



FREE

# Cedar Mill News

Volume 12, Issue 2

February 2014



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## Featured Business

### Sunset Presbyterian

By Virginia Bruce

Sunset Presbyterian Church was founded in 1952. The original location was on Wilshire Street, east of what would become the Cedar Hills Shopping Center. At that time, the



Groundbreaking at the original site in 1953

Cedar Hills neighborhood/subdivision was in the midst of developing. Cedar Hills was the largest single housing tract development in the western United States at the time of its completion in 1961. It was constructed starting in 1946 to satisfy the demand for housing for post-war baby-boom families.

The Portland Presbytery determined the need for a new church in the area, and called Reverend John Ediger to be the pastor. He had recently graduated from a seminary in San Francisco. A 1954 newspaper article says, "In the fall of 1952, four acres at the head of SE Wilshire St.,

with not only a fine view of the valley, but also a wooded area and a stream, were purchased from Mr. and Mrs. Eastman for \$7000.

The church was organized in December 1952, with 47 charter members, and meetings were held until October of the following year in the Barnes School. In the spring of 1953, with the realization that it would be years before a church such as they envisioned

could become a reality, the group planned a smaller chapel in which to worship. Funds necessary to start the project were furnished by pledges from members and aid from the Board of the Oregon Presbytery. Labor was done almost entirely by the members themselves. The first services could be held in the Sunday School of the new structure on the first Sunday in October, 1953. By Christmas, worship services were held in the chapel itself."

The congregation later received funds in the form of a loan and grant from the National Presbytery board, and construction resumed on the main building. That building is now occupied by a Chinese church.

Pastor of Administration Mike Matousek says, "In August of 1981, Ron Kincaid came to be the new pastor. In 1980 and early 1981, the church had averaged 25 people in attendance. They considered selling the property and disbanding as a church. Pastor Ron felt the church needed a public relations push. He printed a brochure and distributed it to the neighborhood. On Pastor Ron's very first Sunday, 120 people filled the pews. Since then, the church has been growing steadily,



The Sanctuary seats 1500, and an unfinished balcony can seat an additional 1000 people when it becomes necessary to expand.

meeting in multiple services on Sunday to accommodate the growing congregation."

Continued on page 10

### Timberland center update

Gramor Development partner Matt Grady says, "April will mark the time period when Market of Choice will start up all their interior improvements. We will be continuing our work on the shop buildings, and all the site work including street improvements. The plan is to open the entire center up this fall."

In addition to the **Market of Choice**, the following tenants are signed up and ready to go:

**Ava Roasteria**, a local coffee shop, with the original location in downtown Beaverton, and a recently-opened second store in Progress Ridge, another Gramor development in south Beaverton. It's an environmentally friendly, free-trade coffee house with great pastries, sandwiches, and house-made soups and sandwiches. They also provide catering for business events. The Beaverton location is open 24 hours a day, but we don't know if the Cedar Mill location will keep those hours. They have live music in both

the current stores some evenings. [avaoasteria.com](http://avaoasteria.com)

**Barre3** is an exercise studio that combines ballet, Pilates, and yoga principles. It was founded by Portland local Sadie Lincoln. It's growing fast with franchise locations around the country. [barre3.com](http://barre3.com)

**B'Tan Sun Studio** is another local company, offering tanning beds and airbrush tanning. [btan-sunstudio.com](http://btan-sunstudio.com)

**La Belle Nail Salon** has locations in Lake Oswego and West Linn, and offers a variety of nail and waxing services. [labellenails.net](http://labellenails.net)

**Mud Bay Natural Dog and Cat Foods** has a number of stores in Washington state. It looks like this will be their first Oregon location. They were founded in 1988, and gradually built their stock and reputation for carefully-researched healthy foods for dogs and cats. [mudbay.com](http://mudbay.com)

Continued on page 11

### Neighbors' appeal puts Glenridge development on hold

By Virginia Bruce

In December 2012, a Washington County Land Use Hearings Officer approved the application for an 18-unit, five-building development on two parcels of land on NW Glenridge Drive in Cedar Mill. The developer, INGB, LLC, had asked for a "hardship relief variance" to the county's normal requirement for such a development—to build a 22-foot-wide road and sidewalks—and that variance was also approved. (See map, p.7)

Neighbors got together, hired a land-use attorney, and appealed the decision to the state Land Use Board of Appeals (LUBA). In July 2013, LUBA remanded the decision back to Washington County, assigning



Glenridge Drive at Sherry, Murray on the right

the county's error in misinterpreting the conditions under which such a variance should be granted.

Glenridge is a narrow residential street adjacent to the westbound Murray offramp from the Sunset Highway. It had been zoned R-5 (five residential dwellings per acre) up until 1998, when the Cedar Mill-Cedar Hills Community Plan was amended, and the Transit-oriented TO 9-12 designation was applied.

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# Cedar Mill Business Roundup

Do you have news or events or know of something that you would like to see covered in the Cedar Mill News? Please write to Virginia Bruce at [info@cedarmillnews.com](mailto:info@cedarmillnews.com)

## Alder & Mitchell Dentistry

Beaverton's Alder & Mitchell Family Dentistry has relocated to a new custom office on the third floor of the new building at 15390 Cornell Rd. The new office has bigger rooms and is more spacious than their previous location, and includes a new waiting room. The office opened on December 2 and is always looking for new patients!

Bryant Alder started his Portland dental practice in 1951, and then moved the practice to Beaverton in 1979. His son, Dr. James Alder, started at the practice in 1982, and works there now with Dr. Jerem Mitchell, who joined six years ago. Both Alder and Mitchell went to Sunset High School and come from a family of dentists.

