



Cedar Mill News

Volume 4, Issue 1

January 2006

Featured Business

Sunset Animal Clinic

The Sunset Animal Clinic has been providing care to pets since 1972. In 1976, the Animal Cancer Clinic was added to provide care to animals who have contracted cancer. Originally located at Cornell and Murray, the clinic moved into the Oak Hills Village Center, on Cornell Road just northeast of the Sunset Highway, in 1990.

Owner Dr. Fred Labavitch decided to become a veterinarian when he was only seven years old. His local veterinarian in Cincinnati, Ohio was able to diagnose the impending blindness of his pet Jody, a Sealyham Terrier, and this made such an impression that Fred determined to make that his career. As soon as he was old enough, he volunteered as a kennel helper and worked his way up to assisting the doctor until he went to college.



Dr. Labavitch received his degree as a Doctor of Veterinary Medicine from Ohio State University in 1966 after interning with the U.S.D.A. He was with the U.S. Air Force from 1966 to 1968 and was in the Air National Guard in Bio-environmental Health for 18 years. He has been treating cancer patients since 1976 and went to University of California at Davis for an oncology residency in 1982. He holds licenses to practice in Oregon, Washington, California and Ohio.

The clinic provides general care to pets including routine vaccinations, parasite control and treatment, spay and neuter, and dentistry. But Dr. Labavitch also has a special interest in animal cancer. "We get a lot of referrals from other vets in the area, and also many contacts for consultation," he says. "When I began practicing veterinary medicine, there was a lot of feline leukemia," he continues. "It's nearly gone now because of the very effective vaccine, but at the time it made a big impression on me. I began to study and work with cancer in animals. In the mid-seventies Dr. Barclay Sulcum

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Subscribe to The News—see page 7

Next Meeting

Cedar Mill Business Association

Tuesday, January 17, 2006 4 pm

Place: Cedar Mill Community Library

Come and help us work to define and improve CMBA's contribution to our business community—how can the group help you?

History in the News

The Beamish Family, Community Contributors

By Nancy Olson, co-author, Cedar Mill History

When Linda Dodds and I researched and wrote *Cedar Mill History* in the late 1970's we were amazed and impressed by the strong sense of community that still existed. It is still here, evidenced by the recent struggle to keep Wal-Mart out of Cedar Mill, and to restore the JQA Young house and post-office.

In our research, many long-time residents of Cedar Mill recalled the Beamish family, whose 48 acre farm on NW Barnes Road is currently occupied by a large apartment complex. Richard Beamish, a Canadian, purchased the tract for his mother,



Sarah Beamish, seated; Mary, left; Jane, right around 1925

brother and sisters in 1909 when they moved here from Hillsboro. The family included the elderly widow Sarah Beamish, her 2 bachelor sons and her 3 spinster daughters.

All contributed to and made an impact on the community. Richard supervised the impressive registered Jerseys at the dairy farm, aided by his younger brother, John. John eventually contracted a crippling disease that left him permanently stooped at a 90 degree angle. Despite his handicap he performed farm duties, and was well known for his diligent work and uncomplaining nature. Local kids loved him.

The Beamish women were remembered for their fine handwork and faultless housekeeping. Mother Sarah was an accomplished quilt maker and with her daughters did crocheting, tatting, and knitting. Mary managed household duties, and taught Sunday School at Wesley Chapel. Elisa helped with family chores. Jane taught at several schools in Washington County including Hillsboro, Swedeville and Cedar Mill.

Sarah died in 1928, and her children continued to live here for two more decades. Elisa was the first to move from the area when she found work as a domestic in Seattle. The others relocated to Tigard around 1950. John was the last to die there in 1968.



John Beamish and an unidentified young friend, around 1916

What's Happening to the Library Building?

Contractors have been working on the shell of the library to correct some drainage problems and to deter damage from birds. Red shafted flickers have been making many nests near the roof line. One bird even broke through the wall and flew inside. Plywood and foam facings are now being replaced with concrete board. The project is being handled by the contractor and landlord at no expense to the library.

