



Cedar Mill News

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December 2011

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Featured Business

Tazza Café

by Virginia Bruce

When we want to go out for lunch or a beverage, treat our family, see friends or have a small meeting, most of us think first of heading to town. But there's another great option tucked away at the corner of Saltzman and Thompson across from Findley Elementary.



Tazza Café is owned and run by Saeed Rad. He purchased the business a little over a year ago and it has become a neighborhood favorite for residents of the adjacent homes. Now it's time for the rest of the community to discover this charming spot.

They offer breakfast burritos and sandwiches from 6 am weekdays—egg, cheese and choice of sausage or ham—and you can choose gluten-free if you like. For lunch, made to order deli sandwiches on a wide variety of breads are available daily. Salads and house-made soups can be added or ordered separately.

The kids menu offers a great balance of kid-friendly food that is also nutritious, including popcorn chicken, quesadillas and mini-pizzas. They also provide brown-bag lunches for the students at the nearby Goddard School. Parents can order monthly or even the same day, and the lunches are delivered to the school.



Saeed and Dana serve a busy breakfast crowd

Last summer, they also began offering dinner on Friday evenings. Saeed grills up chicken, beef and vegetarian kebabs with his own special recipe marinade and seasoning rub, and there's also a seafood special. Dinners are served with Basmati rice and grilled veggies. You have to try this, it's so good!

Their coffee drinks are made from fresh beans from one of

Portland's best roasters, Stumptown. They also carry the coffee in bulk to take home. They make the usual variety of coffee drinks, mochas and steamers, and also serve tea. Cold drinks

include iced coffee drinks, Italian sodas and cremosa (Italian sodas with a shot of cream), smoothies and milkshakes in a wide assortment of flavors.

In addition, they offer a variety of bottled beers—local and imported—and wine to round out your meal. They also have a nice selection of ice cream for cones and sundaes. Pastries, doughnuts and bagels are delivered fresh daily. Gluten-free pastries from a Lake

Oswego bakery are available, and some of the bread and pastries are from Marsee Bakery.

Saeed was born in Iran and has

Continued on page 8

Shell station expansion proposed

by Virginia Bruce

The owners of the Shell gas station on Cornell and Barnes Road have submitted a development application to Washington County to construct a new 1,875 square foot building to replace the existing 1,568 s.f. building. Pacwest Energy, LLC dba Jacksons Food Stores, headquartered in Idaho, is the applicant.

They are claiming that since they are merely expanding the existing "convenience store," they will not generate over 25% more traffic to the site. More than that would trigger the Public Facilities segment of the county development code, and might require street improvements and other conditions to development.

The Public Comment period for this development is expected to begin around December 15. There will be a two-week period when the county will accept comments from citizens regarding this application. We will send out an email update as soon as we have the exact dates, along with information on how to submit your comments. It's unfortunate that it will happen in the midst of the holiday season. If this

process concerns you, stay vigilant.

When Cornell Road was widened in 2005, an exception was made to the 12-foot sidewalks that are required in a pedestrian-oriented Town Center area to accommodate the Shell station service bays. This is a "non-conforming" situation that might need to be addressed if the 25% traffic increase was triggered.**

As Ryan Egge, Bales Findley Property Management says, "Washington County will have to take into consideration the increase in average daily trip generation that will result from the proposed building expansion and change of use of the Shell site. If it meets a certain threshold, I would suspect that Shell will be required to modify site access and the existing non-conforming half-street improvement. As well, the North-South connection from Cornell to Dogwood, outlined in the Town Center Ordinance, needs to be addressed, and the Shell site is the gateway to that connection.

Anyone visiting the existing shop would be hard-pressed to

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Timberland adds houses

Now that the apartment development is complete, Polygon Northwest is getting ready to build 42 single-family detached homes on the southern edge of their property (formerly Teufel Nursery). Grading and utility work is being done now. Model homes in four floor plans will be open after the first of the year, with sales to begin by April 2012. Home sizes will be from 1350-1850 sf.

The development will feature green streets with alley access to garages. Many will back up to the adjacent natural area. Similar homes have already been built at Villebois in Wilsonville and Edgewater in King City. Pricing has not yet been released, but should be in the \$200,000 range, similar to those other developments.



New houses at Timberland will be similar to this model at Villebois.

development of the park around Cedar Mill Creek, adjacent to the JQA Young House property, Construction will occur next summer.

Cedar Mill Business News

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

Compiled by Haley Tilt

Light up at Mike's

Is dark winter driving making you nervous? This year, Mike's Auto Parts is adding a selection of PIAA bulbs to their product line. PIAA bulbs offer up to 90% more light and boast a longer life span than an average car headlight. For more information about PIAA and dark winter-time driving, visit piaa.com/Bulbs/BulbsAbout.html.

Prices at Mike's are comparable to those on online purchasing sites like Amazon, but there's no wait for shipping, and your purchase helps to support a local small business and all they do for the local community. Additionally, Mike's offers a one-year warranty on these bulbs. For more information on Mike's new product selection, call 503-646-3064.

WanQ Restaurant closed

The WanQ Chinese Restaurant and Lounge, long a fixture in the middle of the Safeway shopping center, closed its doors a few weeks ago. We were unable to get any information about whether they're planning to re-open in another location.

