



# Cedar Mill News

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July 2006

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## The neighborhoods of Cedar Mill

### Bonny Slope—pioneers, bootleggers and developers

By Virginia Bruce

[Much of the material for this article came from the booklet, "The Bonny Slope Story," by Violet Frost, third grade teacher at Bonny Slope School, published around 1969. The original booklet is available as a reference item in the Cedar Mill Community Library. Other material is from "Cedar Mill History" by Nancy Olson and Linda Dodds, with additional information supplied by long-time area residents.]

"Basically, the boundaries of Bonny Slope remain as they were originally platted by Western Oregon Farms, a development company, in 1931," writes Ms. Frost. "A general description would include Saltzman Road on the west, both sides of Laidlaw Road to the north, both sides of McDaniel Road to the south and east, with Thompson Road running roughly through the middle, east and west, and continuing north slightly beyond its juncture with Laidlaw Road." Bonny Slope straddles the Multnomah-Washington county line.

Ridges and valleys crisscross the area, often at right angles to the crest of the Tualatin Hills, contributing to the ruggedness and the often unspoiled beauty of the terrain. The headwaters of Bronson and Willow Creeks are both within Bonny Slope, and the many tributaries of each create a region rich with wildlife and wetlands, even as development surrounds them, thanks to increasingly protective policies from government agencies.

The soil of Bonny Slope is a thin layer of silt blown up from the valley with volcanic bedrock not far below the surface, as many a developer has discovered when digging utility trenches. Frost explained, "It has been a long hard struggle for the wide variety of vegetation which exists today to become established since the area has been plagued by devastating forest fires, the most recent of which was in 1951. Today brush and deciduous trees predominate where once stood a dense stand of timber."

Early settlers depended on the numerous springs for water. Ed Bartelsky, whose home still stands on Thompson opposite South Road,

dug wells for later residents, but often had to go as far as 60 feet down to reach the water table. Bringing water and other utilities to the area was a struggle, and many houses still are not served by sewers. Paving on West Road was completed as recently as 1996, and other Bonny Slope roads remain unpaved.

Potter's Mill located near NW Laidlaw was one of the earliest businesses. It was founded around the turn of the last century, at a time when mechanization was being adapted to the lumber industry. E.O. Potter purchased the mill from Charles Thomas in 1903, and began to replace oxen and horses with steam engines and other innovations. By 1908, Potter had designed and installed a pole road, in which the concave wheels of the steam train fit over convex poles or rails. A wooden-frame bed loaded with timber was attached to the wheels and run by a pulley system that hauled the logs to the mill pond (now the pond in Forest Heights).

In addition to providing employment, the



Potter's Mill steam engine transporting railroad ties, c. 1905 (courtesy Jessie Walters Parmer)

### Third annual Cedar Mill Park Concert August 1

Bring the whole family and enjoy this free event! Tualatin Hills Park and Recreation District (THPRD) is holding its third annual concert in Cedar Mill Park on Tuesday, August 1, from 6-8 pm. Last year's event drew over 600 but there's plenty of room for many more!!

Food and drinks will be on sale from "The Brothers W" of Farmers' Market fame, and will include grilled sausages and more, or bring your own picnic. (No alcohol, please.)

Music will be provided by the Caribbean salsa band Aguamiel, which has proven to be magnetically attractive to music lovers of all ages. The musicians are veteran salsa players who are equally at home playing in both the old Cuban and contemporary styles.



operation was responsible for improving several local roads leading to the mill site. Potter used some of his timber to plank NW Saltzman and Thompson roads to accommodate the steam engines and their heavy wagons. One old-time resident, Nels Nelson, stated that all the original roads were logging roads coming down from Skyline, and were all excavated by horses. Once established, local residents kept up the corduroy, plank and mud roads. A saw, an ax, and a shovel were required tools as residents set off to work two and one-half hours early in order to arrive on time. Think about that when you curse the traffic that delays your commute!

