

Brittany Gada

From: doug_wells@comcast.net
Sent: Wednesday, January 18, 2023 11:33 AM
To: Brittany Gada
Cc: Drew Vanderveen; lora_wells@comcast.net
Subject: [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm
Attachments: 2023_01_17_city_ltr_re8feb23queenzmtg.pdf; 2023_01_17_map_ctyltr8feb23queenzmtg.pdf

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Hi Brittany,

My wife and I reside at 8170 SW Maple Drive, Portland, OR 97225, diagonally across the street from where Queenz Asian Cuisine has been holding events and causing noise problems beyond the 10pm-7am quiet hours. It's been quite intrusive and exhausting for us and our neighbors.

The attached indicates you are the contact person for this, and there's indication of a facilities meeting today 1/18/2023. But there's no indication of exactly where and when this facilities meeting will be held today. The attached notice indicates this 1/18/2023 facilities review committee meeting is open to the public.

Would you confirm how this facilities review committee meeting can be attended?

Thank you in advance!!

My wife Lora and I, and I believe our neighbors too, are appreciative of you help in stopping Queenz' non-permitted event hosting activities and activities during the 10pm-7am quiet hours. Calling the police hasn't worked to get Queenz to stop. We have tried involving others like Drew Vanderveen. We are very worried that the City of Beaverton may simply take Queenz application money (which Queenz said was \$10,000 or more) and ignore the very negative impact Queenz is causing.

Kind regards,
-Doug

Doug and Lora Wells
8170 SW Maple Drive
Portland, OR 97225

Doug's cell phone: 503-866-2749

From: Drew Vanderveen <dvanderveen@beavertonoregon.gov>
Sent: Wednesday, October 12, 2022 9:41 AM
To: doug_wells@comcast.net
Subject: RE: [EXTERNAL] FW: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

Doug,

The applicant also reached out to the City to let us know the meeting was scheduled incorrectly. They are hoping to reschedule for next month, and are required to send another notice out to neighbors before that happens.

Thank you,

Drew Vanderveen
Code Compliance Ofc.
City of Beaverton
503-718-1629

From: doug_wells@comcast.net <doug_wells@comcast.net>
Sent: Tuesday, October 11, 2022 7:26 PM
To: Drew Vanderveen <dvanderveen@beavertonoregon.gov>
Subject: [EXTERNAL] FW: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hi Drew,

An update for you here. There was supposed to be a virtual meeting tonight, and a number of neighbors attempted to participate only to find the access code did not exist and there is no zoom meeting. Consequently, this consultant has wasted everyone's time.

Would you add this email to your collection of fails on Queenz' part to even remotely address the community concerns with even a minimal level of professionalism?

One of the neighbors, as you'll see below, was able to reach Eileen Mitchell by phone some minutes ago. Unbelievably she told Diana .. that they have run into some sort of issue and that the meeting isn't happening tonight. She said it might happen on Thursday, but that she "doesn't know if she'll be presenting on Thursday."

This is crazy!

Please confirm receipt.

Thank you!!
-Doug
Doug Wels
8170 SW Maple Drive
Portland, OR 97225
Phone 503-866-2749

From: doug_wells@comcast.net <doug_wells@comcast.net>
Sent: Tuesday, October 11, 2022 7:20 PM
To: 'Diana Buswell' <diana.buswell@gmail.com>; 'Erik Helmer' <erikhelmer@comcast.net>
Cc: 'Steve Ferrarini' <pdxferrarini@gmail.com>; 'Christine Fox' <christinef503@yahoo.com>; 'Alison (Gullion) Praisler' <alison@pnwbh.com>; 'Alex Sundermeier' <alex.sundermeier@gmail.com>; 'Lance' <cliffordlw@gmail.com>; 'cookie8175@gmail.com' <cookie8175@gmail.com>; 'Mindy Helmer' <min.d@mac.com>; 'Jon-Paul Praisler' <jphp@windermere.com>; 'Jane Cartwright' <jane.cartwright@gmail.com>; 'Kellen Klein' <kellencklein@gmail.com>; 'patmg@comcast.net' <patmg@comcast.net>; 'halvor.c28@gmail.com' <halvor.c28@gmail.com>; 'halvor.rob67@gmail.com' <halvor.rob67@gmail.com>; 'imillerman@comcast.net' <imillerman@comcast.net>; 'lora_wells@comcast.net' <lora_wells@comcast.net>; 'Blake Buswell' <buswellblake@yahoo.com>; 'Arianna Hartstrom'

