



# Cedar Mill News

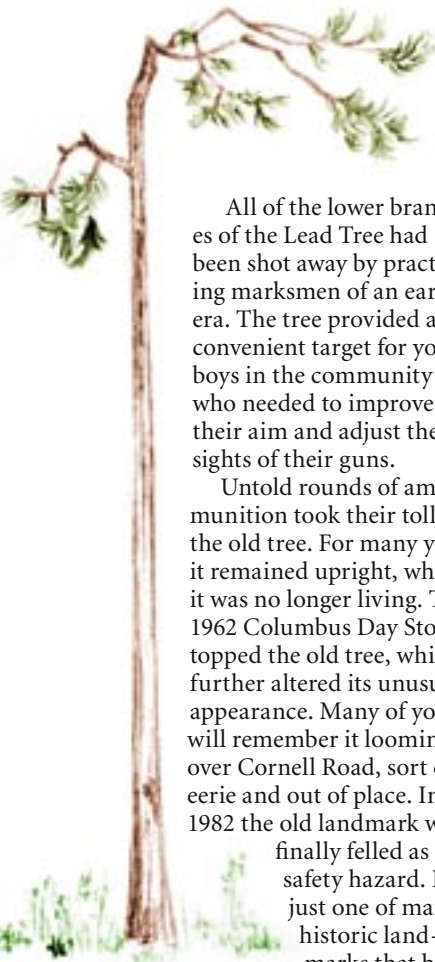
Volume 3, Issue 5

May 2005

## History in the News The Old Lead Tree

By Nancy Olson, co-author, Cedar Mill History

Until 1982, the old Lead Tree stood sentinel at the western margin of Cedar Mill. Located on the south side of Cornell a few blocks east of the Bronson Road intersection, the old Ponderosa Pine, about 2 feet in diameter, eventually lost all of its foliage except for two starkly twisted branches near its top.



All of the lower branches of the Lead Tree had been shot away by practicing marksmen of an earlier era. The tree provided a convenient target for young boys in the community who needed to improve their aim and adjust the sights of their guns.

Untold rounds of ammunition took their toll on the old tree. For many years it remained upright, while it was no longer living. The 1962 Columbus Day Storm topped the old tree, which further altered its unusual appearance. Many of you will remember it looming over Cornell Road, sort of eerie and out of place. In 1982 the old landmark was finally felled as a safety hazard. It's just one of many historic landmarks that have disappeared from

Cedar Mill over the years.

The Cedar Mill Historical Society is looking for a photo of the old Lead Tree. If anyone has one and is willing to let us copy it, contact Virginia at 503-629-5799 or [vrb@teamweb.com](mailto:vrb@teamweb.com).

**Subscribe to The News—see page 4**

Next Meeting

### Cedar Mill Business Association

Tuesday, May 17, 2005 4 pm

Place: Cedar Mill Community Library

Topic: Meth Lab Awareness

Speaker: Sergeant John Koch, Westside Interagency Narcotics Team

Join us to find out how to spot a meth lab in our neighborhoods and what to do about it

### Featured Business

## DuFresne's Auto Service

By Virginia Bruce, editor

It's a little unusual, even these days, to find a woman running an automotive business. Nancy Scheene has been in the business since 1965, when she began to work for a firm that did bookkeeping for service stations. She and her husband, Ron DuFresne, opened their first Shell service station in southeast Portland in 1968. Eventually they added three more Shell stations around the area, including the one at the corner of Murray and Cornell (now a vacant lot) and one at 107<sup>th</sup> and Cornell, the site of her current business.

Shell pulled out of the Portland market in 1991, although they returned later, but by then Nancy and her husband had sold the other properties and converted the 107<sup>th</sup> and Cornell site from a service station to an auto repair facility.

"We wish we had more property, but the county would not let us rebuild, so we had to remodel and moved in 1993," Nancy recalls. They added space on three sides of the original building, converting from a two-bay gas station to a six-bay auto repair facility.

"We started the drive-thru espresso at the Murray Road location, after Shell pulled out of the market and we had no gas," Nancy

mentions. "Someone suggested putting a cart out on the pump island for espresso. Boy, was it cold in the winter out there! When we moved up the street we decided to put the espresso machine inside." Lots of early commuters appreciate their convenient service.

