



FREE

Cedar Mill News

Volume 14, Issue 6

June 2016



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What's Happening at...

Pars Market closes

Iraj Talepasand and Azar Tavakoli are closing up their grocery and café after seven years of bringing us intriguing Middle Eastern groceries, deli items, and delicious



grilled lunch fare. Iraj is anxious to return home to take care of his mother, who is 95! Their lease is up June 15. They have sold most of the stock, but there might be time to get one last falafel or gyros!

Tim Fekkether, who owns the building, says, "[NextHome Realty Connection](#) will be moving into the space. Their lease begins June 16, but they won't be operational in the space until August 1. Steve Roesch is the Owner and Principal Broker."

We're sad to see the sidewalk café go away. Tim notes, though, that the size of the space, about 900 square feet, limits the appeal to many tenants. He continues, "But I am happy to have a new community oriented business in the building."

Old Cedar Mill fire station takes on new life

If you've driven down Cornell Road recently you may have noticed that the old Cedar Mill fire station has a fresh and vibrant look with new grey and red paint. The owners of Motor Sports International have retired and closed the auto repair business they had in the building for many years. Brothers Jeremy and Justin Williams of German automotive specialist Matrix Integrated, who grew up in the area, have purchased the property and updated it. Both Jeremy and Justin are extremely excited to be an integral part of the Cedar Mill community again!

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Thompson Woods proposed for Bonny Slope West

By Virginia Bruce

The first proposed development within Bonny Slope West, named Thompson Woods, had its public hearing on May 26. The Hearings Officer's decision should be published sometime this summer. Arbor/West Hills Development is proposing to put 235 homes in six phases on about 45 acres at the southwest corner of the 160-acre total area of BSW. The development includes R-6 (six dwellings per acre) and R-9 zoning.

Among the issues discussed in the Conditions of Approval and Staff Report for the hearing were concerns about siting a trail—the only park-like facility proposed in this development—and whether a realignment of Thompson near the southwest corner of the development would occur.

Park facilities

The proposed plan includes no parks, but does propose a trail along the south side of Ward Creek, in the northern margin of the proposed development. In a letter to be included in the record for the

Big white house settles in

People have been asking about the big white house on McDaniel, which has been perched temporarily at 10680 for a couple of years. It was built on land nearby that was later sold for a subdivision, Cedar Ridge North. The owners hired Emmert International to move it to the current spot, but couldn't permanently install the house until a sewer hookup could be provided.

When developer DR Horton built Cedar Ridge North, the sewer stub became available. The foundation has been dug,



hearing, THPRD Superintendent of Planning Jeannine Rustad wrote, "As shown on the Potential Park Areas Map of the [Bonny Slope Sub-area] Plan, the subject properties are the location of the western most neighborhood park. Design element 11 requires an applicant to include documentation that the developer has had a discussion with the district about the possibility of acquisition for a park. While the applicant did have preliminary conversations with the district about a potential park, no agreement was reached.

"Given the size of the proposed subdivision, it is desirable to locate a park in the development. The absence of a park further necessitates the need to extend the proposed trail to the western edge of the property. This will allow the potential for eventual extension of the trail to the district-owned property

and Emmert workers are currently preparing to move the house onto the new foundation.

The house is owned by Steven Sharp, former Chairman of the Board of Triquint Semiconductor (now Quorvo). His current address is listed in Vancouver, Washington. It's not clear whether he and his family will be living in the house.

to the west."

The staff report agrees with THPRD that the proposed trail should follow a northwesterly alignment that would allow it to connect with the land already owned by the



district (currently called by THPRD the "Northeast Park") at the corner of Saltzman and Laidlaw. It encourages the developer to continue to work with the district to reach an agreement on a better alignment for the trail.

The proposed plan includes a pedestrian bridge over Ward Creek as part of the proposed trail, but if the trail is realigned in accord with THPRD's request, the bridge may not be included. There will be several places where the trail will connect to the community sidewalks.

The Staff Report does not respond to Rustad's comment about a lack of any actual park.

Roads

Throughout the BSW planning process, the county has included a realignment of Thompson that would eliminate a sharp curve that runs along the south side of the proposed development. Negotiations are underway with the landowner who has the essential piece of property needed to straighten the road. The Conditions of Approval include contingencies in case the straightening can't be accomplished.

The only entrance into the development from Thompson will be across from the existing Hibbard Road. The Traffic Report calls for an eastbound left-turn lane at that location, to be constructed by West Hills. It also says a signal is

Continued on page 11

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

Cedar Mill Chiropractic on the Road to Rio!

Two chiropractors from Cedar Mill Chiropractic Clinic have been selected to assist track and field athletes on their Road to Rio! Lauren McCabe, DC, and Steve Hanson, DC, will be in Eugene at the end of June and beginning of July as part of the medical team for the USA Track and Field Olympic Trials. Cedar Mill Chiropractic Clinic is the only Portland metro clinic to have two chiropractic physicians selected for this prestigious multi-disciplinary team.

The clinic is located at 12923 NW Cornell Rd. #201, and they're on the web at cedarmillchiro.com. Call 503-646-3393 to schedule a visit.

Something for everyone at the Grange Market

Saturday June 4, 9 am- 2 pm, Leedy Grange Hall, 835 NW Saltzman

Ready for nice weather and all the fun things to do? Don't forget to put the Leedy Grange Artisan Flea Market on your list. Check out one-of-a-kind treasures, curiosities, antiques, succulents, jewelry, glassware, shells, rocks, and more!

Fun for the whole family... FREE! Come and support this community event! In the Bales Thriftway parking lot.

OCAC Summer Events

OCAC Art degree summer application workshops
Saturday, June 18, 2 pm sharp, [OCAC campus](http://OCACcampus.com), 8245 SW Barnes Road

Find out how to apply for [Oregon College of Art and Craft \(OCAC\)](http://OregonCollegeofArtandCraft.com) art degree programs in this [free workshop](http://freeworkshop.com). Come learn about applying, submitting a portfolio,

finding scholarships, transferring credits, and more! [RSVP now](http://RSVPnow.com).