<info@costa-oro.com>; 'drjcj2@hotmail.com' <drjcj2@hotmail.com>; 'Vanessa Gallant' <vanessagallant@comcast.net>; 'T Trausch' <ttbillpay@msn.com>; 'randles.james@gmail.com' <randles.james@gmail.com>; 'randles.steph@gmail.com' <randles.steph@gmail.com>; 'cindy Dols' <cindydols@gmail.com>

Subject: RE: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

Thanks Diana!!!

This is an email I received from the consultant that sent the letter – Eileen Mitchell. This was the response to my asking for the distribution of the letter sent, which she didn't bother answering...

→
Hello Doug,

As per our conversation yesterday, here is the link to the City of Beaverton Webpage for Planning Applications. Here you can find the Neighborhood Meeting requirements concerning mail noticing we must comply with.

You may also contact the City. I have provided the appropriate City contact below.

Brittany Gada, AICP

Associate Planner | Community Development Department
City of Beaverton | 12725 SW Millikan Way, 4th Floor
PO Box 4755 | Beaverton OR 97076-4755
(971) 724-0517 | www.BeavertonOregon.gov

Remote Work Hours: Monday, Thursday, Friday 8am-5pm | **In Office:** Tuesday, Wednesday 8am-5pm

<https://beavertonoregon.gov/777/Applications-Fees-Brochures>

Thanks!

Eileen Mitchell

Land Use Planner

PBS | Celebrating 40 Years

Our office has relocated to:

1325 SE Tech Center Dr., Suite 140, Vancouver, WA 98683
office: 360.695.3488 | direct: 360.213.0419 | mobile: 541.400.8041

←

Thx,
-Doug

From: Diana Buswell <diana.buswell@gmail.com>

Sent: Tuesday, October 11, 2022 7:16 PM

To: Erik Helmer <erikhelmer@comcast.net>

Cc: Steve Ferrarini <pdxferrarini@gmail.com>; doug_wells@comcast.net; Christine Fox <christinef503@yahoo.com>; Alison (Gullion) Praisler <alison@pnwbh.com>; Alex Sundermeier <alex.sundermeier@gmail.com>; Lance <cliffordlw@gmail.com>; cookie8175@gmail.com; Mindy Helmer <min.d@mac.com>; Jon-Paul Praisler

<jphp@windermere.com>; Jane Cartwright <jane.cartwright@gmail.com>; Kellen Klein <kellencklein@gmail.com>;
patmg@comcast.net; halvor.c28@gmail.com; halvor.rob67@gmail.com; imillerman@comcast.net;
lora_wells@comcast.net; Blake Buswell <buswellblake@yahoo.com>; Arianna Hartstrom <info@costa-oro.com>;
drjcj2@hotmail.com; Vanessa Gallant <vanessagallant@comcast.net>; T Trausch <ttbillpay@msn.com>;
randles.james@gmail.com; randles.steph@gmail.com; cindy Dols <cindydols@gmail.com>

Subject: Re: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

I couldn't get into the meeting either and I called the Consultant who sent the letter. She said that they have run into some sort of issue and that the meeting isn't happening tonight. She said it might happen on Thursday, but that she "doesn't know if she'll be presenting on Thursday."

I gave her my name and number and asked her to send me the updated meeting time, date, etc. and I will disseminate that information once I receive it.

We'll be out of town later this week and with the time-zone difference I'm not sure if we'll be able to attend, but will do my best to be there.

Thanks,
Diana

On Tue, Oct 11, 2022 at 7:10 PM Erik Helmer <erikhelmer@comcast.net> wrote:

Is it just me or has this meeting not been started by the host?

On Oct 11, 2022, at 6:47 PM, Erik Helmer <erikhelmer@comcast.net> wrote:

Thanks for all the info Doug and Diana (and others), I'll be joining the call tonight and we are in full support of limiting late night dance parties to our living rooms/basements only. Interested to see where this goes with Queenz...