When Nancy's husband died in 1995, she hired Dave Harden to be the Service Writer. Dave used to own the Chevron station opposite Sunset High. He test-drives customers' vehicles to verify the reported problem, then assigns the work to be done, orders the parts, and test-drives the vehicles again to make sure the repair was done right before the customer is notified.



DuFresne's Auto Service at the corner of NW Cornell and 107th

Other employees include Technician Larry Kosse, who started as a service station attendant in 1972, right out of high school, and worked his way up to become an ASE Certified mechanic. "He does it all from electrical to drivability," says Nancy.

Continued on page 6

## Cedar Mill Historical Society

**Next meeting:  
May 19<sup>th</sup>, 6:30-7:45 at the  
Library Community Room**

We're changing our name from History Project to Historical Society – it sounds so much more official! We are beginning the process of getting tax-exempt status, and we opened a bank account. Local attorney Cecil Strange has agreed to help with incorporation and filing the IRS documentation.

The Cedar Mill History book is nearly out of stock, so we're working on having it reprinted. Annette Hadaway has volunteered to chair this committee, using her printing experience to help us get a good deal and make sure the printing is done right. We're also hoping to get the non-profit status in time to sell Cedar Mill History calendars for the holidays.

Bruce Bartlett, chairman of CPO #1, is heading a committee to research the old original cedar sawmill with an idea of building some kind of replica as an educational demonstration project. If anyone is interested in working on this, come to the next meeting.

Planning continues for the Old Cedar Mill Days celebration slated for May 2006. A parade down the newly-completed stretch of Cornell will be a historical pageant involving school kids and community groups. There will also be a Fair and maybe even a Barn Dance! We're hoping to get a lot of folks involved in the planning for this event. If you're interested, come to the next meeting on Thursday, May 19, from 6:30-7:45 pm at the Cedar Mill Library upstairs Community Room.

Dolores DeYoung Fallon has agreed to help track down old journals and other documents from early-day Cedar Mill to make copies for a collection of historical items to reside in the Cedar Mill Community Library. If anyone knows of an old document that we can copy, let us know - 503-629-5799 or [vrb@teamweb.com](mailto:vrb@teamweb.com).

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## Cedar Mill Park Summer Concert being planned

After a very successful beginning last August, Tualatin Hills Park & Recreation District (THPRD) is once again working with community members to plan a family Concert in the Park.



*Cedar Mill kids enjoy the music at last year's park concert*

The event will take place on August 2 from 6-8 pm. The committee is still looking for a group to provide live music—if you know of any local musicians, let us know and we'll give them a listen.

Food this year will be provided by an assortment of Cedar Mill Farmers' Market vendors offering everything for your picnic from sausages to peaches. There will be fresh produce to take home as well.

The Cedar Mill Business Association will again present their "Business of the Year" award. A committee has been formed to select a winner. Last year's winning business was Pacific Office Automation, cited for their contribution in printing this paper.

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## Wal-Mart in Cedar Mill?

In February 2005, Wal-Mart and the Peterkort Corporation announced a proposal to build a 145,000 square foot store on the empty patch of land at the SW corner of Cedar Hills Blvd and Barnes Road (across the street from Hollywood Video). The proposal was announced one day after the City of Beaverton formally annexed the land, so the approval process will occur within Beaverton's planning department.

Many Cedar Mill residents are dismayed at the prospect of traffic that the store will create. It will be the only Wal-Mart on the west side of Portland, and is expected to draw shoppers from a wide area.

"Save Cedar Mill" formed in response to this proposal in March 2005. The group's website ([savecedarmill.com](http://savecedarmill.com)) includes a complete timeline of the expected development process. So far, the applicant has posted notices, held a neighborhood meeting, and completed the pre-application conference with Beaverton. Once Wal-Mart turns in their application, the city has 30 days to determine whether the application is complete. At that point Beaverton will publish a "Notice of pending Development Application" which will set a public hearing date and a written comment period and announce criteria.