OCAC Summer classes and camps for adults and youth
Studio School art classes for adults, June 1-August 29
Jordan Schnitzer Family Art Adventures art camps for youth, June 13-August 19

Craft something wonderful at Oregon College of Art and Craft (OCAC) this summer! Choose from a variety of art classes and workshops for adults, and art camps for pre-K through pre-college youth. Register at ocac.edu/register.

Santosh prenatal yoga
Wednesdays, 8 pm, 4876 NW Bethany Blvd, L-4 in the Bethany Town Center

The Santosh Prenatal Class is one of the few in the area and will continue throughout the summer. It's a great opportunity to connect with other moms-to-be. \$15 drop-in or six sessions for \$78.

Santosh Yoga is open to anyone in the community. There are no memberships and nothing to join. They still have their "first class is free" policy. To learn more, [visit their website](http://visittheirwebsite.com).

Village Gallery

Open hours: Monday - Saturday 10 am - 4 pm; Sunday 12 pm - 4 pm, 12505 NW Cornell Road, Portland, OR 97229, next to the Cedar Mill Library

June Featured Artist: Sandy Reeves

Opening Reception, Sunday, June 12, from 2-4 pm

Sandy Reeves takes a "spontaneous and intuitive approach to my work, always remaining open and excited about new techniques, materials, and subject matter." Her artwork ranges from impressionistic to abstract with an emphasis on color, shapes, and texture. Her paintings use up to 20 layers of paint to build up texture and dimension.

New Classes Offered In June

For complete details on all classes please visit villagegalleryarts.org

Liz Walker - Suminagashi Marbling: Monday, June 27 9:30 am to 3:30 pm

Explore this fascinating Japanese paper marbling technique using water-based inks floated on plain



An abstract by Sandy Reeves

tap water. Suminagashi literally means spilled ink. Create intricate, patterned rice papers using this ancient method and then use these papers to build gorgeous layered collages.

Mary Burgess - Watercolor On The Go: Mondays, June 30, July 1 and 2, 10 am to 3 pm

Learn to make your own watercolor journal and discover techniques to help you create meaningful and visually pleasing journal pages. Begin your travel journal before you start your journey and learn to put together a watercolor journaling kit that suits your style of travel.

Couples Date Night Cooking Classes

Saturdays, June 24, July 30, August 27, The Wine Cellar, 525 NW Saltzman Road

You are invited to join us for a bottle of wine (red, white or bubbles), and a two-recipe cooking class. Yes, you eat the tasty food! \$75 per couple (of any design).

Call 503-643-5655 or email wine@portlandwinecellar.com to reserve your space. 21 and over only, please. Interested in doing this as a private party for a group of your friends? Sure! We have an eight-guest minimum and would love to have you.

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Cat Adoption at Mud Bay

Saturday, June 25, 12-3 pm, Mud Bay Timberland, 11830 NW Cedar Falls Drive Suite 114

Our newest local pet supply retailer will offer an adoption event with Felines First, a local non-profit cat adoption rescue. They will be bringing in several cats that are available for adoption, and frequently have kittens with them as well.

If anyone is interested in learning more, the website for the rescue is www.felinesfirstrescue.com. If

you're not ready to adopt, they also accept donations during these events.

Mud Bay is located in the same complex as Market of Choice in Cedar Mill.

Sunset Credit Union offers summer financial safety tips

Summer vacations are a time of relaxation and fun. The last thing you need to take home from your vacation is the nightmare of losing your money, credit/debit/ATM cards, and other forms of identification because any or all of those were lost or stolen.



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Modern Home Tour comes to Cedar Mill

Saturday, June 4th 11am-5pm

The 2016 Portland Modern Home Tour will give area-residents the rare opportunity to explore eight incredible modern homes in the City of Roses and meet the local architects behind the designs. Modern Home Tours also welcomes the Architecture Foundation of Oregon as the tour's non-profit partner for the first time.



The Cedar Mill home is located at 12225 NW Old Quarry Rd. Designed in the mid-fifties by Architect Frank Shell for a local doctor, this is an impressive example of a

mid century modern home. Shell established a wonderful indoor/outdoor relationship in all areas of the house, resulting in a palpable feeling of connection to the beautiful site. The house has been featured in Sunset Magazine & Better Homes and Gardens and has been used for several photo shoots for local businesses.

You need to purchase tickets to attend the tour: \$35 in advance online; \$40 on the day of the tour. An after-party will be open to all tour-goers after the tour at a location and time TBA. For details on all participants and to buy tickets, visit: modernhometours.com/event/2016-portland-modern-home-tour.

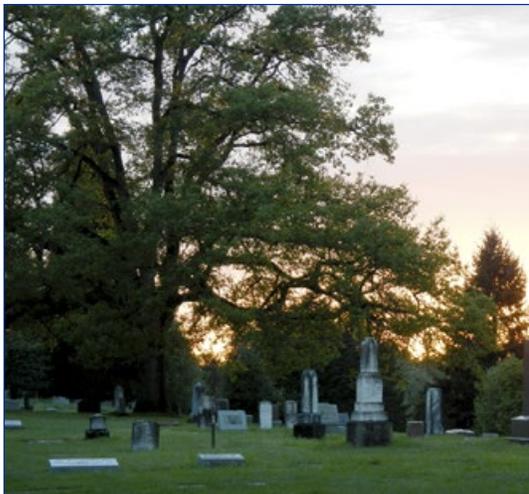
Union Cemetery—Open for Business!

Cedar Mill's [historic Union Cemetery](#), founded in 1858, still has plenty of space for burials.