With two dentists and three hygienists, the business has new customers as well as lifelong ones and has room for more! Call them at 503-641-5667 or learn more online at [amidental.net](http://amidental.net)

## Great Bones opens to save your bones

Great Bones, a local company dedicated to bone health, reversing osteoporosis, and improving mobility, is celebrating their grand opening on February 27 from 10 am to 7 pm with food, drinks and raffle prizes, including a year of personal strength training sessions.

The company focuses on improving overall wellness and athletic performance, and reversing some of the common issues associated with aging.

The Rasmussens, the family behind Great Bones, are outdoor enthusiasts, active in cycling as well as various water and snow

sports. Their passion for health and their venture with Great Bones is personal. While on vacation, Art and Phyllis were first introduced by family friends to the equipment that would become the heart of Great Bones. Art saw immediate improvement—improved balance, reduced joint and back pain, and increased flexibility. Upon returning home, they shared their excitement with son Martin, who was a personal trainer while attaining his college degree, and he was intrigued.

Further research by the family revealed that the bioDensity and Power Plate machines were proven to slow and reverse osteopenia and osteoporosis, common issues for women as well as men as they age. Great Bones opened their doors in the "Triangle" shopping center in early December.

"Our clients range from women battling osteoporosis to athletes seeking to improve their strength and mobility. We all personally use the equipment, and know that it works. Our goal is to share this with others to improve their quality or life and overall health," stated Rasmussen.

Great Bones welcomes anyone with interest, and offers the first two sessions absolutely free. They are located at 485 NW Saltzman Road. Hours are Monday through Friday, 9 am-5 pm and Saturdays from 9 am-12 pm. For more information call 503-575-9261 or visit the website at [great-bones.com](http://great-bones.com). You can also visit Great Bones on Facebook at [Facebook.com/greatbones](http://Facebook.com/greatbones).

## Local eggs, beef and honey at Dinihanians

Even though the Farm store is presently not open for regular hours, we still have organic eggs, grass fed beef, and local honey from family farm hives available for purchase. On Fridays, Saturdays, and Sundays, from 10 am to 3 pm, customers can come by and pick up these goods.

We also have seasoned holly firewood for sale by the bin. All you need to do is call ahead and place your order by leaving your name and phone number, a brief message about what you are interested in and we will call you back and finalize your purchase.

CSA signups for the 2014 season have begun. Shares are limited, so don't miss out on your chance to

receive a weekly share of fresh, delicious, locally grown produce. Visit [yourcsa.com](http://yourcsa.com) for details.

One very exciting thing to know about our farm is that we are continuing to work toward organic certification. At the present time, the farm is what is considered to be in "transition to organic." meaning that we are using organic methods just like a certified farm does for the three years prior to receiving certification. This is a lengthy process and we are making excellent forward progress. We will have more on that in the weeks to come.

## Free Design Workshops

Join professional Color Consultant and Interior Designer Caryl K. Hoffman of CK Hoffman Design for a series of three Design Workshops. Caryl is a paint color specialist with a Design Degree from UCLA. She has been in the construction and design industry for over 25 years and was named "Best of Houzz for 2013", the premiere design ideas and professionals referral website.



## Workshop Schedule:

February 20, 6-7 pm: Selecting the Perfect Paint Colors for Your Project

March 20, 6-7 pm: Beautiful and Easy Kitchen Remodels

April 17, 6-7 pm: Fantastic Exterior Paint Color Ideas

These Thursday Workshops will be held at the Sherwin Williams Store—Cedar Mill, 13555 NW Cornell Rd.

The workshops will be fun and informative. The evenings will include light refreshments and a door prize at each event. Sign-up in the store because they will need a minimum of four participants to hold the workshops, so please consider bringing along two or three friends! For questions please contact Caryl Hoffman at 503-807-1348 or [carylhoff@gmail.com](mailto:carylhoff@gmail.com).

## Open House for preschool

Blue Frogs Jump is a private preschool housed in a beautiful home in Cedar Mill. It offers a warm, inviting, stimulating environment. Michele Erard, [Ms.Ed.](http://Ms.Ed.), is an experienced, highly educated teacher who cares about offering high quality experiences for the young child.

Blue Frog's program subscribes to a balanced, eclectic philosophy, drawing strengths from play based, structured, Montessori, Waldorf, and Reggio philosophies. Imagination, Creativity, Problem Solving, Language Development, Math and Reading Readiness, Large and Fine Motor Skills, and Socialization are considered when preparing the daily environment.

Meals are served with cloth napkins, stainless steel utensils, and tempered glass. Erard uses balanced meals that follow and surpass USDA Guidelines. Foods is freshly prepared using local and organic foods as much as possible.

We are open Monday through Friday from 7:30 am to 5:30 pm.

Two, three, and five-day schedules available. Visit our website to learn more [BlueFrogsJump.com](http://BlueFrogsJump.com)

Call 503-925-3919 or email [michele@bluefrogsjump.com](mailto:michele@bluefrogsjump.com) to schedule a tour with Michele, or better yet come to our Open House on Saturday, February 15, from 10 am to noon. You'll get a chance to view the space, ask questions, and determine if Blue Frogs would be a good fit for your family. Workshop Schedule: February 20, 6-7 pm.

## Another Bob Rosson Award!

Bob Rosson of Peninsula Insurance in Cedar Mill has earned the Safeco Insurance Award of Excellence, an honor recognizing superior underwriting skill that is only achieved by a select group of agents across the country who sell Safeco Insurance. "Peninsula Insurance is dedicated to providing the protection our clients need at the right price," said Rosson. "Safeco shares that same dedication, and we are thrilled to be recognized as one of the company's top agent partners."