Pars Market adds soup

Azar Tavakoli, co-owner and "head chef" at Pars Market, has added her delicious lentil soup to the menu at the little deli on Cornell. Cups are \$2.99, bowls are \$4.99 and both are served with crackers. Along with kebabs, falafel and gyros sandwiches, this is a welcome addition to your lunch possibilities. While you're there, browse the aisles for some very interesting pickles, fruit syrups, candies and more. Pars is located at 12923 NW Cornell.

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Donations bring Smiles

World of Smiles Pediatric Dentistry is collecting donations for the Sunshine Pantry from December 1 - 16th. Gently used children's coats, new socks, diapers, canned foods and dried goods are needed. Interested parties can donate during our regular business hours which can be found on our website at www.visitworldofsmiles.com!

DuFresnes' free brakes food drive

Bring a grocery bag of food for the Oregon Food Bank and get your brakes inspected for free. If you need new pads, DuFresnes will give you free top-quality pads or shoes (you pay for installation).

This offer is good throughout the month of December 2011. DuFresne's Auto Service is located at 10690 NW Cornell Rd. For more information, call them at 503-646-2940 or visit online, DuFresnesAutoRepair.com

LA Fitness closes Cedar Mill Bally facility

Chicago-based Bally sold 171 of its 271 locations around the country to an L.A. Fitness affiliate at the end of November. The facility in the Peterkort Towne Square shopping center is among four that will be shut down on December 8. According to an [article in the Business Journal](#), current members will be offered membership in their closest LA Fitness center. Their contracts will be honored at the same price (excepting lifetime contracts) until they expire.

Holiday stress-buster

The holidays will soon be here and perhaps you are starting to feel the stress. How can you get ready for this wonderful celebration without arriving at the big day frazzled and exhausted? NW Organizing solutions would encourage you to check out "The

12 Ways of (an organized) Christmas" newsletter on their website nworganizingsolutions.com. Make this holiday a joyous, stress-free one. If that's not enough, get professional help; Beth Giles of NW Organizing Solutions can help you get organized before the holidays. All December appointments in the Cedar Mill area are 10% off. Call Beth Giles at 503-709-0791 for more information.

Holiday Student Laptop Special

Do you have a college student that is home for the holidays with their laptop? The holiday break is a good time to do some general clean-up and maintenance of your college or high school student's laptop. Preventative computer maintenance will keep the laptop running faster and longer. Electronics Unlimited is offering a \$59 cleanup of your college student's laptop. We will pickup and deliver in the Cedar Mill area. For more information, contact Becky Jarvis of Electronics Unlimited Computer Consulting & Service, 503-848-9191.

Village Gallery news

The Village Gallery has several noteworthy events for December, beginning with their Village Gallery Holiday Bazaar. The bazaar continues through December 24, and features hand-crafted items by our local Portland artisans. A wide variety of gifts will be available, including cards, jewelry, paintings, mixed media, fused glass, stained

glass, sculpture, pottery, fiber arts, silk scarves, tree ornaments and other Christmas related hand crafted dolls and miniature holiday houses. New items will be added daily, so be sure to

visit often!

Additionally, the Gallery is proud to feature artist Joanna Hay for December. Joanna primarily paints in watercolor but also enjoys the challenge of different media such as pastels and acrylic. She is a juried member of the Watercolor Society of Oregon and is also involved in the Lincoln City Cultural Arts Center.

Finally, the Gallery is offering an involved class schedule for December. Youth classes include a series of general children's art classes with Terri Gonzalez and a book-making class with Sarah Fagan. Adult classes include a traditional watercolor class with Emma Achleithner, the media-focused "Nature of Watercolor" class with Chris Keylock Williams, a class for watermedia painters with Liz Walker, a beginner/intermediate level acrylic painting class with Kristi Roberts, the "From Marbled Paper to Finished Painting" class with Liz Walker, and an all-levels drawing class with Sofia Chimaras. Patti Isaacs is also teaching a wide range of art workshops, including "Aspiration Book-making," "Silk Scarves," and "Iris Folding."

To register for classes, or for more information, call 503-644-8001 or stop by, or visit the website, villagegalleryarts.org. The Gallery is open Tuesday through Saturday from 10-4, Sunday noon-4, and is closed on Mondays. The gallery is located next to the Cedar Mill Library at 12505 NW Cornell Rd.; Portland, OR. 97229.

Food Drive at Peninsula

Peninsula Insurance, local Cedar Mill independent insurance agency, has announced plans to help stamp out hunger in our community this holiday season. "We know that some within our boundaries are hungry and the challenges of today's economy call upon each of us to do our part," said company Vice President Andy Rosson.

Peninsula's five employees are asking customers and friends in the area to drop off cans of non-perishable food products at their 12700 NW Cornell Rd office Monday through Friday, 8-5 pm. Donated food will be presented to

Continued on page 10



"Rust" by Joanna Hay

Community Announcements:

Compiled by Jasmine Kim

THPRD Food and Toy Drive

The Tualatan Hills Park and Recreation District (THPRD) invites you to "Drop in and Help Out our Neighbors." This annual holiday food and toy drive benefits Beaverton area families and individuals in need of assistance.