Sawmills at that time were portable and were moved about to take advantage of the remaining stands of lumber. The last mill was moved in and operated for about six months to salvage timber following the 1951 forest fire. This 1600-acre blaze occurred in August as tinder dry forests succumbed to what may have been started by a campfire or arson.

"Mitchell's Shake Shop and the Bonny Slope Store both had burning embers on their roofs but equipment was there to put them out. The Shake Shop became headquarters for a Rec Cross Canteen unit, which later moved to the Bonny Slope Community Club," wrote Frost.

Continued on page 6

You can hear clips of their music on their website at [www.aguamielsalsa.com](http://www.aguamielsalsa.com)

So grab a blanket or some lawn chairs, load up the family and meet your neighbors for an evening of community fun.

Local groups, including Friends of the JQA Young House, Rock Creek Watershed Partners and others will also provide information on their programs.

Cedar Mill Park is located at 10385 NW Cornell, just west of Cedar Mill School. As in previous years, parking will be available at the Cedar Mill Bible Church, 12208 NW Cornell Road with free shuttle service provided by THPRD.

Once again sponsored by Polygon Northwest LLC, the concert is also aided by United Rentals and the Cedar Mill Farmers' Market.

### Next Meeting Cedar Mill Business Association

Tuesday, July 18, 2006, 7:30 AM

Place: Cedar Mill Community Library

Topic: TBA

## New High School program at old Bonny Slope School

Terra Nova is a small high school within the Beaverton School District, primarily for students who haven't thrived in a traditional school setting. Terra Nova grew out of the spirit of two outdoor environmental education programs previously offered by the Northwest Regional ESD, Cascade Education Corps and Outdoor Leadership Program. Though there is an overall environmental education focus at Terra Nova, it is not exclusively focused in this area.

Enrollment for 2006-7 will be 60 students, growing to 100 in several years. Terra Nova will be located at the former Bonny Slope Elementary School site at 10351 NW Thompson Road. Transportation will be provided by Beaverton School District, or students can be dropped off or drive in accordance with BSD policies.

An important component of Terra Nova is the Learning Through Internships. Students will participate in community-based internships on average two days per week. The majority of educational projects, assignments, research and presentations will be focused around these internships. Teachers (called Advisors) will work with Mentors at the internship sites and the students to identify meaningful academic projects that meet a need for the internship host and the student's academic advancement. Many of these internships will involve restoration or other environmental projects, including the newest Oregon State Park near Vernonia.

## Watershed tour of Willow and Cedar Mill Creeks

Rock Creek Watershed Partners is leading a tour from 10 a.m. to 1 p.m. Saturday, July 15.

Explore Willow and Cedar Mill creeks from top to bottom. Starting in the headwaters overlooking Beaverton and Cedar Mill, you'll travel down to the valley, visiting sites along the way. Speakers will discuss natural history and stream health. A \$5 donation is suggested, but no one will be turned away. Advance registration required; call (503) 629-6305 ext. 2953. Wheelchair accessible by arrangement.

The Rock Creek Watershed Partners ([rcwp.org](http://rcwp.org)) is a nonprofit organization made up of four stream groups and one neighborhood organization. Our mission is to protect and restore a healthy watershed by motivating and enabling a community of active stewards in the basin.

## Beaverton City Council to hear appeal of Wal-Mart decision

On June 9, the Beaverton Board of Design Review approved PaLand Development's application to build a Wal-Mart and two adjacent retail buildings on a 9.3 acre lot at the corner of Cedar Hills Boulevard and Barnes Road. Save Cedar Mill, a group opposing the development, appealed the decision. On July 10 and 11, the Beaverton City Council will take up the issue.

Steve Kaufman, chair of the group, says, "Al-



Concerned residents pack the June hearings of the Beaverton Board of Design Review

though comments to the City decision makers must adhere to code issues, residents' concerns are broad and include the impact on existing traffic problems, neighborhood livability, master planning objectives, proximity to a planned school and a major hospital, pedestrian and bicyclist safety, environmental pollution of nearby streams, and effects on local business. We presented a strong, united front and an excellent technical case. Unfortunately, we were undermined by the Beaverton City staff whose poor advice to the Board left them feeling as if they had no choice but to approve this ridiculous development."