- erik

On Oct 11, 2022, at 6:30 PM, Steve Ferrarini <pdxferarini@gmail.com> wrote:

Best wishes in your efforts tonight. I am sorry I will not be in attendance. I am supportive and am willing to help. Please let me know if there is followup needed.

Seems like there should be some code that does not allow sound from a business to travel to other buildings, especially residences late at night. That would seem to be a classic definition of a nuisance.

Steve and Beth -

On Tue, Oct 11, 2022 at 5:52 PM <doug_wells@comcast.net> wrote:

Hello everyone,

Thanks everyone, and thanks Diana for including the zoom call info in your email below.

In case you didn't get the letter announcing the meeting, please find the attached which was sent by the land use consultants hired by Queenz to help them obtain approvals from the City for the events they have been holding since at least this last spring.

-Doug

From: Cheryl Halvorson halvor.c28@gmail.com
Sent: Tuesday, October 11, 2022 4:04 PM
To: Alison Gullion alison@pnwbh.com
Cc: Arianna Hartstrom info@costa-oro.com; Blake Buswell buswellblake@yahoo.com; Christine Fox Christinef503@yahoo.com; Diana Buswell diana.buswell@gmail.com; Husband Helmer ErikHelmer@comcast.net; Jane Cartwright jane.cartwright@gmail.com; Jon-Paul Praisler jphp@windermere.com; Kellen Klein kellencklein@gmail.com; Lance cliffordlw@gmail.com; Mindy Helmer Min.D@mac.com; Randles.James@gmail.com; Randles.Steph@gmail.com; T Trausch ttbillpay@msn.com; Vanessa Gallant vanessagallant@comcast.net; alex.sundermeier@gmail.com; cindy Dols cindydols@gmail.com; cookie8175@gmail.com; doug_wells@comcast.net; drjc2@hotmail.com; halvor.rob67@gmail.com; imillerman@comcast.net; lora_wells@comcast.net; patmg@comcast.net; pdxferarini@gmail.com
Subject: Re: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

Hello all!

Bob and I plan to "attend" tonight's meeting via text. Know that you have our support!

Cheryl & Bob Halvorson

From: Christine Fox <christinef503@yahoo.com>
Sent: Tuesday, October 11, 2022 3:35 PM
To: Alison Gullion <alison@pnwbh.com>; Alex Sundermeier <alex.sundermeier@gmail.com>
Cc: Diana Buswell <diana.buswell@gmail.com>; doug_wells@comcast.net; Lance <cliffordlw@gmail.com>; cookie8175@gmail.com; Husband Helmer <erikhelmer@comcast.net>; Mindy Helmer <min.d@mac.com>; pdxferrarini@gmail.com; Jon-Paul Praisler <jphp@windermere.com>; Jane Cartwright <jane.cartwright@gmail.com>; Kellen Klein <kellencklein@gmail.com>; patmg@comcast.net; halvor.c28@gmail.com; halvor.rob67@gmail.com; imillerman@comcast.net; lora_wells@comcast.net; Blake Buswell <buswellblake@yahoo.com>; Arianna Hartstrom <info@costa-oro.com>; drjcj2@hotmail.com; Vanessa Gallant <vanessagallant@comcast.net>; T Trausch <ttbillpay@msn.com>; randles.james@gmail.com; randles.steph@gmail.com; cindy Dols <cindydols@gmail.com>
Subject: Re: Maple Drive outside corner vandalism - and Queenz Asian Cuisine

Please add the Foxes as concerned neighbors. We will not be able to attend but you have our full support to add our voices to challenging the non-compliance.

Best,

Christine

On Tuesday, October 11, 2022 at 03:06:49 PM PDT, Alex Sundermeier <alex.sundermeier@gmail.com> wrote:

Thank you to all those attending the meeting tonight. I will be busy at the time and cannot attend but as Doug's next-door neighbor I can hear the noise all time. Hopefully, something can come from the Zoom meeting. Let me know if there is anything I can do to help.

Alison, my previous job was as a residential behavioral / drug & alcohol counselor in NE Portland. I have experience dealing with teenagers that are in that specific gang. Judging by the quality of the tag I would assume that it was done quickly by some troubled youth.