Senator Wyden Town Hall

Come join U.S. Senator Ron Wyden on Sunday, January 8, 2006 from 1:00-2:30 pm at a Washington County Town Hall Meeting, Hillsboro Civic Center, Room 113, 150 East Main Street. No speeches!! We welcome your questions and concerns. For more information contact Lupita Maurer, (503)-326-7525

Medicare Part D Information at the Cedar Mill Community Library

Cedar Mill Community Library is partnering with SHIBA (Senior Health Insurance Benefits Assistance Program) to provide information on Medicare Part D, the new prescription drug coverage recently added to Medicare.

On Saturday, January 28th at 10:30AM, SHIBA will present an Information Program on Medicare Part D at the Library. There will be a short presentation followed by question and answer time. Attendees will get general information and answers to their own specific questions. Attendees will also be able to make appointments with trained SHIBA volunteers for enrollment. This program is free and open to the public and will be held in the library's meeting room at 12505 NW Cornell Road.

In the weeks following the January 28th program, SHIBA will be providing information and volunteer assistance at the library during the initial enrollment period ending on May 15, 2006. Contact the library in February for dates and times, 503-644-0043 X114.

More information about the organization is available at www.oregon.gov/DCBS/SHIBA/index.shtml. To speak directly with a SHIBA volunteer in Washington County call 503-615-4696.

The Cedar Mill News

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Land Use 101 Series slated at TVCTV

Ever wondered about local land-use planning and how it works? What's being done to make sure our communities are livable – now and in the future? What you can do to make a difference?

Washington County's Department of Land Use and Transportation and Oregon State University Extension's Citizen Participation Organizations (CPOs) are offering a six-part citizen education seminar on basic land use issues at TVC-TV the third Wednesday evening of each month from January through June 2006. The series will be free to the first 20 people who sign up to be in the studio audience.

Presenters will be county and city staff people along with a Metro Commissioner, a county Planning Commissioner, and a CPO leader. The sessions will be offered Wednesday evenings at 7:00 pm at TVC-TV Studio A, Arts and Communication Academy, 11375 SW Center St., Beaverton. The dates are:

- January 18: Oregon Planning History
- Feb. 15: The Development Process
- March 15: Citizens' Role in Planning
- April 19: Growth Management in Washington County
- May 17: Cities Look Ahead
- June 21: Livability Impacts of Growth

"Post graduate" tours will also be arranged. To sign up to attend some or all of the sessions, call or email Joann Hoffman at 503-846-3823, Joann.Hoffman@co.washington.or.us

Help provide green spaces for the region

Audubon Society of Portland is looking for volunteers interested and willing to dedicate time and energy to pass the Metro Regional Greenspaces Bond Measure between now and November 2006 (For more info see: www.urbanfauna.org).

There are a variety of ways you can get involved and bring your ideas and energy to shape the campaign. Please mark your calendars for February 12. We'll have a brief update on the status of the proposed Bond Measure. Please come to the special volunteer orientation rescheduled for 6:30-8:30 Sunday February 12 at Heron Hall (5151 NW Cornell Rd).

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Senator Ringo Hosts Town Halls

Citizens are encouraged to attend the town halls hosted by Senator Charlie Ringo (D Beaverton/Portland) on three consecutive evenings:

- **Tuesday, January 10** at the Portland Friendly House (2617 NW Savier St.) from 7:30-9:00pm.
- **Wednesday, January 11** in the Lower Commons at Sunset High School (13840 NW Cornell Road, Portland) from 7:30-9 pm.
- **Thursday, January 12** in the Souther Auditorium at St. Vincent Hospital (9205 SW Barnes Road, Portland) from 7:30-9:00pm.


"These town halls are an excellent way for community members to express their concerns and voice their opinions to me, aside from the e-mails, letters, and phone calls that my office addresses each day," said Ringo, "I really enjoy hearing from people."