The Beaverton city planners have again recommended that the development be allowed. The City Council, however, can consider a broader set of standards than the Design Review group, and Save Cedar Mill is hopeful that with good citizen turnout and effective testimony, the decision can be overturned.

In spite of what happens at the City Council meeting, however, the issue will likely ultimately go to the state Land Use Board of Appeals, because both sides have vowed to carry on their efforts. More information is available on Beaverton's website: [beavertonoregon.gov](http://beavertonoregon.gov), and on the Save Cedar Mill website: [savecedarmill.com](http://savecedarmill.com).

## Cedar Mill Wetland Work Party

9am to 12pm Saturday July 29th

Spend your Saturday morning connecting with others in the community, enjoying wildlife, and enhancing important habitat. Join the Rock Creek Watershed Partners and The Wetlands Conservancy as we remove invasive species and plant natives. To register call 503-629-6305 x2953 or email [awilson@rcwp.org](mailto:awilson@rcwp.org). Meet at the insurance building parking lot at NW Barnes Rd and W Stark Street in Cedar Mill.

## Spineless Tales

11:00 am to 12:30 pm Saturday, July 22

Join entomologist (big word for bug geek) Matthew Shepherd for a gentle walk through the parks flanking Bethany Creek to discover the richness of insect life that this suburban area supports. Meet at the park entrance at the northern end of NW 177th Ave. Suitable for children and adults (children must be accompanied). To register call 503-629-6305 x2953 or email [awilson@rcwp.org](mailto:awilson@rcwp.org)

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### The Cedar Mill News

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# Area 93: Urban Growth expansion on Cedar Mill's northeast margin

By Virginia Bruce

In 2002 Metro, our regional agency responsible for setting the Urban Growth Boundary (UGB), added a 159 acres of land adjacent to Bonny Slope, but just over the Multnomah County line, into the "urban" area (see map). It was among 20 parcels added in the unprecedented 18,867-acre expansion.

The land cannot be developed until it has been "planned," meaning that the governmental agencies that will eventually serve the new urban area have to decide on questions such as placement of land uses, transportation routes, provision of infrastructure (sewer, power, water etc.) and more.

Planning for this parcel is problematic, however, because Multnomah County has adopted a policy of staying out of "urban" planning; they deal mainly with the rural/agricultural areas of unincorporated Multnomah County. This area is not adjacent to Portland city limits either, so the City of Portland isn't responsible for it. And although sewers, schools, and most of the roads will come from Washington County providers, it's not in Washington County either.

Property owners and developers are anxious to see the planning process get underway, so they can sell or develop their property, or at least plan for their future. However, it's not likely that anything will happen soon. Ray Valone, Metro's Principal Regional Planner, explains it this way. "Area 93 is just one of the pieces of a larger puzzle. This area, along with land outside the UGB to the north and



northwest, needs to be studied as a whole. It just doesn't make sense to plan Area 93 in isolation."

## The New Look

Metro has initiated a study they call the "New Look at Regional Choices" to get a better idea of the future of the entire region. One part of the study, often referred to as the "Ag-Urban study," will answer questions such as, "What is the proper relationship of agricultural, urban and natural resource lands in this area? Which agencies will provide services to the area? Where should the roads go?"

The New Look will also consider the 800-acre North Bethany area, another 2002 UGB expansion that Washington County is just beginning to do the planning for. This New Look study will help inform Metro for its next review and possible further expansion of the UGB in 2007/2008. Sometimes referred to as Big Bethany, this could include everything from the Washington County line all the way up to Forest Park.