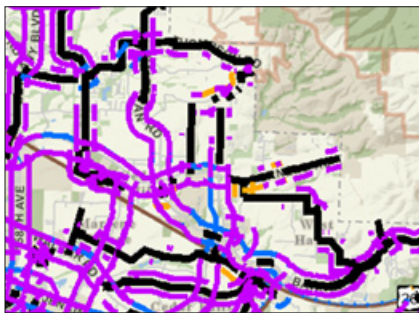
Until Dec. 15, most THPRD facilities will accept new, unwrapped toys and non-perishable food items. All donations will then be given to the Sunshine Pantry for distribution among needy families.

Bike and pedestrian improvements—your input needed

Washington County is currently conducting a Bike and Pedestrian project prioritization study. A web page for the project is on the county site at www.co.washington.or.us/bikeandped

The site includes an interactive map that allows for the public to provide comments. Currently, the team is planning to accept comments just through the end of the year. If you think this deadline is too short, you're invited to contact them through the link on the site to request that the deadline be extended.

To use the map, you must have the latest version of Adobe Flash Player installed in your browser.



(The automatic download that is supposed to be built into the map application didn't work for us, we had to go to the Adobe site and get the free download.) Once you have that installed, you can take a look at the map by clicking on the link on the Inventory Mapping page. (Scroll down to see the link.)

The county project team has reviewed and updated the inventory of existing bicycle and pedestrian facilities on urban arterial and collector roadways. They now need public input to confirm that the in-

New budget survey gives parents a voice

The Beaverton School District (BSD) has adopted a new budget survey procedure that will be implemented for the 2012-13 BSD budget. This survey allows parents and community members to weigh in on how they would prioritize certain programs and projects in the BSD. With an estimated budget shortfall of \$24-37 million, the BSD faces making some difficult cuts. The survey is available [online on the BSD website \(www.surveymonkey.com/s/CBSeng\)](http://www.surveymonkey.com/s/CBSeng) until January 3.

Announcements continue on various pages...

ventory is correct. We are asked to highlight areas that are not correct, identify particular areas of concern, and provide suggestions on how to fix the problem areas.

Your comments can be added to any of the existing routes, and you can suggest places where you'd like to see the facilities extended and/or improved. You need to select bike or ped improvements on the left side of the map before you can add comments.

Because the county's road system has grown over the years as a result of new development connecting to legacy roads, the bicycle and pedestrian system is patchy and incomplete. Bike and ped facilities have only been required to be added by developers over the last 20-30 years. Older areas lack them.

Regional goals aim at increasing the commuting mode share of bicycling and walking by nearly three-fold over the next 25 years. Washington County's Department of Land Use and Transportation division received a \$100,000 grant from the Department of Energy to help plan for a complete bike and pedestrian system.

The project will lead to the development of a recommended list of 20-50 high-priority bike, trail, and pedestrian projects. The DOE-funded bike and pedestrian planning project is scheduled to be completed by October, 2012. Note that the project doesn't include funds for construction of these projects, but that the county will seek funding from a variety of sources for the priority projects.

Sultanov Russian Ballet Academy presents...

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Photo by Marcela Pena

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Walgreen's move on hold

In August, we reported that the east end of the shopping center at the southwest corner of Murray and Cornell had been purchased by Walgreens from the previous owner, Tandem Properties. Some of the tenants reported that they were told "by someone" before the sale not to worry about renewing their leases, so several tenants' leases have expired. Some were also reportedly told that they didn't need to pay rent after the sale, and they didn't receive new rent notices

Walgreens about its development plans. Jon Hill, a spokesperson for Seven Hills, recently told us that the project is now on hold until "they get the tenants sorted out. There are some leases that need to burn off," he said. But he also says that the situation is fluid and could change at any time.

Hill noted that Walgreens hopes to renovate the existing building rather than tear it down and build new. This is presumably to avoid having to adhere to the county's

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The businesses located in the center include Mazatlan Restaurant, Thai Lily Restaurant, Donuts Plus, Suki Dry Cleaners, Ginzaya Sushi, and The Wine Cellar. Westside Music Store just relocated to a space further west on Cornell.



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for several months afterwards. But at least one tenant has four years of options left in her lease.

It was rumored that Walgreen's would be taking over the building and moving in as early as next spring.

Seven Hills Property Management, a San Francisco development company, has been advising

Town Center ordinances, calling for sidewalk-oriented retail and other requirements when property is redeveloped.

Hill says that while Seven Hills is currently acting in an advisory capacity for the project, they "hope that Walgreens will invite us back to do the development and property management."

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Tree Recycling by Boy Scout Troop

Although the holiday season has barely begun, Boy Scout Troop 198 is offering to recycle Christmas trees on January 1 and January 3 from 9-3. The service will be available at two locations: the Forest Heights Village Center on NW Miller Rd and Mill Ridge Rd and West T.V. Elementary at 8800 SW Leahy Rd.

Trees can be dropped off, but home pick-up is also available. To schedule a home pickup, go to troop198.org or text/call 503-927-2618 with a requested date and address. \$10 suggested donation for pick up and \$7 suggested donation for drop off.