Ringo hosts town hall events every few months and he encourages community members to contact him.

The Jan. 12 town hall will be a senior issues forum where prescription drug plans and affordable health care are the main topics of discussion. Cindy Becker of Senior Health Insurance Benefits Assistance (SHIBA) will be there to discuss the new Medicare prescription drug plan and Maribeth Healey of Oregonians for Health Security will discuss enrollment in Oregon's new prescription drug pool.

All residents are invited to attend and encouraged to participate in any or all of the town halls. If you have any questions, please contact Senator Ringo's office at 503.469.9552.

Indoor Aquatic Center



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The future of NW 113th

Two issues have recently surfaced concerning NW 113th Street. One is a derelict, partially destroyed building on a lot near the top of the road. The other is the future buildout of the road itself.

A 1.8 acre property at the southwest corner of Damascus and 113th was purchased in April 2004 by Celino Properties LLC. They applied for a permit to demolish the existing property – that 1950 turquoise house that had “graced” the property previously – on June 10, 2005. They submitted a development application for a 10-lot subdivision on August 11, and it was deemed incomplete by the county on September 23. The developer hasn’t submitted revised plans, but has until February 7, 2006 to do so before the original permit expires.



The problem, however, is that the demolition was only partial and the ugly hulk of the partially demolished building is a public hazard, likely to attract kids who could be injured or vagrants who might cause other problems.

The county declared the property abandoned on December 7, and Marshall Decker of Washington County Building Services sent a registered letter to the owners on December 13, 2005 asking them to abate the nuisance. “They have until February 1 to move into compliance with the code,” says Decker. “If they don’t abate the violation by the date that I gave them, the next potential step would be a citation for maintaining a public nuisance. The maximum fine, if convicted, is \$1000 per day.” Decker indicates that the county would much rather see the matter settled before it comes to a court case or a fine. They can abate the nuisance, says Decker, “by repair, rehabilitation, demolition or removal.” Let’s hope it happens as soon as possible.

Future buildout

The longer-term issue is the future of 113th as a piece of the transportation puzzle that is our road system. At Cornell, Cedar Hills Blvd. becomes 113th as the route continues north up the hill. Many new homes have been and will continue to be added, both along 113th and in the areas to the north. 113th is already being extended north to serve Haydon Highlands, the 32-lot subdivision at the intersection of 113th and Rainmont (where the road doglegs east). Plans call for the road eventually to be extended

straight through to McDaniel with further development. It is a natural route for anyone wanting to access the northeast areas of Cedar Mill, and Bonny Slope, and Forest Heights from the rest of the world south.

On the Washington County’s 2020 Transportation Plan, 113th north of Cornell is shown designated as a two lane collector. According to County Engineer Greg Miller, “right of way width may vary at intersections due to the need for additional left or right turn lanes. Those decisions are project-level design decisions and are not addressed by the 2020 plan. Those decisions are made based upon the traffic analysis done for the project or development proposal.”

However, according to Bruce Bartlett, chairman of CPO#1, “an issue that may have long-term ramifications is the successful appeal of the Conditions of Approval (COA) of a 3-lot development at NW 113th and NW Damascus.” The county had said that a COA for this lot would be setting aside a 7-foot strip of land for a left hand turn off of 113th. This appeal challenged the COA. The Dolan v. City of Tigard ‘takings’ case was cited. The appeal was won on the basis of Dolan and the condition removed. The Hearings Officer concluded that Wash-

ington County staff had not demonstrated ‘proportionality,’ the requirement dictated by Dolan. The cost of the turn lane exceeded the benefit to users of the turn lane based on the number of users. If more residents were forecast to use the turn lane, then the cost would more likely be proportional,” Bartlett continued.

Of course this doesn’t take into account the impact on northbound drivers blocked by people turning left from a two-lane road. And once you get stopped on this steep road, getting started again uses a lot of gas and adds considerable exhaust to the air.