Save Cedar Mill's next event is called "Raise Your Voice!" This forum will teach Save Cedar Mill members the steps they can take to halt the Wal-Mart development. The event will be held on Tuesday, May 17, 2005 at 7:00 PM at Cedar Park Middle School Main Gym, 11100 SW Parkway, Portland. For more information, or to register with the group, please visit [www.SaveCedarMill.com](http://www.SaveCedarMill.com).

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# Annexation bills moving through State Legislature

By Jerry Ritter, Secretary, Oregon Communities for a Voice in Annexation

*Editor's note: Annexation became a big issue for Cedar Mill last fall when Beaverton changed its policy and began an aggressive push to swallow up "islands" that had been created when Beaverton annexed roads surrounding unincorporated areas. (The parcel proposed for a Wal-Mart store legally became part of Beaverton the day before the store proposal was announced.*

Oregon Communities for a Voice in Annexations (OCVA) was formed in late 1996 in response to events in Philomath and other communities regarding forced annexations. The goal of our organization is not to stop annexations, but to be sure citizens have a meaningful voice in the annexation process. Under the current laws preferred by some of the larger cities, they do not.

There are about a half-dozen annexation-related bills in this session. The two that appear to have momentum, with at least one having a chance of being enacted, are HB 2484 and SB 887. HB 2484, (introduced by Cedar Mill State Representative Mitch Greenlick, Cedar Hills Rep. Brad Avakian and others) passed the full House last week with a 45 - 13 approval. The margin surprised us because there are powerful forces, led by the League of Oregon Cities, that have been vehemently opposed to any of our annexation reform efforts. This bill clarifies the currently vague language of ORS-195.205-215 as requiring a "double majority" vote to approve "service provider" annexations.



This method has gained favor among some larger cities as a way to annex large chunks of territory without having to deal with opposition and concerns in the targeted area(s). The existing voting language of the state law (ORS 195) can be interpreted either of two ways: as meaning "double majority," where both the city and target area(s) vote independently on the plan, thus giving veto power to either group; or "combined vote" where all the ballots are counted together, thus giving the larger body an advantage. The League of Oregon Cities insists that only the latter is correct.

With a combined vote, city residents usually vastly outnumber those in the targeted area. That means those most impacted by the annexation effectively have no voice in the process. That's why cities like this method. Unfortunately, it's grossly unfair, which is why we've been trying to get the language of HB 2484 enacted for nearly 8 years. You can learn more about the background and problems with ORS-195 from a paper called "Hostile Takeover" on the OCVA website ([www.ocva.org](http://www.ocva.org)).

SB 887 (introduced by State Senator Charlie Ringo and Representatives Greenlick, Avakian and Hunt) includes similar language relevant to ORS-195, but also puts a moratorium on the practice of "island annexation"

by Beaverton. That city has been aggressively and intentionally creating "islands" (areas of unincorporated land surrounded by city property) by annexing county streets - a process called "cherrystemming." Under ORS-222.750, a city can annex an island with NO vote of the targeted annexees.

SB 887 also grants Nike (in Washington County) a 15-year exemption from forced annexation. However, the island and ORS-195 amendments of 887 sunset in January 2008. In the interim, the bill creates a Legislative Task Force with supporting work group to try to come up with a plan to reform Oregon annexation law that will satisfy all concerned parties. Assuming the group can do that (a daunting task), it is presumed the 2007 Legislature would enact the plan into law.

SB 887 passed the full Senate in April with only two dissenting votes. The large base of support in both chambers for annexation reform is a testament to the widespread concern and anger among tens of thousands of Oregonians who have been forcibly annexed against their wills or who are facing forced annexation.