Paul Taylor is a member of the [Board of Trustees](#), and is the contact for people interested in purchasing

near the road. The school was demolished in 1948 when Sunset Valley Grade School (where Home Depot is now) was opened, and the Union Cemetery of Cedar Mill received title to the land.

A Board of Trustees oversees the site. Volunteers devote their time to keep the cemetery a beautiful place of rest. It is an endowment-care cemetery, where lots are sold under the representation that the cemetery and lots will receive perpetual maintenance and oversight. This "endowed care" is provided free of further cost to



a plot. He says, "I think there's only about 60% of the area that's occupied," of the five-acre site, on the west side of 143rd north of Cornell.

"Occupants" include many of Cedar Mill's pioneer families, including JQA Young and his family. In April 1858, Francis and Arvilla McGuire donated land on what is now NW 143rd, "for the use and benefit of a Burying Ground and Meeting House." Additional land was donated in 1860, by John and Elizabeth Campbell, to build the [Union School](#), which was located

the purchaser after payment of the original purchase price for a lot or burial space.

Plots are available for \$900, and each plot can accommodate two burials. An additional "burial fee" of \$200 per burial is collected when the plot is needed. Private funeral service companies manage the physical details of the burials; Taylor can recommend companies that have worked with them in the past.

To find out more, contact Paul Taylor at 503-515-2255, or taylor4him@comcast.net.

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School District News

Last month it was transportation, this month all the news seems to be about schools!

High School Boundaries plan goes back for more study

At its meeting on May 16, the Beaverton School District (BSD) Board voted unanimously to reject the High School Boundary Adjustment proposal submitted by former Superintendent Jeff Rose, based on an inadequate consideration of two criteria for boundary adjustments: Proximity and Transportation.

Board members expressed concerns about proximity—the distance that students would be asked to travel to their new schools; and transportation, which includes the expense of moving children by bus to accommodate the proposed boundary map. Board Chair Anne Bryan said that she did not think students should be spending significantly more time on the bus than what they spend now to go to their current high schools. The Board directed the Superintendent to redraw the boundary map by giving more consideration to Proximity and Transportation.

In April, the local ad hoc group Sensible School Boundaries released its analysis of the materials received through a public information request. The result was a 33-page letter that was sent by the law firm Perkins Coie to the district on April 18, outlining the failures of the process. It clearly demonstrated that these two criteria were not considered adequately ([see details on the Sensible Boundary group website](#)).

Community members from the Sensible Boundaries Group led the charge to share these concerns with the board and walk through how these key criteria—along with Safety—were largely ignored. This effort, along with the hundreds of letters the board received from upset parents, strongly contributed to the board hearing the public's discontent and voting no on the flawed boundary proposal.

The next board meeting is on June 13. The new interim Superintendent will be attending that meeting, as Jeff Rose left the district at the end of May. The HS boundaries and next steps will likely be discussed then..

William Walker rebuild delayed

BSD has moved up the rebuild of Hazeldale Elementary School to 2017-2018, with the new school opening in September 2018. Originally, William Walker Elementary School was slated to be rebuilt during 2017-2018. William Walker Elementary will now be rebuilt during 2018-2019, with the new school opening in September 2019.

Students from these schools will attend classes at the future Middle School, currently under construction in Cedar Mill, while their schools are being torn down and rebuilt. The Middle School (as



Pedestrian Walkway/Courtyard at the new middle school

yet unnamed) will open in 2020. Students from Vose Elementary, the first school to be rebuilt, will attend the Cedar Mill school, scheduled to be “substantially” completed by the end of July.

William Walker Elementary School is adjacent to Cedar Hills Park, which is also scheduled for a major redevelopment. THPRD is working to coordinate with BSD to allow for additional access to the school site from Cedar Hills Blvd., relieving congestion on nearby neighborhood streets and giving students a safe way to cross CHB to get to Walker. In addition, new fields and other open space for school and community use will be provided. By timing the work to occur concurrently, both districts avoid a lengthier disruption to the area, with possible cost savings through coordinated construction efforts.

New Kaiser Rd. K-5 Groundbreaking June 14

The Beaverton School District will hold a groundbreaking ceremony for the new Kaiser Rd. K-5 school in the North Bethany area on Tuesday, June 14 from 3:30-4:30 p.m., at 17805 NW Kaiser Rd. The public is invited.

The District is building the school a year earlier than originally planned, in order to respond to growth in the North Bethany area and alleviate overcrowding in nearby schools. The new school is scheduled to open in September 2017 and will house 750 students.

The 87,000 sq.ft. building will be built on 9.87 acres. The school will have 32 classrooms plus nine additional teaching spaces, including five open and flexible teaching spaces, a stage, a teaching area in the library, and dividable gym supporting two simultaneous physical education classes. The site includes a trail connection to the THPRD regional trail.

Clean Water Services is working to accelerate its process to install a gravity sewer in the area in time for the opening of the new school. The District does have a contingency plan in case this work is not completed in time.

The District has worked closely with DLR Group Architects on the design of the facility, as well as with Washington County, on a site plan that meets the development requirements. The same design will be used as a prototype for Vose, William Walker, and Hazeldale elementary schools.

There is no parking at the construction site. Please park at Bethany Presbyterian Church

at 15505 NW Springville Road (Corner of NW Springville & NW Kaiser). A shuttle bus will take you to the construction site. We also encourage you to carpool.

Testing for lead in drinking water

BSD will test for lead in drinking water in all drinking fountains and faucets, including kitchen areas, in all schools and facilities.

According to a June 2 press release, “The Beaverton School District takes the health and safety of our students, staff and community seriously. On May 13, a District Safety Committee authorized district-wide lead testing in light of the events happening in Flint, Michigan and other cities around the U.S.”

Collection of water samples is expected to be completed within a few weeks, with lab results returned a few weeks later.

Elevated levels of lead were found in two drinking fountains in Beaverton’s Highland Park Middle School during the last two weeks of May. All drinking fountains in the building were immediately shut off and bottled water is being provided throughout the school including every classroom, gym, office, cafeteria, and health room.