Bartlett points out, “since 113th is currently a two-lane collector, that designation is the source of the problem. If it were designated a three-lane collector, the dedication would be a moot point. I fear the buildout of this development patterns along 113th will make the re-designation of 113th the road as a three-lane

collector difficult if not impossible.”

Washington County Senior Planner Blair Crumpacker says the procedure to accomplish a re-classification “would be to request a plan amendment, which requires an ordinance. An ordinance would need to be incorporated into our work program, which I’m guessing would be a challenge at this point... unless there are changed circumstances we would be inclined to rely on the evaluation done as part of transportation plan development to determine appropriate classification.”

However, continues Crumpacker, “we are proposing to do a review of the two-lane collector classification as part of this year’s work program. The thinking here is to consider making roadways currently designated as two-lane collectors in the plan as either three-lane collectors or neighborhood routes.” Thus 113th could either be upgraded to a three-lane collector or downgraded to a neighborhood route. He also says that planning work for the north Bethany expansion “will clearly have an impact on the transportation system north of the Sunset Highway. The nature of these impacts is anybody’s guess at this point, but as that planning work proceeds and the travel patterns and demand in that area becomes more defined, the nature of needed adjustments to the planned system as it’s defined at the moment will become clearer.”

Says Bartlett, “Add to this the impact of the future development of the Bonny Slope Area 93 addition to the Urban Growth Boundary and the need to address road classifications is critical to the long term livability of the Cedar Mill area. One of the best means to address this is to become involved in your CPO.”

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Merritt Orchard Park Trail

Neighbors of Merritt Orchard Park continue to question the process of selecting the route and the configuration of the Tualatin Hills Park and Recreation District (THPRD) trail planned to extend from Cedar Hills Boulevard through the various Peterkort developments and across Johnson Creek and ending up on Washington Street. "We're not saying that there shouldn't be a trail there," says Tom Posey. "We just don't think that THPRD has been fair by not involving the affected neighbors during the planning process." Posey lives on Washington Street and a segment of the planned trail will run close behind his property and between his house and a neighbor's along an easement to reach the street.

We ran an article in the December issue about the planned trail and its effect on the neighbors. Many of the neighbors had installed improvements on THPRD property, unaware that they were encroach-

ing. They were notified by letter last summer that they would have to remove them and at this point they have all been removed, except for Posey's landscaping on the easement and at

the rear of his lot. (A photo accompanying the article mistakenly labeled improvements on a neighbor's lot as encroachments – they were legally on their property.)

The district held a meeting on July 21 to discuss the encroachment situation, and plans for the trail were on display, according to Steve Gulgren, THPRD Superintendent of Planning and Development. Because the trail was being built with money collected from the developers (System Development Charges, or SDCs) the trail had to be built to Americans with Disabilities Act (ADA) standards. This calls for wheelchair-accessible facilities.

The district holds that the ADA standards call for an asphalt path. They also say that the path needs to be eight feet wide to accommodate a small pickup truck that might enter the park to do maintenance such as clearing fallen trees. Thus the ten-foot easement between the homes will contain an eight-foot asphalt path.

Posey and his planning consultant, Ben Schonberger of Winterbrook Planning dispute that the district needs to create truck access from Washington St. The bridge over Johnson Creek would be eight feet wide and paved, and the neighbors contend that maintenance ve-

hicles could access the park from the other side of the creek in the Peterkort Woods townhome development.

Posey and Schonbert have also offered an alternative route for the trail that would take it farther from the rear of Mr. Posey's property. The district has rejected this suggestion saying that the "shortcut" would exceed the 8.3% maximum grade required by ADA; would not achieve the 22' minimum centerline radius used for the rest of the trail, which they say is needed for a vehicle to maneuver around the corner; and might increase "cut/fill impacts" to existing trees.