**No Ivy Day, May 7,  
Cedar Mill Park  
Sign up at [cedarmill.org/CMBA](http://cedarmill.org/CMBA)**

## Cedar Mill Community Calendar

May 3—CPO #1 Meeting, 7 pm, St. Vincent's Hospital Souther Auditorium

May 7—No Ivy Day, Cedar Mill Park, 9 am-12pm — [www.cedarmill.org/CMBA](http://www.cedarmill.org/CMBA)

May 14-15—Audubon Society Native Plant Sale, 10-4, 5151 NW Cornell

May 17—Cedar Mill Business Association, 4 pm Cedar Mill Library

May 17—Save Cedar Mill forum, 7 pm, Cedar Park Middle School

May 19—Cedar Mill History Project, 6:30 pm Cedar Mill Library

May 21—Park restoration, Jordan/Jackie Husen Park, 9-1, 10955 NW Reeves

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## Cedar Mill News Subject Index

Over the two-and-a-half years that the Cedar Mill News has been published, we've covered a lot of topics, from history to business to nature – all focused on our little community. To help you catch up on topics of interest, we just completed a Subject Index on the Cedar Mill website: [cedarmill.com/news/subject-index.htm](http://cedarmill.com/news/subject-index.htm)

Each link leads to the full story on the website, complete with all graphics and often showing larger photographs than in the printed version.

Topics include: History in the News, The Nature of Cedar Mill, Town Center, Annexation, Development and much more. So if you've missed an issue or two, visit the site and read up on Cedar Mill.



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# Cedar Mill Creek Wetland on Cornell

By Virginia Bruce, editor

Early last month, local residents became suspicions when they saw that brush had been cut on a lot at the northeast corner of Cornell and 119<sup>th</sup>. Fearing that development was imminent on the recently-annexed stretch, local residents began to investigate. They found that Beaverton had zoned the lot at the corner as “community service” (commercial) and the remainder of the lots eastward as R-5 and R-6 (residential).

Joe Grillo, spokesman for Beaverton Planning, noted that, “Our Urban Planning Area Agreement with the County requires that we give any property that is brought into the City the most similar zoning/planning designation. At this time the City does not have a park or an institutional zoning district; we are looking at creating an institutional zoning district. At this time the City has not authorized a site development permit nor a land use decision to perform any permanent improvements to this parcel. I might speculate that a portion of this parcel will come into play as part of the Cornell Road improvements -- such improvements will need to meet the County’s road standards as well as the City’s land use/site development standards.”

Further investigation showed that it was the County itself that had done the clearing on the lot at 119<sup>th</sup> and Cornell. (see photo) The County purchased this lot from Norman White a number of years ago to widen

ers Association. Cedar Mill Creek runs through the property on its way to the culvert that passes under Cornell, and then over Cedar Mill Falls.

Because of the creek, most of the land is unbuildable. (see map)

Clearing was done to allow surveying related to the road improvements necessitated by the Teufel development. The first phase of this development will be built at the northern end of the Teufel property, and the development will be accessed by a south-bound road east of the 119<sup>th</sup> intersection. A right-turn lane will be added eastbound, and a left-turn lane and divider will be added westbound. Polygon, the developer building the Teufel project, submitted two plans, one for a 45-mph road that would have required straightening the road and adding a bridge, and one for a 35-mph road mostly following the present grade and utilizing the existing culvert. The county agreed to accept the 35-mph option. “We don’t want traffic going any faster along there anyway,” says chief County Engineer Greg Miller.

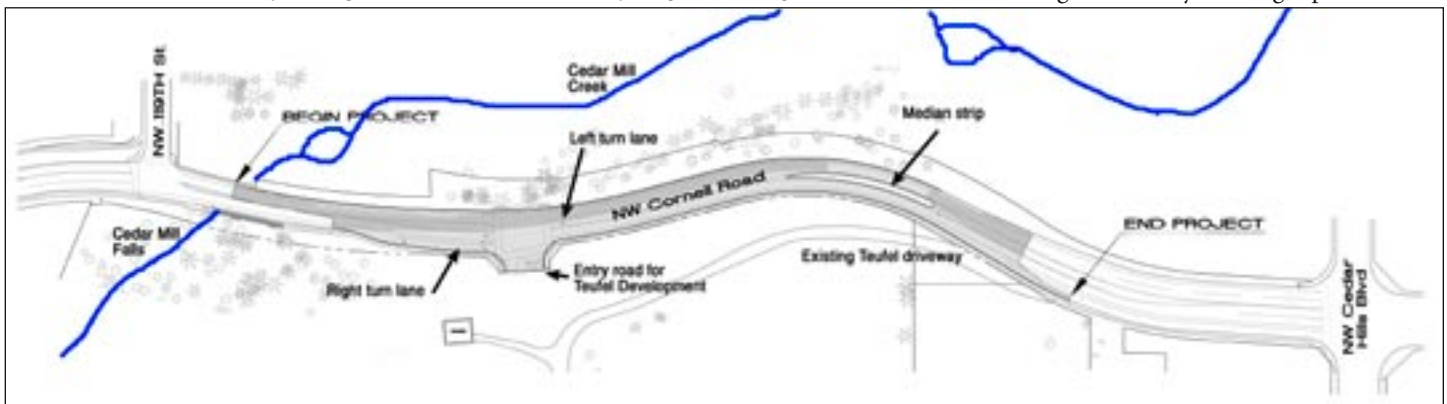
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Recently cleared lot at the corner of NW 119th and Cornell, looking south toward Cornell