The District will establish a webpage to keep the community informed. They will provide test results and ongoing updates as this testing process unfolds.

Interim Superintendent Appointed

On May 23 the Beaverton School Board appointed Dr. Paula Radich as Interim Superintendent. Dr. Radich will start her work with the District on June 1.

While Interim Assistant Superintendent at the Oregon Department of Education, Dr. Radich collaboratively worked to modify the Educator Evaluation Accountability system and provide statewide professional development for its implementation. Dr. Paula



Conceptual illustration of the Kaiser K-5 School.

Cedar Mill News June 2016
 Radich was recognized as the Oregon Superintendent of the Year in 2010. Dr. Radich said, "I appreciate the opportunity to serve as Interim Superintendent of the Beaverton School District. I look forward to working with students, staff and community to further the District's goals and address the challenges that lie ahead."



Dr. Paula Radich

The district is currently engaged in a search for a new Superintendent, following Jeff Rose's departure for Georgia. They are interviewing candidates now, with the tentative date for a public announcement coming on June 13.

Grow Fresh Vegetables This Summer in the BSE Community Garden

Each summer we assign garden boxes in our School Community Garden to families and members of the community. This is a fun opportunity to grown fresh veggies while keeping our garden in good order. Please consider taking over a box this summer.

Boxes will be assigned on a first come first serve basis. E-mail: Kelly Ward at garden@bonnyso-pebsco.org

Eat Smart! Movie Series

Saturday, June 18, 7 pm, Leedy Grange Hall, 835 NW Saltzman.

Our June offering, "Betting the Farm," follows Maine dairy farmers who lose their contracts with a milk company and suddenly have no way to sell their milk. Faced with the probability of losing their farms, the families band together and try to launch their own milk company. They courageously fight the odds and overcome problems in order to build something better for their families and the customers who drink their milk.

Join the community for this film

series which you are unlikely to experience anywhere else. The films are free and donations are accepted!

League of Women Voters Washington County group forming

After an absence of ten years, Washington County will again have an active unit of this venerable and valuable organization. The previous group disbanded after the aging members found they didn't have the energy to recruit members.

According to Kathleen Hersh, LWVOR Membership Director, "The Portland League has recently been approached by several people in Washington County requesting that a unit be formed. Two members currently on the state board live in Washington County, and can provide background and expertise. They also agree that there should be a League in a county that is so important to Oregon. We have been excited by the interest and turnout at the two preliminary meetings that have been held."

The League's purposes are to influence public policy through education and advocacy. It encourages informed and active participation in government in order to build better communities statewide.

If you're interested in learning more about the group and getting involved, please contact Josie Koehne, 503-866-3346 or josephine.koehne@gmail.com. The unit will have its first meeting this summer, TBA.

Viva Village Events

The public is invited to participate in any of these events. It's a great way to meet Viva Village volunteers and supporters in informal settings, and find out more about this organization helping seniors find the support they need to age in place.

Saturday, June 4, 9 am, Cooper Mountain Nature Park, 18892 SW Kemmer Rd., Beaverton

Nature Walk/Wildflower

Hike: Enjoy an amble or a 3-mile hike. For more information visit vivavillage.org and click on "Calendar," or call 503-841-2358.

Thursday, June 9, 7-8:30 pm, Private home in the Central Beaverton area

Village 101 Presentation:

Learn how older Beaverton area residents can safely and securely remain in their own homes as they age. Near Murray and 6th Avenue, RSVP to VivaVillageOR@gmail.com or call 503-312-7675.

Thursday, June 16. 6-8 pm. Giovanni's Restaurant. Corner of Hall and Broadway

Social Gathering: RSVP to VivaVillageOR@gmail.com or call 503-644-7417.

Tuesday, June 28. 9:30 am, Java Lounge, NW Cornell and NW Dale Ave

Men's Coffee Break: For more information contact Ross Miller, 503-713-3563

Washington County Forum Schedule

Mondays at 11:30 am, September through June, Peppermill Restaurant, 17455 SW Farmington Rd. in Aloha

In June, the Forum's last month until September, they have some interesting programs! They are especially excited to welcome President Abraham Lincoln on June 6!

There is no charge for the meetings. Speakers start at noon; lunch is available to order from the menu. Following the speaker, there will be an opportunity for Forum members to ask questions.

Monday, June 6, The Forum will have a very special event. All Forum members and guests will be invited to play reporters at an 1865 Press Conference. After a 20-minute presentation by President Abraham Lincoln, the President will take questions about events in that time period (i.e. this all takes place before Trumps and Clintons were born).

Other events in June include...

Monday June 13: Lee Dobrowski, "Washington County's Family Justice Center"

Monday June 20: Dr. James Moore, "A review of the Primary Election, and a look at the November Contest"

CMBA at CMFM

Saturdays, 8 am-1 pm, southeast corner of the Safeway parking lot

Members of the Cedar Mill Business Association are signing up now to participate in the CMBA booth at the weekly Cedar Mill Farmers Market. Some members have merchandise to sell, others just want to let the community know about their offerings. Be sure to visit the booth—sometimes there are samples!

This is just one of many benefits of belonging to the CMBA! If you operate a business that serves Cedar Mill, and would like to participate, [visit the CMBA website](#) for more information and a membership application.

MYTH #3 ABOUT PT

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Nollan-Dolan in Washington County

by Virginia Bruce

When responding to developers' requests for approval of land development proposals, Washington County's Land Use and Transportation Department (LUT) has many thorny issues to deal with. One of the more troubling is the impact of a pair of Supreme Court of the United States (SCOTUS) decisions known as Nollan-Dolan (1, 2), which some feel is spelling trouble nationwide for land use planning efforts.