Terra Nova High School Talent Show and Community Bazaar - December 8

The community is invited to the Terra Nova High School Talent Show and Community Bazaar on Thursday, December 8, from 6-8 pm at the school, 10351 NW Thompson Rd.

Terra Nova High School students will entertain guests at this family-friendly event which will feature craft items, raffle items, a white elephant sale and an assortment of gift-giving ideas that are sure to please.

For more information, please contact Robin Falck at 503-297-1566.



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Ballroom dancing continues at Leedy Grange

Dance instructors Cynthia and Michael Parent continue their series of public dance lessons and open dancing at the Leedy Grange Hall this Friday evening. The request-driven dance class begins at 7 pm—want to work on your Tango? Interested in Swing? This is followed by open dancing from 8-10 pm.

Cost for either or both is \$7, and includes light refreshments. The series continues on the second and fourth Fridays every month. All ages are welcome and there is a mix of singles and partners, so feel free to show up alone or bring your friends.

January Series returns to Oak Hills church

Calvin College, a mid-sized liberal arts college in Grand Rapids, Michigan, holds a lecture series each January featuring thought-provoking speakers from a wide range of disciplines and accomplishments. Once again, the series will be brought live to remote locations around the country through the internet, including the Oak Hills Community Church.

This year's lineup of speakers includes journalist David Gergen discussing the 2012 elections; farmer Joel Salatin, whose sustainable practices were made famous in Michael Pollan's book, *The Omnivore's Dilemma*; and Broadway singing star Deborah Lew who will return to her alma mater to share stories and songs from her career.

The 15 programs will air at 9:30 am, starting on January 4 and continuing weekdays through January 24. Admission is free and refreshments are served. Remote audience attendees can send questions directly to the speaker via an on-site Internet station. The church nursery is avail-

New fire station construction suspended



Last summer, Washington County approved an application by Tualatin Valley Fire & Rescue (TVF&R) to build a new facility for Station 68 on a two-acre parcel of land located on Thompson Rd. at Evergreen St.

A group of neighbors worked with a lawyer to attack the decision based on two errors in the approval—that the station was a "satellite" facility; and that it would generate no more trips than the equivalent residential use that the land is zoned for. On November 15, the state Land Use Board of Appeals remanded that decision back to the county. The remand means that the county may need to change its building code to clarify the language. In the meantime, the site has been secured and work may not proceed. TVF&R also plans to appeal the remand to the Oregon Court of Appeals.

able by request. For more information on the series, visit calvin.edu/january.

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Sunset News

With One New Season Comes Another

by Nicole Nagel

The holidays have arrived! The cheer is contagious, but not for every boy and girl. In the Beaverton School District there are 906 homeless students, with over 50 at Sunset alone. The major clubs at Sunset have teamed up to run a charity drive focused on these students: donation request forms have been anonymously filled out and the student body is teaming up to fulfill their simple wishes. Many requests are for gift cards for places like Target, Safeway and Fred Meyer. If you would like to contribute to the gift baskets for these Sunset students and their families, donations of gift cards, money, hygiene products, food products and bus passes are very helpful and appreciated. You can help make a struggling student's holidays brighter. Drop off donations to the main office with a

memo that it's for the charity drive.

With winter comes a new batch of high school sports. Basketball, wrestling, and swimming are all set in motion. The men's swim team will be exciting to follow as they defend their title as state champions. Both the boys and girls have their first home meet on Thursday, December 15 at 4 pm. Basketball and wrestling should bring some intense competition, as well. The boys basketball team takes on McMinnville at home on Friday December 9 at 7:15 pm. Girls basketball will be playing in their second home match versus Woodburn on Friday December 16 at 7:15 pm. As for wrestling, come support them on Thursday the 15th versus Southridge at 7 pm. There's a sport for everyone, and, with all of them played indoors, the weather will never be an issue.

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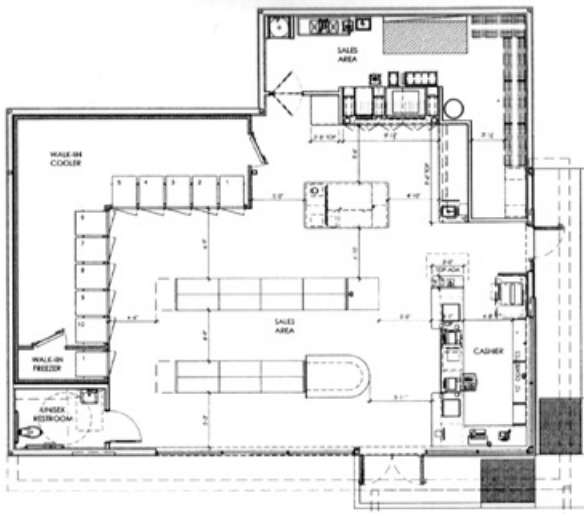
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Shell expansion, continued from page 1 describe the facility as a convenience store. The building was previously used as a repair facility, and it has not been improved. The only "convenience store" aspects are a cooler for pop, a cigarette

on facts.