At their November meeting, the THPRD Board of Directors rejected Mr. Posey's request to alter the path through the easement. They asked Gulgren to see if the trail could be moved further from Posey's property, but W&H Pacific planners, who developed the original trail plan for THPRD, found it was only possible to move it three feet further away. Posey doesn't consider that to be sufficient to protect his privacy. The district has also suggested that any further modifications to the trail plan would be at Mr. Posey's expense.

It's unclear at this point whether the district will continue to discuss the possibility of changes with Mr. Posey and his consultants. Under an extension granted by the THPRD board, Posey has until February 6 to clear the landscaping from district property. Many of his Washington Street neighbors have rallied to support his position. Stay tuned!



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Sunset Animal Clinic, continued from page 1
 was a prominent pet surgeon. He asked me if he could use our practice as a referral base in the Portland area. Eventually I went to UC Davis and completed a residency in animal oncology.”

One of the most common forms of cancer in dogs is Mast cell disease. Mast cells are found in the skin but can make their way throughout the body and contribute to health in many ways. The most common form of Mast cell disease shows up as tumors under the skin. This is very treatable when it's caught early. “It's important not to ignore lumps under your pets' skin,” Dr. Labavitch warns. “One of our patients had a lump for a couple of months before his owner brought him in, and now he's very sick.” Cats also get mast disease. Lymphoma and bone cancer are also fairly common in both dogs and cats.

Signs of cancer in pets include unusual lumps, bleeding, vomiting, diarrhea and urinary accidents, or a change in disposition. “People often just notice that their pet isn't as active or responsive as usual, and that it has come on fairly rapidly. That's the time to bring them in for a checkup,” points out Dr. Labavitch.

Animals get cancer in about the same proportion as humans. A federally funded study in the seventies surveyed around 50,000 animals and found that about 25% of domestic animals will get some form of cancer in their life. “The mortality rate is about 20%, whether they're treated or not,” says the doctor. “But treatment certainly has an impact on the length and quality of life. Comparing the lifespan of each, a year of extra survival of an animal is about the same as five years for a human.”

The cat that Dr. Labavitch is holding in the photo had intestinal lymphoma with a perforated intestine and peritonitis. “She was a very sick kitty, but she's going to be okay. She's really a miracle kitty!” says the doctor.

The clinic has a well-equipped lab to do most of the routine tests. They only have to send out samples for complete blood chemistry workup. Exam and treatment rooms are furnished with comfortable armchairs to help pets and their owners relax. One of the main treatment rooms is behind a glass wall facing the entry, so people can watch as their pets undergo some kinds of procedures.

The surgery is equipped with ultrasound, x-ray and equipment to monitor blood pressure, EKG and blood oxygen saturation during surgery. It also has a CO₂ laser for laser surgery, which is often used for routine procedures such

as declawing and wart removal.

“Forming a good relationship with your vet is the most important thing in keeping your pets healthy,” Dr. Labavitch says. “Whether it's me or someone else, bring your animal in even



Dr. Labavitch holds Callie, the "miracle kitty"

if it's just to visit, get them weighed or something. That way they're not so anxious when they need treatment.” Sunset Animal Clinic welcomes visitors and is glad to take pet owners for a tour of their facility.

Dr. Labavitch and his staff say that good nutrition is probably the number one preventive measure people can take for their pets. Cheaper food doesn't have a consistent formula and may contain harmful levels of ash and other contaminants. Another big threat to animals is second-hand smoke. So the health of Spot and Fluffy is another good reason to quit!

Other services offered by the clinic include grooming, boarding, pet food sales and nutritional counseling, veterinary insurance and end-of-life services such as humane euthanasia and cremation.

The 12-person staff at the Clinic includes receptionists, veterinary technicians, a groomer

and kennel assistants. Dr. Labavitch's wife Krista is the office manager. She has just recently joined the board of directors of the Cedar Mill Business Association. She's interested in seeing the Association do more for home-based businesses in the area.

The Sunset Animal Clinic is located at 14740 NW Cornell in Oak Hills Village. Their phone number is 503-690-8249. They're open from 7:30 am to 7 pm Monday – Friday and from 8 am to 2 pm Saturday.