The Nollan decision established that there has to be "an essential nexus" between the conditions that a jurisdiction is imposing and the development under consideration. That is, there needs to be a geographic or other connection between them. Dolan brought "proportionality" into the picture, saying that what the City of Tigard was asking for was not proportional to the development's impact on the public good.

Many subsequent cases in other parts of the country have gone back and forth between state courts and SCOTUS, refining the situations under which a land owner or developer can sue a jurisdiction for "takings" under the Fourth Amendment. The late Justice Antonin Scalia was fond of a phrase he used in the Nollan opinion—referring to demands by land-use permitting agencies as "extortion."

Washington County's decisions are occasionally appealed, but we're not aware of any "Nollan-Dolan" related cases that have gone higher than the State Land Use Board of Appeals (LUBA). But the threat of losing big (the Dolan case was settled with the city paying Ms. Dolan several hundred thousand dollars) is undoubtedly on the minds of County planners when they look at development proposals.

Here in Cedar Mill, we saw an example in 2005, with the Cornell Road improvement project. When Cornell Road was widened, an exception was made to the 12-foot



When Cornell was widened, the 12-foot sidewalk was shrunk to five feet in front of the Shell station, anticipating later development that would bring the site into compliance at a later date. With the expansion of the convenience store in 2012, that is now unlikely.

sidewalks that are required in a pedestrian-oriented Town Center area, to accommodate the Shell station's existing fueling bays. LUT Principal Planner Wayne Hayson explained that when the Shell station expanded and remodeled the building on the site, the cost associated with requiring Shell to relocate their pumps and tanks to allow the full-width sidewalk would not have been proportional to the impact of the development.

Also in 2005, a developer was asked to dedicate right-of-way

1. [from Wikipedia:](#) In *Nollan v. California Coastal Commission*, in 1987 the Court reviewed a regulation under which the California Coastal Commission demanded a lateral public easement across the Nollan's beachfront lot in exchange for a permit to demolish an existing bungalow and replace it with a three-bedroom house. The public easement was designed to connect two public beaches that were separated by the Nollan's property. The Court observed that requiring a dedication of private property in exchange for a building permit was "out and out extortion" unless it could be shown that the private development imposed a burden on public facilities or resources, and the dedication would mitigate such impact. This became known as the "essential nexus" between a legitimate state interest and the permit condition.

(ROW) along 113th for a left-turn lane onto Damascus, to accommodate the residents of his proposed subdivision and future developments, and to construct a ten-foot-wide pedestrian access to provide a future connection to NW Valros Lane. He appealed the request and the County Hearings Officer agreed, the land wasn't dedicated, and the left-turn lane and pedestrian access weren't built.

2. [from Wikipedia:](#) Then, in *Dolan v. City of Tigard*, in 1994 the Court evaluated further the degree of the connection required. In that case, the City of Tigard, Oregon required any business owner seeking to expand substantially onto property adjacent to a floodplain, to create a public greenway and bike path from private land in order to prevent flooding and traffic congestion. The Supreme Court ruled that the City's requirement would be a taking if the City did not show that there was a reasonable relationship between the creation of the greenway and bike path and the impact of the development, and that the exaction was roughly proportional to the impact. "Without question, had the city simply required petitioner to dedicate a strip of land along Fanno Creek for public use, rather than conditioning the grant of her permit to redevelop her property on such a dedication, a taking would have occurred," the Court held.

An even more serious problem seems to exist when it comes to siting public facilities in large developments. You might think that part of the Master Planning process would include setting aside land for neighborhood parks and schools. But in North Bethany and now in Bonny Slope West, the county can

many—the larger community and future Washington County residents—would be served by letting planners decide how an area may be developed, property rights, as interpreted under the Nollan-Dolan decisions, mean that developers have been making most of the strategic decisions about how to structure neighborhoods. That has resulted in neighborhoods consisting of seas of houses with few community spaces and no local businesses.

Andrew Singelakis, Director of Land Use & Transportation, points out that North Bethany and Bonny Slope West will be the last large residential master-planning efforts for the county, because under current Urban Growth Boundary regulations, any new additions to the UGB must be adjacent to, and be annexed by, a city.

Nollan-Dolan, however, will continue to be on the minds of urban planners in the area and throughout the country, creating “prior restraint” on decisions involving prescriptive land use. One wonders if even density zoning may be in jeopardy in the future.



The former A-Boy building in Tigard is now occupied by Pacific Paint & Supply. A segment of the Fanno Creek Trail now runs alongside the property. The City of Tigard leases the land from the Dolan family, according to Tigard Assistant City Manager Liz Newton, who was involved in the case. A sign, paid for by the Dolans, was recently erected on a formerly-blank monument on the property, with a map and information about the trail.

only indicate “blobs,” large areas on the plan where they’d like to see such facilities. Zoning land for institutional use only could lead a landowner to decide that the value of their land is being reduced by the county—a “taking.” So school and park districts must use their powers of eminent domain, compete with developers to purchase land, or depend on the good will of developers to sell parcels.

Although Beaverton School District wanted to acquire land in Bonny Slope West for a new elementary school, the only site flat enough for a school already has a land use application submitted to Washington County for a large single-family subdivision. It’s unclear whether any new school property will be acquired during the buildout of BSW, even though BSD has stated that would be desirable.

So even if the good of the

Metro, "Things," at CPO 1 June meeting

Tuesday, June 14, 7 pm, Leedy Grange Hall, 835 NW Saltzman

Our Metro Councilor, Kathryn Harrington, will update us on the work Metro is doing in the region.

Liz Paulus, Web Services and Reference Librarian at Cedar Mill Community Library, will present an update of what is happening at the library, including their relatively new tool lending service called “The Library of Things.”

Meetings begin with community announcements, an update from the Sheriff’s Office, and an open mic time for attendees to voice concerns or observations. Open to everyone, the CPO is a chance to find out what’s going on in the area, learn more about how our government operates, and have your concerns heard.