Park & Recreation District may take over management of this area, installing an elevated trail along the wetland margin that would connect a planned trail through the Teufel development from Barnes Road and presumably continuing northeast through the Sentinel Pole Plaza and up to Jordan/Husen Park.

When all the construction is completed, the County plans to do a restoration project on their property. Rick Raetz, Washington County drainage specialist



119<sup>th</sup>. Located just across the road from the site of the old cedar sawmill, the site had held a nursery building belonging to a Mr. Peterson, and when Mr. White bought it he moved an ice cream store to the property. It then became a small grocery, but when the County bought the land it razed the building.

The remaining property to the east belongs to the Settlement Place Homeown-

At one point, Polygon suggested locating a water quality facility on the north side of Cornell to handle runoff, but Beaverton “didn’t like” that option. It was probably this suggestion that caused one investigator to note that some type of “extension” had been proposed for the north side of Cornell.

Sidewalks will be installed on both sides of the street. Eventually the Tualatin Hills

says, “there’s a big cedar tree there and a springs that comes out of the hillside. We’ll work with the park district to clear out the invasives and plant natives.”

We can look forward to the day when the entire stretch between Cedar Hills Boulevard and 119th will be an attractive wetland area and a valuable addition to the THPRD trails system, which is planned to link the entire district.

DuFresne's, continued from page 1

Gerry Reid, a master ASE Technician and DEQ certified mechanic, started working for DuFresne's in 1987. "He does everything from engine transplants to air conditioning repairs."

Scott Cabrera is an expert lube technician who began working with them in 1998. He does a thorough check of each vehicle, including preventive maintenance checks, and washes windows and vacuums every vehicle with each oil change.

Nancy's daughter Tanya DuFresne Clunas returned to work for them in June 2003. Nancy recalls, "She started out washing walls in the shop as a little girl, then went on to pump gas and keep the books, and now she runs our marketing program."

"Our people are always going to school to keep up with the new technology," she says. "Plus we have four computer programs to help diagnose and work on vehicles." They are a AAA-approved facility. "This puts new customers at ease, because they know they can always go to AAA if a problem arises," Nancy explains. "We are also on the honor roll with the Better Business Bureau."

They work on most domestic and import vehicles. They "do it all" from oil changes to engine overhaul (with the exception of re-

building auto transmissions). Nancy says, "We do a lot of drivability issues, electrical problems and DEQ. With the new computer cars, you must have good knowledge and equipment."

DuFresne's has two principles that guide the business. "Our whole business philosophy is based on doing it right the first time, and we treat our customers like we would like to be treated," Nancy says. "We pick up and take customers home. Some-time we have to help carry groceries in the house, get down tires from the garage or whatever it takes. Because of our philosophy, we take care of a lot of widow's cars after their husbands have died. They trust us. We have a deep responsibility to our customers. A lot of our customers have



Nancy Scheene welcomes customers with snacks and espresso

been with us for over 20 years."

DuFresne's is located at 107<sup>th</sup> and Cornell. Their phone number is 503-646-2940, and they have a website (with coupons!) at [www.dufresnesautorepair.com](http://www.dufresnesautorepair.com).

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