Washington County 4-H Wagon Train

On Saturday, July 8 over 100 21st Century Pioneers will hit the trail for the 25th annual Washington County 4-H Wagon Train. To prepare for this eight-day journey in the beautiful Oregon wilderness, pioneers meet once a month from January through June at the Washington County Fairgrounds.

The first meeting will give prospective pioneers an overview of the Wagon Train experience. That first meeting, on Wednesday, January 25, 2006 at 7:00pm, is necessary for new pioneers, and helpful to returning pioneers.

25 years ago, Lyle Spieschart was the County Extension Agent. He and his father George and local farmer Morris Elverud created an adventure learning experience for the youth of Washington County. Elverud never expected the Wagon Train to continue a quarter of a century. He traveled the trail 23 years and was quoted, “I was an old man when I started this Wagon Train, and look at me now, still on this trail over 20 years later!”

Elverud passed away at age 90 in May 2005. His contribution to the youth in Washington County will be remembered as the 25th Anniversary Trek to the Ochoco Trail will be dedicated to Elverud. His team of red Percheron draft horses will continue to pull his recently restored Conestoga-style wagon down the trail.

For more information contact: Jeanne Plummer, Wagonmaster at (503) 324-7586 pioneer.edic@verizon.net or John Baggott, 4-H Faculty (503) 725-2111 john.baggott@oregonstate.edu

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CPO #1 – study topics abound

Citizen Participation Organizations (CPO) were formed in 1983 as part of Washington County's response to Oregon's land use planning Goal #1 – citizen involvement must be included in land use planning actions. Visit the web site www.lcd.state.or.us/LCD/goals.shtml for a description of all 19 statewide planning goals. CPOs are a mechanism to enable participation in the changes that affect our lives and property.

To get involved with your CPO, visit the website extension.oregonstate.edu/washington/cpo. Linda Grey (503-725-2116, Linda.Gray@orst.edu) and Patt Opdyke (503-725-2117, Patt.Opdyke@orst.edu) administer the county-wide CPO program.

Why should you get involved in your CPO?

As an individual, you are not notified of proposed land use actions in the community unless your home or business is within 500 feet of the land involved in the application. Your CPO receives notice of all land developments proposed for the entire area and publishes these in the newsletter. Your CPO, as a group of citizens working together, can be very effective in influencing the decisions of local governments, including the county and other service providers, such as Tualatin Valley Fire & Rescue (TVF&R), and Tualatin Hills Park and Recreation District (THPRD). They listen to what CPO members say when we provide input before a decision is made. We don't always get our way, but we are always heard....

CPO 1 includes the Cedar Mill and Cedar Hills areas. CPO 7 includes the Bethany, Sunset

West and Rock Creek areas. These are also the areas in which most readers of the Cedar Mill News live or work. In an effort to plan out our activities for 2006, we present here a list of potential agenda topics for the monthly meetings for your consideration. Let us know which are most interesting to you or suggest additional topics. For CPO 1, contact Bruce Bartlett, 503-645-4683, bruce@actisdesign.com. For CPO 7, contact, Mary Manseau, 503-645-1672, marymanseau@comcast.net. If you would like to help us pursue one of these topics as an official CPO sub-committee member, please step forward and volunteer!

Safety

Washington County Sheriff–Updates alternate monthly with TVF&R: The services to be provided if the county's Safety Levy passes in November 2006; Crime Prevention programs; Geo-Policing; Crystal Misery – video on county's Methamphetamine epidemic, 20 minutes

Tualatin Valley Fire & Rescue (TVF&R)– Updates alternate monthly with Sheriff: Consolidated Emergency Management; Ambulance crew & size