Rosson has now earned the Award of Excellence nine times. The award honors outstanding agents who have developed a solid underwriting relationship with

*Continued on page 8*

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### Milltown United extends signups for Kick & Chase

The spring Kick and Chase program (Kindergarten and 1<sup>st</sup> grade) is accepting registration until April 3. Visit [milltownsoccer.org](http://milltownsoccer.org) for more information and to sign up those chasers!

### Sunset Presbyterian Luncheon concert

The Sunset Presbyterian Church, located on Cornell Road, is having a luncheon and performance by soul and gospel singer Nehemiah Brown on Wednesday, February 12 from 11:30 am-1 pm. The lunch will be catered by Kam & Kam, and the cost is \$10. For more information, and to reserve a space, contact Karen Carroll at 503-292-9293 x3020 or [KarenCarroll@sunsetpres.org](mailto:KarenCarroll@sunsetpres.org).

### Test-drive event revs up Sunset High School Grad Night funds

Take a free test drive on Saturday March 8, and Ford Motor Company will donate to the 2014 Grad Night Party for Sunset High School!

Damerow Ford and Sunset High School have partnered to host a fundraising event, Drive 4 UR School, from 10 am. to 5 pm in the parking lot of Sunset High School. Damerow Ford



will provide a selection of new Ford vehicles. For every test drive, they'll donate \$20 to the party fund. You will need to bring your driver's license, comprehensive insurance card and be over the age of 18. This is limited to one driver per household.

This year, graduation is on June 9, and an all-night alcohol-free party is planned immediately after. "Sunset Safe Graduation 2014 is a program funded and operated by parents, volunteers and the local community to provide a safe and fun environment for our graduating seniors," said Mary Young, Sunset Grad Party committee member.

"We are looking to have a busy day on the 8th. We can raise up to \$6,000 if 300 people test-drive a car. This is a fun, casual test drive. No sales pitch. No cost. Come enjoy a spin around the neighborhood and help Sunset Seniors celebrate

in a safe atmosphere," Young said. "Every person who takes a test drive will be entered into a drawing to win a grand prize." To find out more, volunteer to help, or sign up for your test drive please email her at [lms-mary2@aol.com](mailto:lms-mary2@aol.com). Walk-ins will be welcome the day of the event as well.

### Skyline Memorial Valentines

Have a loved one in your heart? Take part in a valentine ceremony and enjoy the melodic harmony of the Cleveland High School Dettas at the "Love Your Loved Ones Event." on February 15, 2-4:30 pm at the Skyline Memorial Gardens and Funeral Home on NW Skyline Blvd. There is no cost for this event. For more information, contact Laura at 503-292-6611 or email [rachel.fox@dignitymemorial.com](mailto:rachel.fox@dignitymemorial.com).

### Washington County Forum

The Washington County Public Affairs Forum offers several exciting programs before they kick off the fascinating elections season. Their programs are also available on [YouTube.com](http://YouTube.com) and local cable access channel 21, Tualatin Valley Community Television, [TVCTV.org](http://TVCTV.org).  
 February 3: TVCTV's Kevin Howard—[www.TVCTV.org](http://www.TVCTV.org)  
 February 10: Tualatin Valley Fire and Rescue Fire Chief Mike Duyck—[www.TVFR.com](http://www.TVFR.com)  
 February 17<sup>th</sup>: Rachael Holley & Hillsboro Empowers Youth—<http://www.heytogether.org/>  
 February 24: Washington

County Auditor John Hutzler—<http://www.co.washington.or.us/CountyAuditor/meet-the-auditor.cfm>

March 3: New Portland Community College President, Dr. Jeremy Brown—<http://www.pcc.edu/about/administration/president/>

March 10: Tom Marsh, Author of "To the Promised Land: A History of Government and Politics in Oregon."

The Forum plans to begin elections programming after the March 10 meeting. Volunteers are welcome to help with the various aspects of the meeting. The Forum is a non-profit organization supported by member dues, just \$45/year for individuals.

The Washington County Forum meets from 11:45 am to 1 pm at the Peppermill Restaurant, located at 17455 SW Farmington Rd, Aloha.

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## The Nature of Cedar Mill

### Mindful Bird Watching

By Laurretta Young

Over the recent winter holiday, my husband and I had an Oregon State University biology student as a guest in our home. Upon finding that we had an interest in bird watching, which includes taking others out on customized birding tours, she wanted to talk about her recent ornithology course which was required for her degree. The final exam was a series of what she described as “fuzzy” pictures of birds, which required identification based on observable markings. This is the typical idea of what “bird watching” is about and it was disappointing that the exam reflected this common point of view.

There is of course validity in trying to match the birds one sees with the pictures in field guides. Looking for distinctive markings is one way to identify birds. What I hope is that birders will learn a richer and more enjoyable way of “seeing” birds. What I find hard to discern from most birding guides with static pictures of birds is the lack of clues about their behavior, sound, interactions and flight patterns. When I take birders out on tours, everybody wants to immediately use their binoculars. However, I like to begin with listening. What do we hear?

Our human brains are so heavily weighted toward sight that we often don't listen for clues. Almost always, we don't even hear the sounds, in favor of visual information. Listening not only gives us clues about where the birds are, but of course, clues about which ones we may soon see. It also changes the way our brains work—the more we actively use all of our senses to be where we are to appreciate the full nuances of our current situations—the less we use the other parts of our brains.

That other part of our brain is the “thinking” part rather than the “experiencing” part. Most of us over-use the analyzing, remembering, deciding, rehearsing and rehashing parts of our brain. To use our senses to connect with what is going on allows a new way to view the world

and gives that over-used part of our nervous system a well deserved break. One does not need to focus on the breath to be mindful. Focus on all our sensory information. This is mindful birding.

