND - 50' SETBACK @ 1:3 TYPICAL SLOPE; PLANT EQUAL QUANTITY OF EACH IN RANDOM PATTERN 2' DC

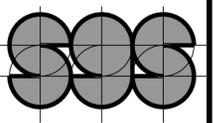
Wild Mock Orange	Philadelphus lewisii
Red-Flowering Currant	Ribes sanguineum
Sitka Willow	Salix stichensis
Oregon Grape	Hahonia alquifolium
Pacific Ninebark	Physocarpus capitatus
Kinnikinnick	Arctostaphylos uva-ursi
Blue Oat Grass	Helictotrichon sempervirens



1 LANDSCAPE PLAN
A201



NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION



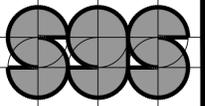
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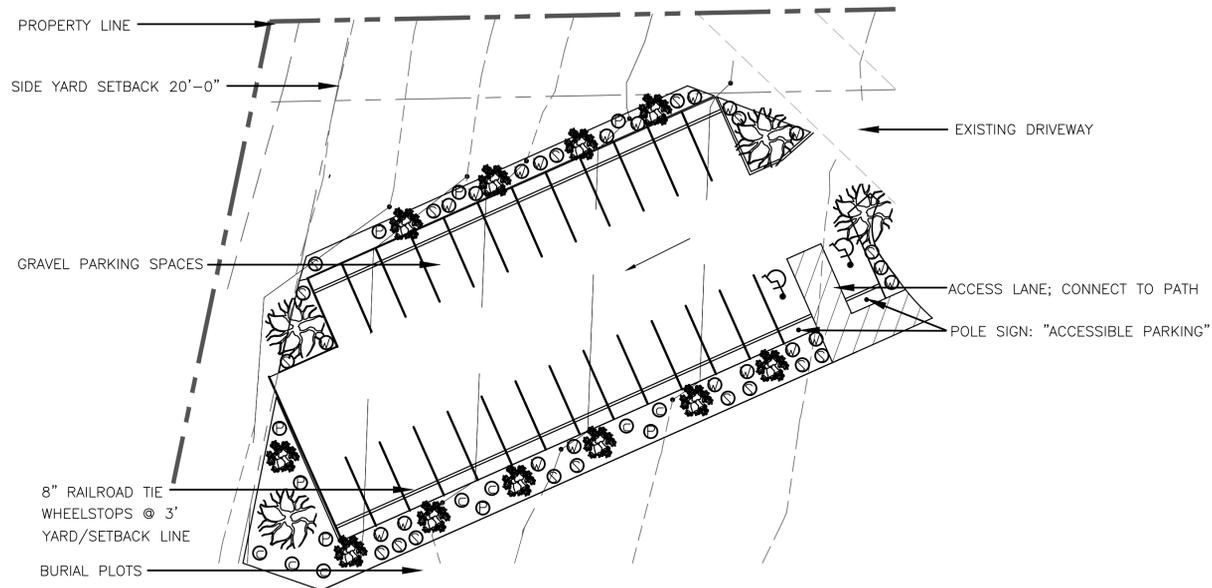
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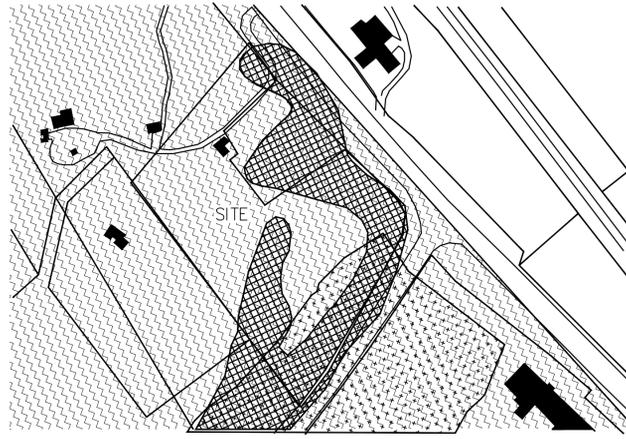
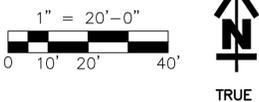
SHEET TITLE
LANDSCAPE PLAN PLANTING LISTS
SHEET #
A201



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1 ENLARGED LANDSCAPE PLAN AT PARKING LOT
 A202



4 SEC OVERLAYS
 A202 NOT TO SCALE



COOL ISLAM
 MUSLIM CEMETERY
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LAND USE REVIEW		
	12 FEB 2021	SGS
LAND USE REVIEW REVISION		
	12 MAR 2021	HEF

SHEET TITLE
 ENLARGED LANDSCAPE PLANS

SHEET #
 A202