Washington County Issues

Transportation: Adequacy of North/South roads: NW 113th, 119th & McDaniel, NW 143rd, Bethany Blvd, 185th, Springville Road; Oregon Dept of Transportation projects (Hwy 216, Hwy 26); Toll roads; Neighborhood Streets Program, traffic calming requirements; Pedestrian safety, Safe bike routes; ZigZag: County video on

transportation choices, 20 minutes

Washington County Land Use: Amending/ Updating CPO community plans, Affordable Housing; Presentation on current state of Measure 37; Town Centers: How are the creation of these progressing in the county? Cedar Mill Town Center - Review effects of ordinances to date; Teufel– Polygon Homes development

Focus on local businesses

County Administrative Services

Informational sessions on:

Oregon's land use laws; Washington County land use application process; History of the CPO and significant milestones

Governance

Should Cedar Mill become part of a new incorporated city? Is some other form of organization, such as a Hamlet or Village more appropriate? Overview of the Tax Incidence Study – This study by the Washington County Auditor seeks to understand where the various tax revenues are raised and where they are spent in order to determine whether the system is balanced. Study to examine some basic questions of equity between City/County Incorporated/Unincorporated County) residents; Urban Growth Boundary Expansions and subsequent community planning and creation ; North Bethany (Area 84, 85, 86 & 87); Bonny Slope (Area 93)

For details, visit www.metro-region.org/library_docs/land_use/ugbmap.pdf

Beaverton School District

Legislative issues - System Development Charges (SDCs) for capital expansion of schools

Need to plan for expansion and acquisition in high-growth school districts,

Capital Expansion Bond - May 16, 2006 \$195 Million Capital Bond Measure to build schools, expand existing schools, buy land, and improve/maintain facilities. The Beaverton School District continues to be one of the fastest growing school districts in the Northwest. In the last five years, Beaverton enrollment has increased by over 3,000 students. Many elementary schools are over or near enrollment capacity, and all high schools are over capacity. Nearly 4,000 more students are expected to enroll in Beaverton schools by the year 2010. The bond proposal addresses capacity and infrastructure needs for the next four years.

Presentation by School Board representative on State of the District, budget; New math program selected; Future assessment processes beyond CIM/CAM District programs like: the Clothes Closet, Headstart, Bully Program; Beaverton Education Foundation

City of Beaverton

City Update by Rob Drake,; Annexation policy; Development Process Overview,; Neighborhood Association overview; Neighborhood Mediation Services overview

Metro

New bond measure proposal to acquire regional parks and open spaces; Overview of the 2040 Plan,

Regional Transportation Plan; Goal 5 - Fish and Wildlife Habitat Protection; Nature in Neighborhood program overview; Reorganization of Metro and transition to new operation

Visits by elected officials

County Commissioners; State House and Senate officials; Candidates for local office (usually only an introduction and short biography)

Natural Resources and Environmental

Master Gardener program; Rock Creek Watershed Partners; Tualatin Riverkeepers; Audubon Society; SOLV.org

Utilities and Local Services

Tualatin Valley Water District (TVWD)– Monthly or bi-monthly updates; Study of using Willamette River for drinking water

Tualatin Hills Park and Recreation District (THPRD):Recreation Center on Rock Creek PCC campus; Possible Cedar Mill Community Center; Annexation Plan; Acquisitions and Improvements

Walker Garbage: Recycling/co-mingling, Recycle batteries and other hazardous waste?

Library Services: Cedar Mill Library & Second Edition; Creation of new libraries in UGB expansion areas, Bethany

Clean Water Services: Create an elected board for Clean Water Services? New vegetative corridor rules and definitions; Watershed Wagon; Eco-Roof success stories; Post-Mortem of the McDaniel LID project; Unsewered Area Project

Washington County Department of Health & Human Services (DHHS): Mental health services in county; Mobile Crisis Unit (new)

– travels to site of crisis to intervene; Invite the jail liaison to discuss mental health services in the jail; Gambling prevention and treatment program in county

When Ends Don't Meet' – video on county's Working Poor, 20 minutes

Street Lighting: Not enough street lights for safety, comfort; Light pollution from poorly placed or excessive street lights; Portland General Electric (PortlandGeneral.com/LightOut) – PGE provides different models of street lights for developers to choose from. Find out what the street light options are; Dark Sky program presentation