On Tue, Oct 11, 2022 at 12:44 PM Alison Gullion <alison@pnwbh.com> wrote:

I will not be attending the meeting tonight but you have my permission to add the Praislers as concerned neighbors when it comes to current compliance, future compliance (with the potential for a later closing hour) coupled with lack of sufficient police staffing to address non-compliance with the Queens restaurant.

Good luck!

As for the tagging, Alex, thanks for jumping in on this one. Do you work with gangs or youth professionally? As a business owner in behavioral health that has employees embedded in Tualatin Sherwood School District, I am noticing an increase in gang related activity in the suburbs.

My best to all,

Alison

Alison Gullion, LPC, Founder/Owner

(She/Her)

[Pacific Northwest Behavioral Health, LLC](#)

6647 SE Milwaukie Avenue, Suite B210

Portland, Or 97202

971.258.2120 P | alison@pnwbh.com

971.200.2719 F

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On Oct 11, 2022, at 10:34 AM, Diana Buswell <diana.buswell@gmail.com> wrote:

Sorry--I forgot to include the time of the meeting--it's scheduled to begin at 7pm tonight.

-Diana

On Tue, Oct 11, 2022 at 10:33 AM Diana Buswell <diana.buswell@gmail.com> wrote:

Hi Doug and Maple Drive Neighbors--

Blake and I are planning on joining tonight's Zoom meeting about the Queens Restaurant permit application. The pounding/thumping we hear on a regular basis far past 10pm is very annoying and disruptive. I look forward to an opportunity to express my concerns about the things as they currently are (operating without appropriate approvals) and my hesitations that their behavior if/when their permit approval is granted will only become worse.

For any other neighbors that are interested in joining the Zoom call, the information is below

(from the letter I received from PBS-the land use planning firm that Queens is using).

To connect online:

<https://pbsusa.com/queenz>

Passcode: 856013

To connect by phone only:

1-669-254-5252 or 1-669-216-1590

Passcode: 856013

Thanks,

Diana

On Wed, Sep 28, 2022 at 12:25 PM <doug_wells@comcast.net> wrote:

Vandalism of the corner fencing

This morning I noticed black spray paint markings all over the fencing on the highway side of the corner. See the attached two images.

Any suggestions about how to deal with this?

Any and all ideas are welcome...

As everyone likely knows, we've tried to pick up the litter and trash, and we built the street facing corner fencing ourselves. So, we have near zero expectation that Beaverton, Washington County, TriMet, ODOT, or any particular entity will take note of this and do anything without lots and lots of asking and arm twisting.

Picking up trash and helping transients, planting a bunch of bamboo, and building some fencing.. and trying to get Beaverton to help enforce the 10pm to 7am quiet hours (regarding Queenz Asian Cuisine's holding weddings and concerts across the street, where the chiropractic and shoe stores used to be, opposite the old Zupans)... is one thing. But dealing with destruction of property is quite different and new...

I'm reporting this to police now, and then will forward this to Drew Vanderveen (City of Beav. Code enforcement) in case he has any suggestions.

Queenz Asian Cuisine (at 8225 SW Apple Way)

Regarding Queenz Asian Cuisine, I've been working with Drew since this spring when Lora and I finally figured out where the super low frequency base thumping was coming from – Queenz Asian Cuisine whenever they have weddings, private parties, and concerts... See the attached advertisement for the event held at Queenz in April this year.

As Queenz is hosting the events without proper permitting, the hope is that they stop operating as an event venue (which is in violation of present zoning and current permitting).

But Queenz has hired land use consultants to apply for and obtain use permits to allow their venue hosting and to also permit violating the 10pm to 7am quiet hours rules, so they can host events extending to 1am.

Lora and I are firmly against decisions that may lead to granting Queenz permissions to use the property as an event venue, because the noise has been sleep disrupting, because Queenz doesn't stop even when the police ask them to, and because Queenz has not demonstrated that they would ever recognize the quiet hour rules existing (that are 7 days per week, 10pm to 7am for everyone, including all businesses).



-Doug

Doug and Lora Wells
8170 SW Maple Drive
Ph 503-866-2749



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Alex Sundermeier