I find that if we pay attention to what the birds are doing before we even get our binoculars on them we often can learn enough to identify them. To do this of course means that one has some idea of the usual suspects in that particular area at that time of year.

I can tell if a Downy Woodpecker is approaching my suet feeder— long before I could see any identifying marks—by the particular arrow like form and the undulating choppy flight pattern of a single approaching



Mountain Bluebird, Sisters, Oregon. © 2014 by Jeff Young

bird. Similarly I often get questions about huge flocks of tiny birds approaching suet feeders. I haven't seen them but the only group of birds in our area that have 20-plus to a suet feeder are Bushtits. People are often amazed at this, thinking it's a form of magical ability, but it isn't—it's mindful noticing over time of bird behavior.

Mindfulness is often viewed as some mysterious religious activity that requires special equipment or training. However, it is not a religious activity, and we can all be mindful eaters, mindful walkers and mindful bird watchers if we choose. It is fun, it is good for your health and it increases the possibility of experiencing awe and learning.

This month I want to share a particularly awe-inspiring photo that my husband took during a recent trip to Sisters. We don't have Mountain Bluebirds in Cedar Mill (we do have some birds that are blue such as Scrub Jays and, in the summer, Lazuli Buntings). The deep blue of this bird is amazing and it was a delight to see it in the



sunlight. Go outside and see what delights you—see and hear and notice.

Lauretta Young MD is the current medical student resiliency project director at OHSU medical school and was the past chief of psychiatry at Kaiser. She now teaches medical students and birders how to be more aware of their optimum brain functioning. Visit her web site for customized bird tours at [portlandbirdwatching.com](http://portlandbirdwatching.com). See her husband's other photos at [flickr.com/photos/youngbirders](http://flickr.com/photos/youngbirders)  
*In the green*

## Indoor Orchid care

By Melissa Bierman, BS, HTR, LEC

Are you tired of the cold winter winds? Cure the winter doldrums with a little bit of the tropics inside your house. Valentine's Day is



next week so consider getting your loved one a phalaenopsis orchid. Time and time again people have asked me how to care for these lovely specimens. They always say, "I never have good luck with orchids," or "how do I care for it?" As a horticultural therapist, I do not want people to get discouraged with plants or their care, so I have written up the perfect care sheet for your orchid.

After receiving your orchid, gently check to see if it is wet. It should be moist just below the top of the soil. If it is wet, wait about 10 days after receiving to water it. Every week you should drench the roots and let drain. I like to water all my plants on Wednesday. My slogan is "Wednesday Water Day."

Next you need to find the perfect light for your new orchid. Orchids prefer a bright spot with diffused light, but take care to not give the orchid direct sunlight. Diffused light will promote blooming. Orchids do not like to be moved around very much, so try to leave in one spot so it can get used to its new environment.

Orchids do not like to be cold, so try to keep your orchid in temperatures in the range of 75-85 degrees F in the day and 60-65 degrees at

night. I also encourage misting the orchid regularly to increase humidity. A simple pebble tray underneath the pot will aid in this as well.

Orchids need to be fed orchid fertilizer that is high in nitrogen. I like to use 25-9-9 and add the mixture to my watering can. I recommend fertilizing mid-month and often do this on Fridays. My slogan for this is "Fertilize Fridays." I try to have fun while I garden and help others learn with these easy to remember tips!

Lastly, you should repot using general orchid mix at least once every year, or when the mix looks deteriorated. When the last flower has finally withered and dropped it is time to cut your flower stem halfway down. Don't give up on having it rebloom. It takes patience, time, and good care.

Goodness Grows LLC will help you create a garden that reflects the healing power of nature and engages all the senses. We look forward to unearthing all the goodness in your garden. Visit us at [www.goodnessgrows-spdx.com](http://www.goodnessgrows-spdx.com) or email [goodnessgrows@gmail.com](mailto:goodnessgrows@gmail.com) for more information.

## Cedar Mill Garden Club

Portland Garden author and expert Barbara Blossom Ashmun will present "Expert Gardener confesses her worst bloopers," at the Cedar Mill Garden Club's Wednesday, February 19 meeting. The meeting will be held at the Beaverton Activities Center Community Room, 12500 SW Allen (Allen and Hall Blvd.) at noon. There will be time for questions and sharing of our own garden mistakes and fixes. If we pay close attention, maybe, just maybe we can avoid some future mistakes, or just plain feel emboldened try something new in the gardening field.

Ms Ashmun has written six garden books, most recently "Married to My Garden," about her love affair with plants. She's a regular columnist for the Hardy Plant Society of Oregon's Quarterly, and a contributing editor for "Fine Gardening" for many years; a columnist for the "Portland Tribune," among other publications; and owner of Creative Garden Design.

All interested gardeners are welcome to attend the meeting. Those interested in further details about the club please call 503-649-7741 or see the website [www.thecedarmill-gardenclub.org](http://www.thecedarmill-gardenclub.org).

# summit DENTAL

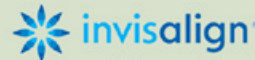
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Glenridge, continued from page 1

In 1998, a small detached housing development called Vesper Park was approved and later built at the eastern end, where Glenridge dead-ends. That developer asked for, and was also granted, a hardship variance that allowed them to widen the entire length of Glenridge to only 20 ft. from the previous width of 18 ft.