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Wal-Mart resubmits Cedar Mill store application

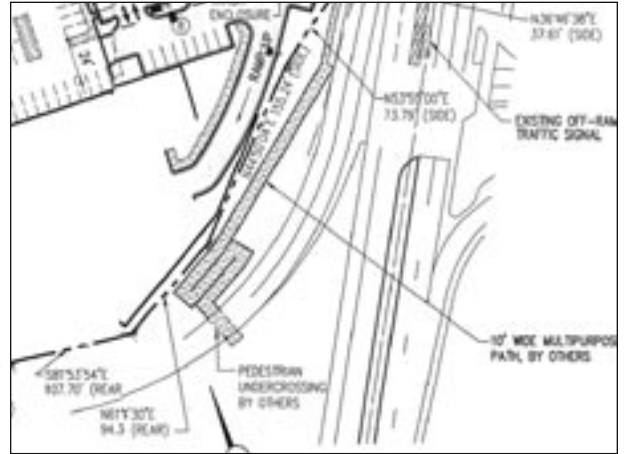
Meeting the December 23, 2005 deadline on the nose, Wal-Mart developer PacLand submitted slightly revised plans after Beaverton planners rejected last summer's original submission as incomplete. They have invoked state law that calls for a decision from the city in 120 days, but have offered to give the city up to 150 days. This prevents the city from sending the plan back again, but that doesn't mean the city can't ask any more questions to clarify issues. "We have been reviewing the application to come up with a list of items that we need more information about, and we will expect PacLand to address these issues before we schedule a hearing," says Beaverton planner John Osterberg.

A public hearing before the Beaverton Board of Design Review may be scheduled within seven to eight weeks, says Osterberg. An appeal of the design review decision would send the application to the Beaverton City Council which might hold additional hearings. Public comment has been coming in since the original application was submitted last summer, and

people may continue to comment until the final decision has been made by the commission.

Larry Bates, of the Wal-Mart opposition group "Save Cedar Mill," has taken a look at the new plans in detail. He says, "the basic design of the Barnes/CHB interchange has not changed. However, they lopped off the eastern end of the auxiliary retail space to give up some right of way. This will do two things: (1) Make the two right turn only lanes more rounded at the corner, so cars can whiz by faster, and (2) Establish a pedestrian island adjacent to the right turn lanes. This will keep pedestrians from having to cross as many as eight lanes all at once and will make the walk lights shorter (thus letting more cars whiz by)." Bates says he feels that the city wants it to be a fair process for everyone and that they will follow the city code very closely to try to prevent the decision from being contested.

One feature that has been added to the new plan is a sidewalk stretching along the eastern edge of the property along the west side of Cedar Hills Blvd. "The city generally requires developers to put in sidewalks along the frontage of their properties where they are adjacent to major roads," says Osterberg. However the newly constructed overpass for Highway 26 doesn't really leave room for the sidewalk to continue southward along Cedar Hills. PacLand plans show a switchback at the south end of the sidewalk and this will lead to a tunnel for pedestrians to use to cross under the



street. It is listed on the plan as "pedestrian undercrossing by others." It isn't clear at this time whether Oregon Department of Transportation (ODOT) will require Wal-Mart to pick up any part of the tab for this tunnel, or when it will be constructed.

People generally don't enjoy going through pedestrian tunnels, and the construction of one will undoubtedly be quite expensive. Perhaps a better solution would be a raised walkway partway up the earthen berm? Not a pretty situation in either case, really, and a further impediment to creating a pedestrian-friendly environment in the area.

The Cedar Mill News will continue to follow the Wal-Mart application issue closely. More information about the application and the process is available on the City of Beaverton website at www.beavertonoregon.gov/departments/CDD/CDD_walmartfaq3.html Save Cedar Mill's site is www.savecedarmill.com.

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