* In some parts of the application, it is referred to as a remodel of the existing building so it's unclear whether the existing building will be torn down or just remodeled.

**Section 501 of the Washington County Development Code says: Approval of an alteration, expansion or change in occupancy of a Type II use which currently does not conform with the requirements of Section 501-



Floor plan for the new convenience store submitted as part of the development application

vending case, and a few boxes of candy bars in the tiny office area where the cash register resides. The adjacent room holds used uniforms hanging on an unfinished plywood wall, and perhaps some oil containers.

The traffic study submitted as part of the application compares similar stations in other parts of the region. One study notes that "convenience-market-only" trips constituted between 26.7-29.8% of the trips to the site. It is hard to understand their contention, then, that less than a 25% increase in traffic would occur when the empty building is converted to a convenience store.

We are not contending that there is anything wrong with Jackson improving their property. We just want to make sure that the public interest is served by proper application of the development code based

8.5 (Access to County and Public Roads) shall require that the use be brought into compliance with these standards when such changes create a twenty-five (25) percent increase in the existing Average Daily Trips (ADT). Compliance must be assured prior to the issuance of final approval or building permits for the expansion, addition or alteration.

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Tazza, continued from page 1
lived in Oregon for over 24 years. He met his wife Nancy in Salem. Together they formed Rad Design & Construction. Nancy is an architect

izes in K-12 school design. Saeed received his BA in Real Estate Finance from PSU in 2008. Saeed has an entrepreneurial spirit, and when the housing

Sunday brunch in the spring.

They recently launched a new website—tazzacafe-online.com—with online ordering. Parents can pre-order school lunches, or you can order your sandwiches for faster service or pickup. They also take pre-orders for dinner service on Fridays (503 533-9099) carry



and Saeed is a general contractor, and together they designed and built some of Cedar Mill's most stately homes. Nancy now works for an architecture firm that special-

business began to slow down, he decided it was time to turn his love of food and his desire to create community toward having his own café. He had brought his kids to Tazza for ice cream under its previous ownership, so when he saw that the business was for sale he contacted the real estate agent. Within a couple of months, he was the new owner in October 2010.

They cleaned the place up, painted and added new lighting and expanded and improved the menu. Since then, they've added the patio on the north side, outdoor seating and the grill, and obtained the liquor license to provide beer and wine.

Saeed blends his own spice mixtures and had been mixing up his own barbecue sauce for family and friends for a many years before he took over Tazza. RAD BBQ Sauce is available now at Tazza – bottle by Beaverton Foods – a great Christmas gift idea. His kabobs and soups are flavorful and not too spicy—appealing to everyone. His Manhattan-style seafood soup is amazing! The Friday dinners, served from 5:30-8pm, are getting more popular. They're considering adding more evenings, and perhaps

out or dine in. In addition, you can reserve the meeting table in advance through the site.

The place is ideal for small meetings, with a large table by the west window that can be reserved in advance. Cozy chairs and a sofa surround a large wooden table with an inlaid chess board that often gets

used by afternoon visitors. Parents enjoy gathering for coffee and chat after dropping their kids off at school, and really appreciate the kid-friendly atmosphere, with toys and a space for toddlers. Neighborhood teens often gather with friends after school for a snack and a refreshing drink. And they keep a water bowl filled outside and a jar of treats for those accompanied by furry friends.

The café faces inward in the small center at Thompson and Saltzman. To make sure the community knows about the shop,

they have a large banner at the corner, and sandwich boards on the sidewalks. They also donate gift certificates for fund-raisers at the nearby schools to aid their neighbors and to introduce new folks to the business.

Saeed and Nancy say, "Overall, we are happy to say that business is

growing, but we continue to rely upon the Cedar Mill and Bethany community to share the news with their neighbors: "Tazza is a great place for coffee, breakfast, lunch, and dinner or a glass of wine or beer.' We hope to see you at Tazza soon!"

The street address is 4062 NW Saltzman Rd # 207. Entrances to the center are on Saltzman just north of Thompson, and on Thompson just

east of Saltzman. Hours are 6 am-6 pm Monday-Thursday, 6 am-8:30 pm Friday, 8 am-4 pm Saturday, and 8 am-3 pm Sunday. Call them for special orders or more information at 503-533-9099.



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Beaverton planners approve zoning changes to Peterkort properties

When the Peterkort family corporation requested to annex its land around the intersection of Cedar Hills Bl and Barnes into Beaverton last February (<http://www.cedar-mill.org/news/211/Peterkort-annexation.html>), few were surprised. Despite their previous objections to Beaverton's annexation push in the late '90s, they perceived that the city would be more friendly to their development plans.

On December 7, the Beaverton Planning Commission voted 7-0 to apply newly-created Beaverton zoning designations to the annexed properties. Many saw this as simply a "housekeeping" action. It will undoubtedly make development of the station area and surrounding properties easier for the corporation.

However, there are many county and city residents who are dismayed by the move. They see it as a slap in the face to all those who worked so long and hard to come up with guidelines for the development of this area during the process to update the county's Cedar Hills/Cedar Mill Community Plan in the mid '90s.