In 2006, two lots at the west end of Glenridge, bordered on the south by the freeway offramp, were purchased and their houses were later demolished. A neighborhood meeting was held in April 2012, the first step in submitting a development application. Many Glenridge neighbors showed up to listen to Tracy Clark, the developers' representative, and members of the development

for greater density to accommodate additional population and employment slated for the town center area... A change back to the R-5 designation would have two major consequences: 1) homes constructed under the TO: R9-12 District would become nonconforming uses, and 2) "downzoning" properties from TO: R9-12 to R-5 would increase the county's potential for Measure 49 claims. These claims can be filed when new land use regulations are enacted after January 1, 2007 when claimants can demonstrate that the new regulations reduce the value of residential property. For these reasons, staff recommends that the Glenridge neighborhood retain its TO: R9-12 designation."

Aside from property and qual-



team, describe their plans. One of the attendees was Gene Duncan, a lawyer and former resident who still owns property on Glenridge. Duncan had been petitioning the Washington County Board of Commissioner (BCC) since 2009 to rescind the 1998 upzoning, arguing that the area didn't meet the definition of a "transitional district" and that the zoning was a threat to property values and quality of life of the current residents.

His request was finally put on the list of potential topics for the 2012 Land Use Work Plan, a document that determines the projects to which county staff will devote time. Staff recommended that it not be included in the Work Plan, stating:

"The planning for Cedar Mill Town Center was a multi-year process that featured significant public input and a number of public hearings. As part of that process, the Glenridge neighborhood was proposed for designation with a land use district that would allow

ity of life values, the Glenridge neighborhood suffers from a significant access problem. At its north end, it intersects with Sherry St. a few feet from Murray. Sherry is "right-out-only" onto Murray, so the only way into the neighborhood is via Joy or Dale off Cornell, and then to Sherry. At Sherry, and for the length of Glenridge, the road is narrow and has no sidewalks except for the portion in front of Vesper Park. Children must use the street to walk to the bus stop on Sherry.

The development application was submitted in July, 2012. Because it was a permitted type of development, it was originally handled as a Type II application, which would only have required a decision by county planning staff to be approved. Andrew Singelakis, Washington County Land Use Director, used his discretion to elevate the application to be heard at a Type III hearing, in an open session before a county hearings officer.

At the hearing in December 2012, neighbors testified about a range of



issues including neighborhood compatibility. Pamela Beery, the hearings officer, stated in her approval, "Because the parcel is zoned the way it is, issues of compatibility and home devaluation resulting from the density of the proposed development are not ones which can be addressed by the Hearings Officer."

The Cedar Mill-Cedar Hills Community Plan, first adopted in 1983 and amended dozens of times since then, includes this statement in its list of General Design Elements:

"5. All new subdivisions, attached unit residential developments, and commercial developments shall provide for pedestrian/bicycle pathways which allow public access through or along the development and connect adjacent developments and/or shopping areas, schools, public transit and park and recreation sites."

A reasonable person might interpret that to mean that a development like the one proposed should provide a pedestrian/bike pathway to Murray, which is the adjacent shopping and transit area. In addressing that, however, the hearings officer said she "has no legal authority however, to require the applicant to build sidewalks for 600 additional feet to Murray Boulevard, or to serve already existing and more recently approved developments." She cited the applicants' intention to put a sidewalk in front of their parcel only.

In approving the variance from the required 22 ft. width, Beery noted the previous decision for the Vesper Park development, which argued that widening the roadway

to 22 ft. would "place "at risk" the mature trees located within the



*The proposed complex would be located on the left and the trees removed.*

right-of-way (ROW) (on the south side of NW Glenridge Drive." Those trees, however, are mostly located on the current proposed development and are slated for removal.

Once the neighbors found out that Beery had approved the development, they gathered to determine their options. They decided to hire land use lawyer Lance Clark. He helped them form the "Vesper Park/NW Glenridge Drive Neighborhood Association."

Clark says, "The big problem was that the design of roads, sidewalks, and pedestrian connectivity typical of the zoning designation did not match the single family home character of the NW Glenridge area, much of it built out in the late 90s through a 15-home plat (Vesper Park) with single family homes, that was approved just before the county rezoned for more density. With narrow, dead-end roads, sidewalks not covering the entire distance between the project and Murray, and very long blocks in comparison to the planned density, the project was not

worthy of variances to the development code without **mitigation** to correct the access limitations. Public safety concerns are obvious."

He continues, "As I argued before LUBA, the county needs to work on its infrastructure supporting an increased-density neighborhood—such as widening roads and building sidewalks—before allowing projects that ask for variances from things such as the minimum road width for the narrowest road type in the area. The combination of a narrow road with the lack of a continuous sidewalk on at least one side of the street is tough on the pedestrians that the community plan encourages."

LUBA concurred with this argument, and remanded the decision to Washington County. Commenting on the road width, in a footnote the LUBA board members stated, "As an example, petitioner [Clark & the neighbors] points out that the 1998 decision [Vesper Park] relied on an anticipated reduction in the value of the new lots to be developed from the removal of mature trees that would be required to widen NW Glenridge to 22 feet. As we understand it, those trees are either located on the subject property, and will be removed as part of the development, or have already been removed. As a second example, petitioner points out that the 1998 decision found that NW Glenridge has a "country lane" character, and argues that by virtue of the increased traffic on the street resulting from the 1998 decision, [it] has ceased to have that character."

The Community Development Code (CDC 435-5.3) says that a variance can only be granted if it "will not be materially detrimental to other property in the vicinity."

LUBA said the hearings officer "appears to misconstrue CDC 435-5.3(\*C) which requires the hearings officer to determine whether the proposed variance meets that CDC section, not whether the proposed variance is consistent with a variance granted 15 years ago."