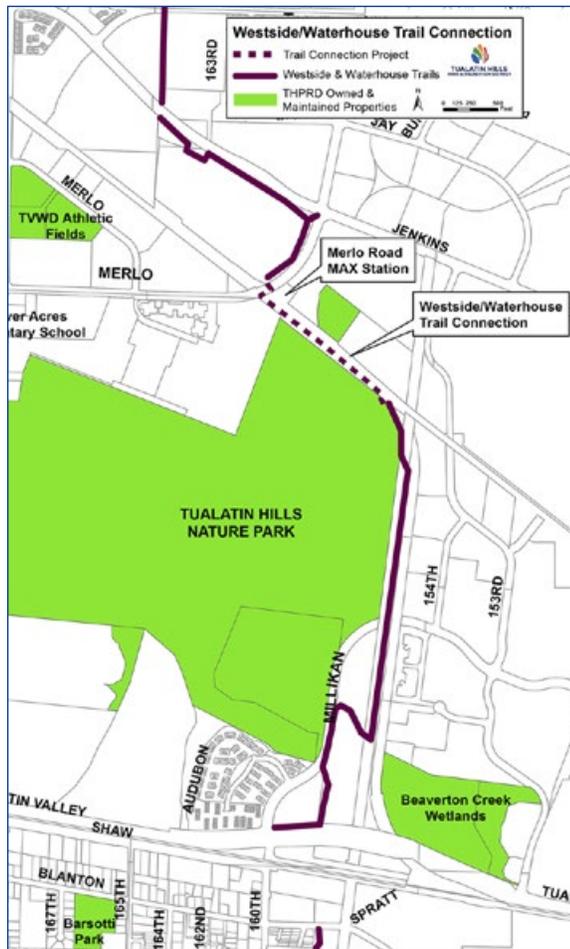
Final links in nearly ten miles of THPRD trails

The Tualatin Hills Park & Recreation District has begun construction on a small but significant connection in its popular trail system.

With funding from its voter-approved 2008 bond measure, THPRD is now working to link the Westside Trail to the Waterhouse Trail. The Westside Trail runs from the district's southern boundary at Barrows Road north to the Tualatin Hills Nature Park. The Waterhouse Trail runs north of the Nature Park to the PCC Rock Creek area.

The project, which is scheduled for completion this fall, will connect the north end of the Westside Trail to the Waterhouse Trail on the west side of 158th Avenue and Merlo Road. The new segment will run along an abandoned rail line just south of the MAX light-rail line.

As part of the work, THPRD plans structural improvements to an existing trestle that was part of the old rail line. A portion of the new trail will cross the trestle. Other amenities will include safety upgrades at the MAX crossing on Merlo Road, and a relocated and improved mid-block crossing



on 158th Avenue.

The new segment will span only a half-mile, but it's notable as one of the final links in a mostly continuous north-south THPRD trail backbone extending ten miles from the

The Joy of Compost

by Margie Lachman

Want to grow vibrantly healthy, tasty vegetables? Mix a shovelful of compost in the planting hole of each plant. This will add humus to retain moisture around roots. But just as importantly, you are putting millions of microorganisms into the soil which will break down nutrients into simpler, more accessible forms that are more readily absorbed and utilized by plants.

This process is a vital part of the method of organic gardening and farming. Using chemical fertilizers destroys the microbiota of the soil and eventually makes it sterile. Plants then have a difficult time utilizing the nutrients needed to grow well and resist disease and insects.

Compost needs to be replenished yearly because it is a living source of life in soil that is used up by plants. Most vegetables are annuals. They

grow quickly, using up nutrients over the growing season. Think of how that little tomato plant—that was six inches tall when you planted it—grows to be several feet tall and gives fruit over two or three months! That feat takes lots of energy.

Compost can be made easily by piling leaves, healthy garden trimmings, scraps of fruit and vegetables from the kitchen, eggs shells, coffee grounds and paper filters, grass clippings (if no weed killer is used!), weeds without seeds—any non-diseased plant material can be used and should be chopped small. The material can be put in a bottomless 3 x 3 foot covered container directly on the ground so that earthworms can enter and help reduce the material and enrich it with their waste droppings (worm castings). Mixing the pile's upper 20 inches or so with a spade fork every two or three weeks

helps aerate the material and breaks it down more quickly.

Making your own utilizes waste that would be discarded, plus you know exactly what is in it. You can also buy it at garden stores but your own is free. You only need to add water to keep it as moist as a wrung-out sponge, and add a sprinkle of garden soil when adding kitchen trimmings. It is ready when it looks like coarse coffee grounds and has no strong odor.

Sift the compost from the bottom of the pile through a piece of hardware cloth over a garden cart or wheelbarrow to remove any large pieces, which can be added back into the top. Compost is the best thing you can do for all your plants, but especially the ones you are going to eat!

Questions? Email me at mar-girose2@gmail.com.

PCC Rock Creek area to Barrows Road.

Trails are one of THPRD's most popular amenities. The Westside Trail draws 120,000 users per year and the Waterhouse Trail attracts more than 80,000.

"We've spent the last several years using bond measure funds to fill in gaps in the Westside and Waterhouse Trails," said Doug Menke, THPRD general manager. "Now we're going to connect the two trails, and soon trail users will be able to recreate or commute for ten miles mostly uninterrupted."

Due to construction, the Westside Trail from SW Millikan Way north to the Nature Park has been temporarily closed for the duration of the project. Signage has been posted to alert trail users. Alternate pedestrian and bicycle

access between Merlo and Millikan is available via the Oak Trail within the Nature Park. Pets are not allowed in the Nature Park.

In June, THPRD will begin

a project to further expand the Westside Trail. The project, which is scheduled for completion in December, will provide the following improvements:

- One mile of new trail and boardwalks within the powerline corridor south of NW Springville Road and east of NW Kaiser Road,
- A link between the Rock Creek Regional Trail and NW Kaiser Road,
- A connection from THPRD's Hansen Ridge Park (Bethany area) to the Westside Trail.