Valeria View Centre
Deveraux Glen Apartments
Single Family Development
Holly District
Peterkort Centre
Peterkort Station
Peterkort Towne Square
Peterkort Towne Square Parks
Amenities

"The plan was a product of more than 15 open houses/design workshops with the community," reads a letter sent to Beaverton by the county on November 23 (Exhibit 19.2 on Beaverton's Development Project page (apps.beavertonoregon.gov/DevelopmentProjects/full_list.aspx)). "Formal adoption of the plan only occurred after six Planning Commission hearings and ten County Board of Commissioner Hearings. Because of the competitive transit and location advantage of the Sunset Transit Station, we believe the level of effort that went into planning this site and surrounding area reflects the belief

that it provided the best opportunity in all of Washington County to create a dense, vibrant mixed-use urban development."

Concerns about changes from the original plan that were brought up in the letter include: locating the most-dense development close to the station; limiting retail development to areas south of Barnes Road to manage traffic congestion; employing urban design principles including park/civic space in the plans; and managing the phasing-in of housing in the mix of commercial-retail-housing developments.

It is thought that the new Beaverton zoning that will be applied does not adequately conform to county standards, as required by the Urban Planning Area Agreement (UPAA) between Washington County and the City of Beaverton, which requires that the City: "... convert county Plan and Zoning designations to city Plan and Zoning designations which most closely approximate the density, use provisions and standards of the county designations."

Indeed, one of the aspects of the city's zoning that received the most discussion at the meeting was the "80% provision," which allows up to 80% of the commercial/retail development to occur before any residential development needs to be built. Beaverton's normal trigger is 60% and a few on the commission questioned the higher percentage.

Beaverton's standards might allow for nearly 8.8 million square feet of non-residential development on approximately 65 acres of the Peterkort lands. Observers contend that the local transportation system will be thrashed long before hitting a small percentage of that.

There was a very short window of time between the publication of the Beaverton Planning documents on November 30 and this hearing. Several hundred pages of documents and exhibits were posted. Although CPO 1 submitted a letter requesting an extension, the Beaverton Planning Commission

It's cold outside

by Lauretta Young

When it gets colder, we put away our shorts and flip-flops and find the hats, gloves and coats. What do our avian friends do to stay warm and survive the harsh winds/rain/plunging temperatures? And what can we do to help our back yard birds in the winter season?

Birds fluff up their feathers to trap warmth. They seek shelter in brush piles or other sheltered areas, including birdhouses, so don't take those down! They seek more food to generate warmth. They flock up together to save heat. They seek alternative food sources. If we thought ahead last spring and planted sunflower seeds we now have huge sources of seed in our gardens. If we planted some crabapple trees, that fruit will feed several species all winter as well as decorate our yards with bright red orbs in the gray days.

Most of the birds that must have warmth, or have specific nectar or insect foods, have migrated south. Every year people worry that leaving out hummingbird feeders might encourage those hummers to stay who need to leave. Don't worry about this. The best evidence is that migration is related to day length, not food availability, so leave the hummingbird feeder out for the Anna's hummers who do stay in Portland all winter.

Non-nectar eating species also can have trouble finding natural sources of seeds or insects. Black sunflower seed is high in energy and very appealing to a wide variety of songbirds. Other treats that attract birds to my yard are cut oranges,

reportedly dismissed objections to the lack of public involvement, saying that the time for public involvement will come later, when development plans are submitted. Many feel that the new Beaverton zoning rules will make it difficult to achieve the mix of residential, commercial and retail space that would create a vibrant community without negative impacts on the surrounding properties.

These zoning changes will now go to the Beaverton City Council with the Planning Commission's recommendation for approval. We will let you know when that meeting is scheduled.

Read the online version of this article to see a listing of previous articles about Peterkort and Beaverton.

which I impale on a nail on my bird feeder—towhees and thrushes in particular like fresh fruit.

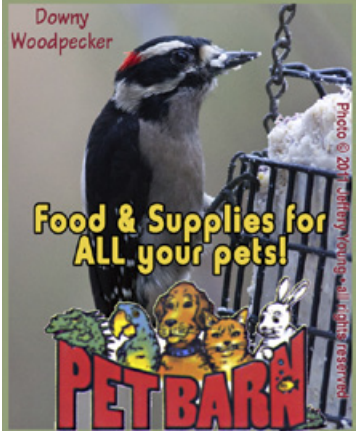
Many birds "flock up" in winter to stay warm together, avoid predators and help find food. In Cedar Mill we see large flocks of Bushtits, sparrows of several sorts, Chickadees and Juncos.

It is helpful to provide clean water. Certainly with lots of rain there are innumerable puddles. However puddles in the street can be contaminated with oil, runoff of yard chemicals, and other contaminants. Maintaining a birdbath that is clean and free of ice in the winter is a huge gift to birds. We use a special low-voltage birdbath heater, which is safe to put into the water to keep it ice-free, and we are rewarded with innumerable woodpeckers, sparrows, the few hardy Goldfinches who brave the cold, and even hawks drinking out of the birdbath. A few drops of chlorine bleach in the birdbath ensures that no mold will grow.

Suet is a favorite winter food of many birds. If you note any sick birds be sure to clean your feeders more often.