"We should be getting good information from the New Look by the end of summer or the fall," says Valone. "The study will be completed by the end of the year." In the meantime, Metro is working to coordinate the planning approach for this

Big Bethany area on an inter-staff level, bringing together key players from the responsible entities including Washington and Multnomah counties and the City of Portland. "We are trying to get together a few people to hammer out the roles and responsibilities as well as a timeline for this planning," Valone says.

For more information on the UGB: [www.metro-region.org/article.cfm?articleID=277](http://www.metro-region.org/article.cfm?articleID=277). For more information on the New Look study: [www.metro-region.org/article.cfm?articleID=16386](http://www.metro-region.org/article.cfm?articleID=16386)

## Community Calendar

- July 15  
Willow & Bronson Creek Watershed Tour  
10 am - 1 pm, meet at NW Barnes & Stark (see article, left)
- July 18  
Cedar Mill Business Association,  
7:30 am, Cedar Mill Library
- July 22  
Spineless Tales  
11:00am-12:30pm (see article, left)
- July 29  
Cedar Mill Wetland Work Party  
9-12 am, NW Barnes & Stark
- August 1  
Cedar Mill Park Concert - FREE!  
6-8 pm, Cedar Mill Park  
10385 NW Cornell (see article, p. 1)

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# The future of Bonny Slope

by Bruce Bartlett, active in CPO1

I have been advocating for Oregon's land use laws and watching the effects since the early 1980's. I expect obvious rationales for choices made to expand the Urban Growth Boundary (UGB). One good choice was the 12,000 acres added to the UGB in Clackamas County, intended to form the new city of Damascus. The process engaged the citizenry, business community, service providers and governmental jurisdictions who all contributed to the final decision, thus the anticipated City of Damascus appears to be large enough to be a viable new community.

However, some choices do not survive much scrutiny. It is with considerable dismay that I have witnessed the addition of 150+ acres to the UGB in Bonny Slope (Bonny Slope Area 93). Admittedly, this is close to home for me, but I doubt if Metro could come up with a much more difficult area to bring into the UGB for development. This view has been underscored by the necessity of postponing the planning

of Area 93 until the Ag-Urban study (part of Metro's The New Look study) is done.

The fragmented, irregular UGB line along NW Thompson Road, between NW McDaniel and NW Saltzman has always been bizarre and is testimony to the effectiveness of the landowners' resistance to being included in the UGB. It also highlights the disconnect between Portland, and Multnomah and Washington Counties.

The fragmented land in Multnomah County is zoned as a Rural Residential Zone. All land immediately adjacent in Washington County is zoned R-6 (6 houses/acre). Immediately next door in Multnomah County is Forest Heights, most of which is in the City of Portland. From the West Hills Rural Area Plan:

Rural Residential designated areas of the West Hills constitute approximately 2,000 acres, or 10% of the West Hills rural area. Pockets of this designation are scattered throughout the West Hills, generally coinciding with areas of existing smaller lots (1-5 acres) and existing homes. No changes in land use designation or zoning district are proposed for these areas

within the West Hills...Rural Collector streets typically have traffic volumes of less than 3,000 vehicles per day. They are characterized by serving as the connection between local roads and the arterials serving a rural area of the County.

From my reading of the West Hills "Rural" Area Plan and viewing the site itself, most of the provisions that attempt to preserve the rural character have been rendered impotent by the mammoth development on all sides of the "Rural Residential" lands. These issues lay dormant until Bonny Slope Area 93 was added to the UGB. (This 150 acres added to the UGB is only half of the land described as "Bonny Slope" in the West Hills plan.) Already the Beaverton School District, Tualatin Valley Fire & Rescue, Clean Water Services and Tualatin Valley Water District provide services for parts of Area 93. The traffic volume on NW Thompson Road as of June 2005 was 3391 and new subdivisions are constantly being built.