TVF&R Offers Safety Tips to Beat the Heat This Summer

As warmer temperatures are expected to continue this summer, Tualatin Valley Fire & Rescue firefighter paramedics remind individuals of all ages to limit their exposure to the sun and heat, and take steps to prevent heat-related illnesses. Unlike traditionally warmer parts of the country, many Oregon homes lack air conditioning, and people aren't accustomed to dealing with extreme heat.

Those most at risk include infants, young children, seniors, and individuals with certain medical conditions such as diabetes. "Complications can result from sunburns," says Division Chief Mark Charleston. "People with sunburns tend to dehydrate. Avoiding dehydration is an important part of maintaining blood sugar levels."

TVF&R encourages people to limit sun exposure, and avoid getting sunburns. Drinking plenty of water and cool fluids and avoiding alcohol will also help to prevent dehydration. Heat also adds stress to the body while people carry out their daily activities and exercise. Working out earlier in the day and shortening that workout to compensate for the heat will limit that stress.

Warning signs of heat exhaustion include heavy sweating, paleness, muscle cramps, weakness, dizziness, headache, and fainting. Signs of a heat stroke may include high body temperature; red, hot, dry skin (no sweating); rapid pulse; headache; dizziness; nausea; confusion; or unconsciousness. If you see these signs, seek medical attention and attempt to cool the person with a cool bath or shower, or find a shady or air-conditioned location.

For additional safety tips, visit www.tvfr.com.

Happening continued from page 1

Matrix Integrated is an independent, family-owned German automotive workshop, specializing in diagnosis, repair, maintenance, and



performance solutions for Audi, BMW, Mercedes, MINI Cooper, Porsche and Volkswagen vehicles.

They've been in business since 1999, employing 11 staff members, including many ex-dealership personnel, certified and master technicians. Their main (downtown) workshop is located in the South Waterfront District. Their new Cedar Mill (Westside) workshop is their second location, aimed at mak-



Jeremy has been excited to learn about the history of his new building, which was Washington County Fire District No.1 Cedar Mill Station 4. He is looking for any additional photos of the old station or the fire truck that anyone may have.

ing the finest German automotive services more convenient for those on the west side of the metro area.

Stop in to say hello to the Matrix Westside crew, including canine greeter Boo, at 12930 NW Cornell Rd., or give them a call at 503-747-5780. To find out more about Matrix Integrated visit www.matrixintegrated.cc

Laughing Planet opening soon

Cedar Mill's newest "Portland-style," locally-based restaurant is set to open on June 23, according to CEO Franz Spielvogel. They join Grand Central Bakery in choosing



Cedar Mill as their first westside location. I think people are catching on that Cedar Mill is full of smart folks who appreciate local food! We can't wait for those bowls, burritos and smoothies!

Great Bones has moved

The Rasmussen family has found a new location for their unique bone-building exercise business. They are now at 8835 SW Canyon Lane, #312. You can still call them at 503-575-9261 to set up your two free introductory sessions.

The former space at 485 NW Saltzman, in the "triangle" mall at the corner of Saltzman and Cornell, is available through Norris & Stevens, 503-223-3171.

Awesome Hour

Tuesday, June 21, 7-8 pm, The Market of Choice in Cedar Mill

The official "office hour" of the Awesome Beaverton & Beyond Chapter of the Awesome Foundation is just around the corner!

Interested in applying for a grant? Meet the Trustees, network with other "doers of good" in your community, and congratulate the summer \$1000 Awesome grant winner and learn how YOU can help their project be realized! You can even come early (6-7 pm) and attend the free Awesome Proposal Workshop and get help organizing YOUR idea into an Awesome

proposal. For more information, visit www.awesomefoundation.org/en/chapters/Beaverton

Special Hoops Camp

August 25-27, 9 am-2 pm, Tualatin Hills Athletic Center, 15707 SW Walker Rd

Hoops Camp is a non profit, 100% volunteer-based camp with no paid staff. This is their 23rd year of doing camps for adults and children with special needs. The camp is "unified" which means they invite ALL boys and girls from ages 6-12 without special needs to also attend. Many of their volunteers, coaches and participants are from the Beaver-

ton School District. For more information visit www.hoopscamp



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Business News, continued from page 2

Here are some tips for holding on to your things:

1. Take only what is necessary in your wallet or purse. Remove extra cash, credit cards, checkbooks, and identification (especially your Social Security card) beyond what you need for your trip. That will minimize your losses if your wallet or purse is lost or stolen.
 2. Use a credit card and leave your debit card at home. If your debit card disappears, its unauthorized use could result in your checking account being emptied very quickly. With a Sunset Visa or Debit card, you can register it and know when and where it was used.
 3. Keep your wallet or purse in a place on your person where you can easily make sure it is with you at all times. That usually means somewhere on the front of your body—not in a back pocket, which can easily be picked, especially if you are distracted.
 4. Don't leave extra cash and valuables in your hotel room, or in a rental car. Store them in the hotel safe.
 5. Make photocopies of your credit/debit cards, financial documents, and other related information that you plan to take with you. If your cards or information are lost or stolen, you can refer to these copies when contacting your credit card company and financial institution.
 7. When you return from your vacation, check your accounts online to confirm your transactions are legitimate and were made by you—not someone else.
- By taking some simple precautions, you can reduce your chance of being victimized and can enjoy your trip. Sunset Credit Union serves anyone who lives, works, worships or attends school in Washington County. Visit spsfcu.com or call them at 503-643-1335 to learn more.

Clery Med: What is MDVIP?