Clark notes, "There was one big finding by LUBA that I consider critical to the outcome and probably the remand. The hearings officer stated the county had no authority to order the developer to pay to widen the road or build sidewalks. I argued that the code allowed for this, citing the specific code provision, subject to takings law proportionality analysis (Dolan and its progeny), and LUBA agreed. It appears that for Vesper Park, while a variance allowed a road below the Code's minimum width, it did require some widening, which I assume the Vesper Park developer paid for."

Wayne Hayson, the Washington County planner who worked on the application, says, "Essentially, the application hasn't progressed anywhere since the LUBA remand. To move the application forward the applicant has to submit a request to the county to hear the remand, and pay the fee, and to date they have not done so. I do not know what their intention is at this point."

We spoke briefly to John Inglis, the property owner. He says they do intend to go forward with the development, and that he and his partners are "trying to decide on the two options." It wasn't clear if he meant whether they would widen the road or build the sidewalk. We're not sure that it's an "either-or" situation at this point.

CPO 1 will receive notice of any action related to Glenridge, so we will keep you posted.

## Pittock Mansion History as it turns 100

One hundred years ago, a grand house overlooking the city of Portland was built for Henry Pittock and his family. The Pittocks brought business, philanthropy and innovation to the forefront of Portland history. Pittock Mansion opened as a museum in 1965 and to this day continues to open its doors to share the story of Portland.

The Beaverton Historical Society lets you explore how this magnificent home was built in 1914 at our first Centennial exhibit, "Building Pittock Mansion," on view February 1-July 13. Examine original

blueprints, view photographs of workers who built the home, and discover the modern technologies that were incorporated into the building, completed in 1914.

A free program introducing the exhibit will be held on Tuesday, February 11, 7-8 pm at 12412 SW Broadway Street. Donations are welcome. Find out more at [pittock-mansion.org](http://pittock-mansion.org) or call the Beaverton Historical Society at 503-430-0106.

## Millions donated for Sunset fields

An anonymous donor has donated \$4.4 million to install synthetic turf, creating multi-functional athletic fields at Sunset High

School. The project will include the varsity baseball field, repositioning the existing varsity softball field, and adding lighting. The synthetic turf will dramatically increase the amount of use the fields can accommodate, especially during the fall season. The improvements will provide a year-round surface for Sunset High School's P.E. classes, practice fields for soccer and football teams, softball and baseball teams, marching band, District make-up games, and community recreation programs.

"This gift is incredibly generous and will benefit not only the Sunset High School community, but the greater Beaverton com-

munity as well," said Jeff Rose, Superintendent, Beaverton School District. "The fields will be used by thousands of students year round to practice and compete in sports, marching band and community recreational programs."

Construction on the fields is expected to begin in late spring and will take three months to complete. For additional information about the project, please contact Pete Lukich, Athletic Director, Sunset High School, 503-259-5130.

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*Business News, continued from page 2*  
Safeco and whose agencies have qualified for the Safeco Insurance Premier Partner Award, the company's top recognition program.

Peninsula Insurance has served the Cedar Mill community since 1992. Peninsula is an independent insurance agency, representing a number of insurance carriers offering auto, home, business, and life insurance. For more information about Safeco Insurance, go to [www.Safeco.com](http://www.Safeco.com). To contact Bob Rosson call 503-644-5333 or email him at [bobr@timmco.com](mailto:bobr@timmco.com).

painting by the instructor; students then create their own with supplies and tools provided. [lrothchildollis.blogspot.com](http://lrothchildollis.blogspot.com).

For more information about membership, classes and special events, call the Gallery at 503-644-8001 or visit their website [village-galleryarts.org](http://village-galleryarts.org).

**Virtue of the month: Loyalty**

"Loyalty is unwavering commitment to the people and ideas we care about. We are steadfast

through good time and bad. Even when others disappoint us, we are resilient and forgiving. We invest in our relationships and do what it takes to keep them whole and strong." Excerpt from Virtues Reflection Cards by Linda Kavelin Popov, [virtuesproject.com](http://virtuesproject.com).

The practice of Loyalty: I am steadfast in commitment to

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**Village Gallery News**

Featured Artist: Angela Grainger, February 4- March 2. Watercolor paintings by local artist Angela Grainger, an award-winning watercolor artist and instructor with works shown throughout Oregon and currently in Milan, Italy. Angela is



*Everything's Coming Out Roses, by Angela Grainger*

President of the Watercolor Society of Oregon and is a juried member of the Oregon Society of Artists. Her work derives its inspiration from the magic and wonders of nature.

Featured Workshops: Mary Burgess—Ukrainian Egg (Pysanky) Decorating: Saturday, March 1, 10 am-3 pm, \$50 includes tools and supplies. Ages 15-adult. Learn how to create beautiful intricate patterns on egg shells using a wax resist method in the traditional Ukrainian way. Egg shells are waxed and dyed using a kistka, a special waxing tool used to "write" patterns on the egg. Colorful dyes are applied in succession for a dramatic effect.

Linda Rothchild Ollis—Acrylic Potential, Transparent and Opaque: Monday, March 10, 9:30 am-12:30 pm, \$60 includes supplies. Ages 16-adult. Are you ready for a new approach to awaken your painting potential? This class starts with a step-by-step process and completed

those I love. I stand by my loved ones through good times and bad. I forgive mistakes. I am devoted to keeping my relationships strong. I do not allow misplaced loyalty to endanger me. My first commitment is to the truth.

Affirmation: "I am thankful for the gift of loyalty. It nurtures my commitments."

Please contact Delaram Adyani for more information 503-267-0202 or join their Facebook Page: Virtues Connection Portland, Oregon.