Granted this area has had a contentious past regarding the UGB but I would have expected UGB expansions to solve problems, not create a whole new set. Since it creates so many problems in exchange for the addition of a small area of developable land, it sure makes me wonder why Area 93 got added at all. I hope that once The New Look is finished, Portland, and Washington and Multnomah Counties are all reading from the same page. For me, the entire Bonny Slope area is the missing piece that presents us with the wonderful opportunity to create a conscious mixed-use residential/commercial development. Such a development would augment the existing residential developments, providing a pedestrian-friendly, wise-transportation, commercially-viable asset which could be the core of a vital new community.



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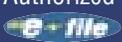
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Bonny Slope, continued from page 1

"If the 1951 fire was bad, the 1940 fire was worse!" she wrote. "Seven houses, eight other buildings, and 3000 acres were engulfed before it was stopped on Sunday, August 19." One resident recalled, "As the fire came close, the furniture was carried into the yard preparatory to moving it to Skyline Blvd. for safety. CCC boys sprayed water over the house from the roof and the house was saved but all of the furniture burned!"

**Whiskey Gulch**

Violet Frost writes, "Although access roads have been slow in coming to the area, it is, nevertheless situated as it were at the doorstep of Portland. The era of Prohibition gave rise to a class of outlaws who distilled and sold spirits. They were able to successfully camouflage their illicit activities while being close to the ready metropolitan market.

"Mr Nelson had a twinkle in his eye as he tells the story of 'Frenchie' an intrepid moonshiner who hollowed out a tree stump, out of which vapors from the still dissipated and mingled with odors of burning stumps. Mr.



Former Bonny Slope barbershop and store at Laidlaw & Thompson

Nelson recalls that he thought this stump was an incredibly long time in "burning," Frenchie's wares were peddled in Portland, along with vegetables that he raised."

Another moonshiner hid his still under one of the plank bridges that crossed the creeks. "The logs were stacked to give the appearance of solidity but they concealed a small room. To obtain his liquor, a customer needed only to drive on the bridge, walk around to the trap door, and pick up his supply." Eventually the operations were exposed and federal agents raided the illicit enterprises.

**Improvements come slowly**

Although suburban development has erased the boundaries of early settlements, Bonny Slope was a self-sufficient community at one time. A small grocery store, a barber shop, a church and a malt shop were located at the intersection of Laidlaw and Thompson. The Bonny Slope Community Club and Bonny Slope Park were established on Thompson, and a general store operated in the building that still stands at the corner of South and Thompson up until the mid-90s.

The country between Bonny Slope and Cedar Mill was forest and farms.

Local roads and other amenities were established as a result of petitions circulated on foot by residents who saw the need. W.H. McDaniel circulated a petition for the establishment of McDaniel Road in 1928.

Less than a year later, a petition was filed for the establishment of Thompson Road, that would "provide a county road for a large area of farming lands now without a road, will afford an outlet toward the city of Portland...will furnish a road for children residing in said territory to reach school, and that said proposed road is necessary for the public travel and is a public necessity." Laidlaw Road was finally approved in 1932.

**Starter Houses**

Most of the rest of the older roads in the area were dedicated when the area was platted in 1931 by Western Oregon Farms, with C.D. Bruun as developer. At the beginning of the Depression he subdivided into mostly two-acre lots, built inexpensive unfinished houses and sold them to people to finish as they wished. These were called "starter houses," and according to longtime resident Jerry Hoffelner, "there's one of those old houses inside most of the homes you see around here now." All



The former Bonny Slope Community Club is now a Romanian Christian Church. Bonny Slope Park is to the right

around Bonny Slope you can find these small homes and the larger homes that resulted from a succession of additions and improvements.

Violet Frost wrote, "People had mixed feelings about C.D. Bruun. Some deplored the inexpensive "starter" houses as being unworthy of the view sites and claimed that they would attract an undesirable element. Many were glad in those depression days to have a roof over their heads that they could afford. Low down payment and easy terms were attractive, while others countered that the interest rate was excessive."