Thursday, June 23, 4-6 pm, 11786 SW Barnes Road, Suite 270

Dr. Clery is hosting an Open House for anyone interested in finding out about our MDVIP practice and what it means to have an MDVIP physician. Please contact the office at 503-526-0994 to RSVP. Saturday, June 11 and 25 from 10 am- 12 pm

Dr. Clery's "Walk with the

Doc" events are continuing for the summer! Please join him and his patients as they enjoy the various hiking and walking trails throughout Oregon. Interested? Please contact the office at 503-526-0994 for specific details!

Noyes Participates in Habitat Home-Builders Blitz

Noyes Development Co., based in Washington County, is building a home for Gabe Triplett, his wife Sylvia, and their two young children, including a son that is wheelchair bound and developmentally impaired. The family currently lives in a small two-bedroom apartment that can't accommodate their son's therapy equipment. The door-frames are too small for his wheelchair, so they have to move their son from room-to-room by



The Triplett family

picking him up: something that will become a lot harder as he gets older. The apartment also has steps with no wheelchair ramp. In addition to the lack of accessibility, there are electrical problems, single pane windows that make it very expensive to heat, and mold growing in many places. The Habitat home being built for the family will be built to ADA standards.

Noyes Development Co and local trades contractors and suppliers are donating labor and materials to get the new home built. The event culminates on Friday, June 10, when the family will receive keys to their new home at the Home Dedication Ceremony.

The Triplett family learned about Habitat for Humanity through their church. They were elated when they were selected into the Homeownership Program. Their home will be located at Helensview in the Cully neighborhood of Northeast Portland, allowing them to stay in their current neighborhood. Noyes Development is building the Triplett's home during the Home Builders Blitz 2016 this spring.

"We are so relieved. We had fear of being pushed out of our neighborhood by gentrification," said Gabriel, "but most of all we are happy to give our children a safe home that has a greater quality of life."

The Home Builders Blitz was started in 2002 by Tom Gipson, a professional home builder in Raleigh, N.C., who supported Habitat for Humanity's efforts to eliminate poverty housing in his community. Gipson rallied other local builders for an accelerated build, which was so successful that Habitat for Humanity International decided to

promote it as a nationwide event.

The Home Builders Blitz 2016 is happening simultaneously across the nation, with a goal of building 250 Habitat homes in two weeks,

helping families escape substandard housing and become proud Habitat homeowners.

Mike Frey, Vice President of Noyes, says, "Both Peter Noyes and I had been thinking about significant ways to use our skills and resources to make a difference in the community, but we hadn't ever discussed it with each other. Peter attended a Habitat for Humanity fundraiser in late 2013 where he was introduced to Steve Messinetti from the Portland Metro East Habitat chapter. Steve and his team mentioned the Home Builder Blitz to Peter and came in to make a follow-up presentation to us at our office. Both Peter and I were pleased with the opportunity and though we knew it would be a lot of work, we decided to jump in for the 2014 Blitz Build. After a successful build in 2014, we were certain we would continue the tradition in 2016 with Portland Metro East's next Blitz Build. It is a great privilege to be able to captain our team of tradespeople and vendors in order to support Habitat for Humanity and to provide a home for a family in need.

BSW, continued from page 1 warranted at the intersection of Saltzman and Bayonne, because there will be three connections from the new subdivision into the existing Bauer Highlands development at Millford, Brimpton, and Grenoble. That won't be required to be built by this developer, however, and may be built by the county at a later time using the SDC funds.

Schools

Every development application must include Service Provider Letters (SPLs) from all affected service districts, indicating with a checkbox, yes or no, whether they can serve the proposed development. The Beaverton School District instead provided a Service Provider Statement estimating that 77-105 elementary level students would be added when Thompson Woods is completed, along with 26 middle school students, and 23 high school age students.

The development is within the Bonny Slope Elementary boundary (even though some of the homes will be blocks away from Findley Elementary). BSE is at 85% of its current capacity, and could accommodate the additional students, according to Ron Porterfield, Deputy Superintendent.

However, Cedar Park Middle School and Sunset High School are already at 104.3% and 100.6% of capacity now. Porterfield states, "At the middle and high school levels, schools serving this development are projected to be over capacity in the 2016-17 school year, before accounting for new students from additional development."

"Additional capacity" is expected to be achieved by adding portable classrooms to existing schools; through the High School boundary adjustment process; and a future Middle School boundary adjustment process once the Timberland Middle School is available for its intended purpose in 2020.

Richard Steinbrugge, Executive Administrator for Facilities, responded to a letter requesting BSD to speak up about its lack of capacity to serve this development, "As you know, the School District cannot disapprove development applications and ORS prohibits jurisdictions from establishing a building moratorium based upon insufficient school capacity.* Never-



West Hills Development

Conceptual Development Plan



theless, you might be interested to know that for two recent development applications in North Bethany we are reporting in our SPL that BSD currently does not have available capacity for the new students, but will have K-5 and high school

capacity in 2017, and middle school capacity in 2020. It will be interesting to see how Washington County addresses these facts as they process the applications."

The school district has recently hired former Beaverton Principal

Planner Steven Sparks as Executive Administrator for Long-Range Planning, where he will work with the District on a long-term planning strategy. Seems like it might be a tad late, but better late than never, maybe. And don't plan to move to BSW if you have middle school kids!

The Conditions and Staff Report are silent on the issue of school capacity.

There are a number of other issues, including steep slopes and unstable land subject to landslides, that are addressed in the Conditions and Staff report, but the Staff recommendation is to approve the application as long as the Conditions are met. We await the results of the Hearing.

*This is because schools are not "critical" facilities according to Oregon Law.

Library News

Adult Summer Reading June Events

Saturday, June 4, 3 pm

The Chinelos Dancers - fun for all ages!

Wednesday, June 8, 6:30 pm

Adam Sawyer on Best Outdoor Adventures Near Portland

Wednesday, June 22, 6:30 pm

Sig Unander on Theodore Roosevelt: Explorer, Reformer, Conservationist

Monday, June 27, 6:30 pm

Don Severson on George Atkinson, Father of Oregon's Schools

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