**HealthSource collecting for Portland Humane**

HealthSource Chiropractic and Progressive Rehab wants to extend a helping paw to local animals by providing a Free Community Health Screening in exchange for a donation to the Portland Humane Society.

Donations of animal treats, chew toys, animal food, and monetary donations will be accepted at the office located at 13305 NW Cornell



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Each year, approximately 5-7 million companion animals enter animal shelters nationwide. Low adoption rates are one factor driving the high number of animals in shelters, but every year, millions of dogs and cats are relinquished by their owner or rescued from the streets by animal control officers and private citizens, and brought to animal shelters. These circumstances leave shelters and rescue groups with a large number of animals in need of homes, and an even larger need for donations in order to help take care of them.

To learn more about the Portland Humane Society donation drive, or to schedule an appointment, call 503-746-5085 today.

### Tualatin Basin Weed Watchers Workshop

Attend a free workshop on invasive weeds in our area. Learn how to protect our natural areas from invasive species, identify new invaders in the Tualatin Basin, and report new invaders before they become a problem. The workshop will occur on Thursday, February 20 from 6:30-8:30 pm at the Tualatin Hills Nature Park on Millikan Way. There is no RSVP required. For more information contact [tualatinswcd@gmail.com](mailto:tualatinswcd@gmail.com).

### Downtown Beautification

Once again in 2014, the Cedar Mill Business Association is sponsoring flower baskets to be hung from light poles along Cornell and some surrounding areas. The cost of the baskets, around \$8900, includes installation and watering throughout the season. Funds come from CMBA members' donations and a fundraising campaign targeting businesses in the area. If you enjoy the flowers and want to donate or help with the fundraising, contact Joanne Hollister, [jjhollister@frontier.com](mailto:jjhollister@frontier.com). You don't need to be a

CMBA member to help!

The CMBA also sponsors a streetside cleanup event each spring and fall. The county doesn't maintain the landscaping, so it's up to us. The spring event occurs on the first Saturday in May—May 3 this year. If you know of a group that is looking for a great volunteer opportunity, consider joining us for this early-morning session. We pick up litter, pull weeds and trim the vegetation so the street looks as good as the flower baskets! Contact Joanne for this, too!

### Tokens of affection!

Express yourself with heARTfelt gifts and cards for your sweet-heart or special someone. See the handcrafted collection at the [Shop @ Oregon College of Art & Craft](http://Shop@OregonCollegeofArt&Craft.com), 8245 Southwest Barnes Road. Through February 17, 10 am-3 pm daily. Members enjoy a 10% cour-



*Sterling silver wrap heart pendant by Stephanie Wiarda*

tesy discount all year. Renew your membership or become a member at the SHOP today! Every purchase supports OCAC and our artists.

Get a week of camp in before the summer! Spring Break Camp for Grades 1-5; March 24-28, 9-5. Make, create, and explore craft with us in our fantastic art camp. Campers will be immersed in 2D and 3D art workshops every day, while counselors lead games, songs and free time. Before and After Care is available.

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Find out about more "Art Adventures" and register for camps and classes at [https://cms.ocac.edu/art\\_adventures/](https://cms.ocac.edu/art_adventures/)

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Sunset Pres., continued from page 1

By the mid-90s, the congregation had grown so large that they began to look for a site that could accommodate a bigger campus. They purchased land at the intersection of Cornell Road and the Sunset Highway and began to draw up plans for the church.

Sunset Presbyterian hired An-krom Moisan architects in 1997 to craft a master plan for the campus and design an interim sanctuary that would house worship services until a larger, permanent sanctuary could be built. The design called for a phased development. The campus is situated on just 15.5 acres, with its buildings surrounded by wetlands, so the permanent structure had to fit within a tight space.

The east wing held the original sanctuary. It is now the gym/multi-

production system within the sanctuary is yet another design element that signals a growing trend among churches. 'There's a huge focus on the theatrical component—the lighting and acoustical systems in contemporary worship spaces—that wasn't there even a decade ago,' [architect Jim] Smith said."

Many organizations rent the church's facilities throughout the year—some on a regular basis, and some for large yearly events. The Beaverton School District takes advantage of the high-end audio-visual setup to hold the "Signal to Noise" celebration of student-produced video each spring, for example. Nearby Columbia Sports-wear holds major sales meetings and other events there. Columbia also uses a section of the parking lot on weekdays for a park-and-ride

for its employees. The Red Cross has a blood drive in the gym every Monday. A Spanish language church, La Iglesia de Cristo "Llamados a con-

quistar," also meets in the church. "We would love to see more musical and theatrical productions here," Matousek says. "Our rates are affordable and we have good availability for groups who schedule in advance." He invites anyone looking for space for events to contact them.



purpose area and also includes the childcare area. The offices were built at the same time and weren't connected to the east wing.

In 2005, the current large Sanctuary was completed. A 2004 article in *Northwest Construction* notes, "Along with a larger worship space, the inclusion of a state-of-the-art

velopmental disabilities and signing for the hearing impaired."

Matousek notes, "Our new pastor, Dr. Jason Curtis, who came from Edinburg, Scotland, has introduced a new worship time during the week especially for shop owners and business folks who are unable to worship on Sundays. We call it Last Wednesday since it meets on the very last Wednesday

of each month. It offers an informal light lunch at 11:45 am. Worship begins promptly at 12:15 pm and is completed by 12:45, respecting the business lunch time. Again everyone is welcome, even if Sunset isn't their church home.

In addition to the Sanctuary, facilities include a good-size commercial kitchen located just off the gym area. Trained and certified volunteers are responsible for food service for non-catered events. Currently it is used mostly for catered events such as weddings and funerals. They don't rent the kitchen for commercial food production because of liability issues, however.