Up until recent times, Bonny Slope had a reputation of being a rough area full of "hicks from the sticks." Jean Hoffelner recalls that when she was attending Beaverton High School she told her friends that she lived "between Cedar Mill and Skyline," to avoid admitting to being from Bonny Slope.

Now the proximity to Portland, better roads, and the beauty of the natural area has attracted some of the most expensive development in the region. As a result of the Urban Growth Boundary, infill is turning every two-acre property into a dozen large homes on small lots. How many of these new homeowners even realize that they live in Bonny Slope?



Robert McFarren shows off his racer in August 1945. The future site of the community club is in the background, across Thompson. (Courtesy Robert McFarren Jr.)



Starter houses growing—the Hoffelner family home getting an underground garage c. 1959

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# Cedar Mill Chiropractic

When Jordan Stockton was a kid, he was athletic and enjoyed playing sports. When he realized that he wouldn't have a professional future in sports, he decided that he could work with athletes if he became a chiropractor. "Now, I couldn't care less about athletics, but I love being a chiropractor," he says.

His office on Cornell was one of the businesses that was severely impacted by the road project. "At times, our customers couldn't even get into our parking lot," Stockton recalls. Their regular clients kept on coming in, so they managed to hang on and they're now looking forward to building their client list.

Stockton's wife, Linda, also manages the office. "She's one of Oregon's leading experts in health insurance. Chiropractors from all over call her with questions. We've taken on the insurance companies on several issues, and we've actually won a few!" Stockton mentions. He says there are many different professional chiropractic associations in Oregon, and the lack of cohesion dilutes their influence in Salem for getting better laws for insurance coverage,



among other things.

His clinic, at the northeast corner of NW Joy and Cornell, is in a 50's-era building that he leases from Norman Davies, "a wonderful and kind landlord." It has been a chiropractic clinic for almost 40 years, and Stockton is the fourth practitioner to use it. The front door opens onto the parking lot at the rear of the building.

Stockton grew up in eastern Oregon, on a cattle ranch near LaGrande. "My dad still has 40 head, and he loves it," he says. Jordan graduated from Western States Chiropractic College in 1991, and worked in Eugene for a couple of years, before moving into his current Cedar Mill location.

His clinic also employs a physical therapist and a massage therapist. "We are all like family and enjoy each others' company in and out of the office," says Stockton. They also have x-ray facilities.

Every chiropractor uses their own assortment of techniques. Stockton says, "It's a very personalized profession. I primarily treat soft-tissue injuries. Other than on-the-job injuries and motor vehicle accidents, I treat headaches, tennis elbow, knee and ankle injuries, even

make foot orthotics when appropriate."

Stockton says that everyone can benefit from chiropractic adjustments. "Think of the spine as an engine—if one part moves too much or too little, it will wear and tear and eventually fail. You get maintenance for your car periodically; you should do the same for your body."

Chiropractic has become widely accepted as an alternative form of medicine. "I treat Medical Doctors and receive referrals from them frequently. At one point, 90% of my practice was covered by insurance. Almost every insurance company offers plans that include chiropractic. Research has proven the efficacy and cost effectiveness of chiropractic," Stockton explains.

"Being a chiropractor is very rewarding," says Stockton. "I am allowed to meet many people and help them become healthier and get out of pain. Many people have been coming to me for 12 years, and I have seen their children



grow up. I still have patients that make the drive from Eugene once or twice a year in order to get a treatment. This makes me feel like I have made a difference in their lives."

Jordan Stockton has been active in the Cedar Mill Business Association

(CMBA) over the years, serving as President, VP, Secretary and as a Board Member. "We have a lot of small businesses here in Cedar Mill. The Business Association has been a good way to stay in touch socially and to make a difference by helping local institutions such as the library and the Sunset High band." He feels the CMBA could have had a greater impact on the road construction project, which he feels was a disaster. He'd like to see the group continue to work for a better business community.

Contact Cedar Mill Chiropractic at (503) 646-3393 or email [jstockton@hotmail.com](mailto:jstockton@hotmail.com)

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