The loss of leaves allows us to see the birds more clearly. Our woodpeckers are more easily viewed pecking for insects. In Cedar Mill we have several types of woodpeckers including the Downy, the Hairy, several Flickers, an occasional Sapsucker species and sometimes even the rare and impressive Pileated.

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Business News, continued from page 2
the Oregon Food Bank, a former recipient of Peninsula's Charity for the Quarter program.

All donors will be encouraged to enter a 12/22/11 drawing for a \$50 Regal Theater gift card each time a food donation is made. Peninsula wants to "show" donors a good time for their generous support!

UPS delivers holiday relief and packing tips

Between shipping holiday packages, planning the family trip and baking cookies, the holidays can be anything but happy. Fortunately, The UPS Store® hopes to help keep your holidays happy and hassle-free.

Customers lacking the time, expertise or proper packaging supplies to prepare their gifts for shipment can bring them to The UPS Store Certified Packing Experts®, who offer The UPS Store Pack & Ship Promise®, which reimburses customers the cost of packaging materials and service as well as shipping costs in the event a center-packed item shipped via UPS is lost or damaged (subject to the lesser of actual value, replacement or repair cost).

For customers who prefer to do it themselves, Tim Kimble, The UPS Store owner, offers the following tips:

Begin with the proper materials: a new cardboard box designed for shipping, professional-grade packaging tape and packaging material like foam packaging peanuts or bubble cushioning (at least two inches all around).

Include a label on the inside of the package with the destination and return addresses.

Use a shipping option that provides a package tracking number.

Take batteries out of toys, electronics, etc., before shipping and wrap them separately to avoid contact with metal.

Seal home-made holiday treats in an interior airtight container or plastic bag before packing them and use an expedited air service.

Ship wrapped gifts and luggage ahead to your destination, especially if traveling by air.

With only 20 shipping days between Thanksgiving and Christmas, good timing is critical. Mondays are typically the busiest shipping days and Dec. 12-16 is expected to be the busiest week of the year, but Tim expects to see the holiday rush as late as Dec. 22 for delivery on Dec. 23.

The UPS Store is located at 10940 SW Barnes Rd., Peterkort Towne Square. For additional information, visit theupsstorelocal.com/3379 or call 503-646-9999.

Libertine re-opens for lunch

The Libertine (in The Walgreens courtyard) is open for lunch service Monday-Friday 11 am-2 pm. We specialize in healthy comfort food, catering, and space rental. Please check our website www.libertinedeli.com for our weekly menu and calendar. We'll be closed for Christmas week however, Monday December 26 -Friday the 30th.

The cost to rent the Libertine is \$35 an hour, and is waived if you use our in-house catering! For caterers or food based businesses, the price includes the use of the kitchen. Please contact mellisaben-jamin@frontier.com or call/text 503-317-3229 for information.

December 20th Holiday Benefit Concert

On Tuesday, December 20, 7-8 pm, Hoffman Academy of Music will be holding a Holiday Concert to benefit the Oregon Food Bank. Mr. Hoffman, director of Hoffman Academy of Music, and several Academy teachers, will entertain the audience with songs of the season. Refreshments will follow the performance.

This family-friendly event is

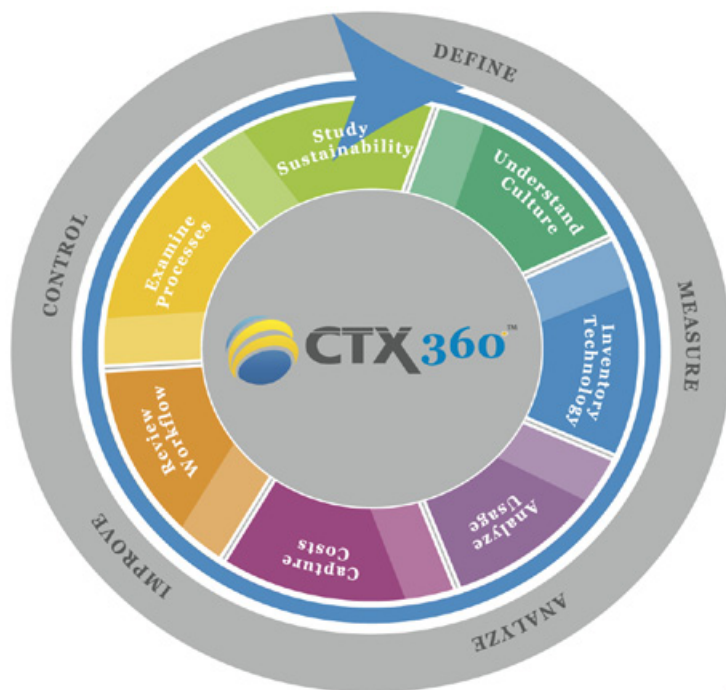
open to everyone in the Cedar Mill community, and is free with the donation of two cans/boxes of food per person. The concert will be held at the Christ United Methodist Church, 12755 NW Dogwood Street. For more information contact Hoffman Academy at 503-336-3121.