There's a lot more to Sunset Presbyterian than the actual church services. Matousek says, "Sunset cares for the community we have been called to serve. That's why we open our doors to invite everyone to attend classes such as DivorceCare, ESL, Cancer Support Group, Alpha, Finance Education (Good Sen\$e), GPS Singles, High School, Middle School, Supper Groups, 55+ Seniors, and Bible Studies on Tuesday and Thursday mornings



The sunny childcare wing has toys and spaces for all ages of children.

"We incorporate music into both of our services," Matousek says. "We have our own small orchestra, and a choir of 40-50 members. The first service at 9 am is a little more traditional, with upbeat music and hymns. The 11 am service has more contemporary music and attracts a younger crowd in general." Both services include a sermon, sacraments (baptisms, confirmations), scripture readings, and sharing of stories.

"We started using video to help people share their stories," he explains. "It is pretty scary for most people to get up in front of a roomful of people and talk. But by videotaping people in a conversation with the pastor or another member, we're able to make them more comfortable and they can share their experience with the congregation."

They also use the video system during the sermons. And during the second service, several profoundly deaf members have their own signers to help them. Matousek says, "I understand that we are the only Westside church to have special worship for friends with de-



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KONICA MINOLTA





and Wednesday evenings. We are simply a church where everyone is welcome.” Information about these groups and programs is available on the church’s website at sunsetpres.org.

They also focus the attention of their congregation on helping the community. Matousek notes, “For the past eleven years we have served the community at Christmas with our Food & Toy program. We adopted over 600 families this year to make their Christmas something special. The blessing of the program works for the receiver and giver.

“Each spring, we share one of our Sundays in service to our community. Last spring we partnered with two schools, Cedar Park and William Walker. Over 800 of our congregation descended on these schools and accomplished several projects during the day. We were inspired by the connection of the teachers and parents who came to help. We call this day of service Engage.” A few years ago, the group completed several projects at Sunset High, including renovating the quad. It had become an unattractive and neglected space, and is now a welcoming spot for students to gather outside. They have decided to focus on the two elementary schools for the next several years.

Matousek continues, “Helping Hands is our community pantry and clothing outlet. It’s staffed by volunteers from our congregation



In addition to making people feel closer to speakers on the stage, the video screens are helpful for the hearing-impaired who can lip-read.

who help those in need. The ministry grew from a small storeroom outlet to a stand alone 80’ by 40’ facility, distributing hundreds of pounds of donated food each week.”

The church sponsors occasional “Family Movie Nights” —dinner and a movie for families, serving pizza and showing family-friendly movies in the gym, which is equipped with a large projection screen.

One wing of the building holds the child care area. Parents check their kids in with a high-tech ID system to ensure their security. The rooms are set up to provide activities and space for kids from infants to young teens. The programs are available on Sundays dur-

over 100 ministries that are lead mostly by lay leaders. There are over 30 paid staff supporting the various ministries. Our church is unique in that we have two lead pastors. Dr. Jason Curtis, Lead Pastor of Spiritual Formation, and me, Lead Pastor of Administration. All the staff report to me, and Pastor Curtis and I share the role of leading our congregation. I deliver the sermon about once every six weeks, while Pastor Curtis does it the rest of the time. We work together to develop a thrust for each season in terms of messages and bible stories.”

Pastor Matousek came to Sunset Presbyterian in 2008 from the small

service, and most high-school-age youth choose to join their parents in the sanctuary services. The church doesn’t currently offer regular daycare or preschool during the week but they are considering that for the future.

Such a large church with such a broad array of programs necessitates a large staff. Matousek explains, “We have

town of Antigo, in northern Wisconsin, where he was the mayor and also ran a large Christian camp. He grew up in Chicago, and studied at Wheaton College, Northern Illinois University, and received a Master of Divinity degree from Bethel University. Rick

Anderson, Communications Coordinator for the church, says, “Mike is loved by staff and congregation. He’s perfectly matched for his posi-

Timberland, continued from page 1

Zucari Home & Garden currently has a store on NW 23<sup>rd</sup> in Portland, and will be moving to the Cedar Mill location as soon as the shops are ready. They carry a variety of home and garden decor items and gifts. Find them on Facebook, as they apparently don’t have a website!

We look forward to finding out about the rest of the shops and restaurants that will populate the center.

There was a little kerfuffle last fall, when Gramor closed Cedar Falls Drive, the street that will run down the “main street” of the new center between 118<sup>th</sup> and the new Cedar Falls apartment development along Lost Springs Terrace. Residents were upset because it gave them a longer drive. Last November, Gramor VP and Director of Construction said, “As soon as we can safely open the street, and our work to complete the improvements within the Right of Way has been accepted by the City of Beaverton, we will quickly dedicate and open the street to the public. We anticipate that time frame being mid-July of 2014.” Now it appears that may not happen until later in the summer or early fall. Such are the vagaries of commercial development!

tion here.” He lives in nearby Oak Hills with his wife Christina and their three young children.

Other staff in the main office include Jay McKenney, Worship & Creative Arts Minister, Dr. Barbara Feil, Minister to Adults, Rev. Ken Mulder, Local Outreach Minister, and Ake Lundberg, Minister to Seniors and Pastoral Care. More information about the staff and programs is on the website: [sunsetpres.org](http://sunsetpres.org).

Sunset Presbyterian is located at 14986 NW Cornell, on the south side of Cornell just before it crosses the Sunset Highway. The main phone number is 503-292-9293.



A volunteer prepares food in the main kitchen.

ing worship services, and also on Tuesdays and Thursdays for Bible study groups. Matousek says that there are occasions when middle-school-age children attend the main



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