Frustration with hanging wreath leads to clever invention

Cedar Mill resident, Dorota Shortell, was frustrated while trying to hang a wreath on a door with glass panels in it. After purchasing all the wreath-hanging products on the market that didn't work (suction cups fell off, over-the-door ones would either not allow the door to close or would scratch up the door frame), she invented a new product that always allows the door to close, never causes any door damage, and uses no tools to install. The secret to the Zip 'n Hang wreath hanger is that it uses flexible lines that loop over the door corners with a hook that hangs down in the center and can be adjusted to any height.

Over four years she has worked on bringing the product to market and has created a home-based business right here in Cedar Mill. This is in addition to working full-time running a mechanical engineering

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services business in Vancouver, WA, Simplicity Product Development. Zip 'n Hangs ship from the Portland Habilitation Center, which employs people with disabilities.

The product is best viewed by watching the video on www.zipnhang.com, which is also where it can be purchased for \$12.99. Direct local sales are also possible by contacting Dorota directly at dorota@zipnhang.com.

Virtue of the Month: Peacefulness

Peacefulness is inner calm and tranquility. It is a sense of harmony with all creation. Inner peace comes from quiet reflection and prayer. We release the past and let anxiety



go. We keep a graceful pace, not allowing ourselves be rushed or overwhelmed... Excerpt from Virtue Reflection Cards, a great gift for you and your loved ones! (\$30 for a deck of 100 cards; also available on audio CD: beautiful narration with peaceful background music.) virtuesconnectionportland.com

The practice of Peacefulness:
 I have a tranquil spirit.
 I enter the peace of reflection.
 I release my fears.
 I move calmly without rush or hurry.
 I choose justice instead of anger.
 I choose unity over discord.
 I am thankful for the gift of peacefulness. It allows me to be an

instrument of grace.”
 Linda Kavelin Popov virtuesproject.com

Live Blues weekly at Grape Vine

Grape Vine Restaurant and Lounge owner Irene Pavlatos is delighted to invite live music fans to a new weekly All-Star Blues Jam, led by renowned local musician Dan Hess. His sister Sonny Hess showed up to play at the debut session last week—that’s one of the exciting things about a jam—you never know who might turn up and sit in! No cover.

Thursday evenings December 8 and 15, 8:30-11 pm at the Grape Vine, 11525 SW Barnes Road. The full dinner menu, along with delicious appetizers, are served in the Vineyard Room, where there’s plenty of seating and a great dance floor. Work off your holiday stress with a little R&R at the Grape Vine. Visit their website grapevineportland.com or find them on Facebook. But get in there fast—they’re trying this out and if you wait, they might not continue!

Parents Urged to Get Newborn Hearing Screenings

The Washington County Department of Health and Human Services is offering free infant hearing screenings for infants who did not receive a screening already. Hearing loss is the most common birth defect and can be difficult to diagnose without a hearing test. To schedule an appointment for your infant, call Nena Newsom, Washington County Public Health, at 503-846-4872.

Bernie Young 1933-2011

Bernard “Bernie” Young was born June 20, 1933 in Portland to Frank and Hazel (Plant) Young. He passed away Nov. 29, 2011 at his home in Tillamook at age 78.

Bernie’s family moved to Oregon in 1847 and settled in the Cedar Mill area. His great-grandfather was John Quincy Adams Young, the man who owned the original Cedar Mill and who named the community. His grandfather was Abraham Lincoln “Linc” Young, the man pictured in the only surviving photo of the mill.



Bernie enjoyed attending the Cedar Mill Cider Festival at his great-grandfather’s house in 2009

Bernie followed in the footsteps of his mother, Hazel Young who was an avid historian both of the family and the community. Bernie shared photos and information with us to round out the community history.

He lived in Cedar Mill most of his life, and worked for Pacific NW Bell. He also was on the Multnomah County Sheriff’s Reserves for many years.

Bernie drove Canyon Road before it was paved and took the first plane ride at the Beaverton Airport, where Cedar Hills Crossing is now. Bernie served in the U.S. Navy from 1953 to 1957 and was honorably discharged. Bernie married Marybeth Hansen in Portland on May 23, 1998.

Bernie was a member of the Washington County Historical Society. He enjoyed studying genealogy, buying and selling antique glass, ballroom dancing and fishing.

Bernie is survived by his wife, Marybeth Young of Tillamook; three children, David F. Young of Forest Grove, Stephen B. Young of Aloha and Katherine A. Young of Aloha; three grandchildren, Brady A. Young of Corvallis, Blayne A. Young of Aloha and Sandra A. Young of Washington.

Bernie is also survived by his first wife, Shirley Young of Sacramento, Calif.; four step-children, Liz Cannard of Gladstone, Kim Krieger of Sandy, Frank Ray of Sherwood and Meagan Hansen of Beaverton.

Interment will be at Union Cemetery in Cedar Mill (at 2000 NW 143rd, north of Cornell) on Monday, December 12 at 11 am, followed by a memorial gathering at Leedy Grange Hall, 835 NW Saltzman.

Memorial contributions may be made to the Tualatin Hills Park Foundation for the JQA Young House Fund at 15707 SW Walker Rd. Beaverton, OR 97066. thprd.org/foundation/donate.cfm Be sure to specify that the donation is for the house fund.

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