

**Brittany Gada**

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**From:** doug\_wells@comcast.net  
**Sent:** Thursday, January 19, 2023 8:06 PM  
**To:** Brittany Gada  
**Cc:** Drew Vanderveen; lora\_wells@comcast.net; Mayor Lacey Beaty; 'Diana Buswell'; 'T Trausch'; 'Lance'; 'Erik Helmer'; 'Mindy Helmer'; 'Alex Sundermeier'; 'Blake Buswell'  
**Subject:** FW: [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm  
**Attachments:** Queenz\_Noise Study\_12-1-22.pdf; RE: Sounds Testing - Queenz Asian Cuisine

Hi Brittany,

Thank you for your reply.

I briefly read through the attached sound study. The report is silent as to discussion of the repetitive thumping low frequency noise that we feel in our home (i.e., our home is identified "M3" in Figure 1 in the report). Further, there appear to be errors in the study. For example, the horizontal axis for the graphs shown in Figure 5 looks incorrect. It's the same exact time stamp all the way along the horizontal axis, which appears incorrect or at least not meaningful or useful for interpretation of the data. The horizontal labels all the way along the x-axis/horizontal axis show 11/9 10:28pm, repeated over and over. The recordings I have (on my iphone) do show evidence of the low frequency thumping that we are finding very disturbing. Also, please note that the date shown in Figure 5 is November 9<sup>th</sup>. Tanya at Queenz called me and emailed me the night of November 9<sup>th</sup> to ask if I could still hear the intrusive disturbing thumping, and I responding Yes. I have attached the contemporaneous email I sent Tanya with copy to Drew Vanerveen at exactly 10:37 pm that evening, 11/9/2022. This was after whatever Queenz claimed to have done to mitigate the sound/low frequency noise/thumping. Please look closely at the information in the study. It does not show that Queenz has mitigated the low frequency booming/thumping noise that is felt inside our home when Queenz is hosting such events after 10pm.

I would ask that you and your staff come out at 11pm or so when Queenz is holding an event or creating the low frequency rhythmic noise, and see for yourself what we are feeling inside of our home. It's not easily slept through as it's a constant repetitive booming/thumping. When cars and trucks go by, the noise is passes in a very short amount of time. In contrast, the sound coming from Queenz is more constant and does not change at all for period of several minutes or longer.

I'm very skeptical (as an electrical engineer myself) of this sound study since 1) it's commissioned by Queenz and 2) it's silent as to a discussion of the repetitive thumping low frequency noise that we feel inside of our home. Aggregated measurements of audible acoustic energy may or may not include attributes at certain frequencies, and in our case, concerns with the very low frequency vibrations that we actually feel. There's another licensed EE on our street (SW Maple Drive), and I'm sure he can attest to some of this. Regarding taking the word of Queenz' hired professional, it's completely unreasonable that the City simply accept such an obviously biased professional study. The Queenz' hired professional for the sound study obviously has a conflict of interest since it's Queenz paying its fee. Deference should be given to the nearby homeowners like us. I shouldn't have to hire a professional to do more testing (which would be super time consuming and require that Queenz cooperate with such an effort). The City really should be taking the experiences of its constituent residents much much more seriously and should give deference to the concerns and interests of the homeowners in the immediate area, like us.

It's alarming that the City is operating this way, not adequately giving weight to the actual observations and experiences of its community members.

Please add this communication and the attached email dated 11/9/2022 10:37pm to the information for the hearing.

Most respectfully,  
-Doug

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

Phone 503-866-2749 (Doug)

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**From:** Brittany Gada <bgada@beavertonoregon.gov>

**Sent:** Thursday, January 19, 2023 6:44 PM

**To:** doug\_wells@comcast.net

**Cc:** Drew Vanderveen <dvanderveen@beavertonoregon.gov>; lora\_wells@comcast.net

**Subject:** RE: [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm

Hi Doug,

Thank you again for your comments and questions about the Queenz requests. I'll do my best to respond to your questions and concerns, but please don't hesitate to reach out with additional questions or to request to set up a call to discuss in more detail.

Your first request is that the city perform its own sound study to evaluate if the proposal is meeting development requirements and to study the low frequency impacts to nearby residences. Unfortunately, city staff does not have the skill or licensures internally to prepare such as study, nor does it have the financial resources to hire an engineer to do the study. The study submitted by Queenz was prepared by an acoustical engineer licensed in the State of Oregon. When an engineer adds their licensure stamp to a document they created, they are risking forfeiture of their license and career if false information or analysis is determined to have been provided. It is standard practice by the City to accept the analyses of licensed professionals. One more common example of this is the Traffic Impact Analyses prepared by licensed transportation engineers that are accepted by the City to assess the traffic impacts of proposed developments. Since Queenz noise study was prepared by a licensed acoustical engineer, the city does not have concerns about the authenticity of the study's findings. The study also analyzes low frequency, measured by the dBC measurement, in addition to the high frequency sounds, measured by dBA. I've attached the sound study, so you can review it.

Staff is aware that Queenz has been operating in violation of the development code. The proposed applications are needed to seek approval from the Planning Commission for their ongoing activities, and the owner has been told by multiple city staff that any events and any business operation after 10pm is in violation of the code and may not occur. From staff's perspective, our analysis is limited to the approval criteria for a New Conditional Use (in this case, two New Conditional Use applications) in [development code section 40.15.15.5.C](#), and conducting activities in violation of the code is not an approval criterion so we are not able to consider it in our recommendation to the Planning Commission.

I'd like to clarify about my comment that noise mitigation isn't necessary for Queenz to meet the noise requirements of the code. On the contrary, based on the findings of the noise study, Queenz was able to meet the development code's noise requirements because they installed sound-dampening acoustic panels to mitigate noise coming from their business. Without this mitigation measure, I do not believe that Queenz would have been found to be compliant with the requirement. Staff has not identified any further mitigation that is needed because Queenz has demonstrated compliance with the standards.

Moving forward, if the Queenz applications are not approved by the Planning Commission, you'll want to continue to report illegal activity to the Code Compliance team if events or operations after 10pm occur. It is possible that the

Planning Commission may choose to approve one application and deny the other which could result in approval for holding events but denial for hours of operation past 10pm, so you'll want to attend the hearing on February 8<sup>th</sup> or look up the recording of the hearing to find out the Commission's decision. I would also encourage anyone who is interested in these requests to provide testimony during the public hearing to voice comments to the Planning Commission members. Your written comments will be provided to them and considered, but you are also welcome to testify.

I've added your second email to the case file, so it will also be provided to the Planning Commission for their consideration before the hearing. Please let me know if you have any other questions about these applications.

Thank you,

**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](http://www.BeavertonOregon.gov)

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**In Office:** Tuesday, Wednesday 8am-5pm

**NEW Electronic Permitting System is now live!**

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**From:** [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net) <[doug\\_wells@comcast.net](mailto:doug_wells@comcast.net)>

**Sent:** Wednesday, January 18, 2023 6:02 PM

**To:** Brittany Gada <[bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov)>

**Cc:** Drew Vanderveen <[dvanderveen@beavertonoregon.gov](mailto:dvanderveen@beavertonoregon.gov)>; [lora\\_wells@comcast.net](mailto:lora_wells@comcast.net)

**Subject:** RE: [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm

Hi Brittany,

Thank you for responding. I'm not sure what public hearing this evening you are referring to, and I'm not sure I would have been able to attend the Facilities Review Meeting today anyway. However, it would have been good to have the relevant information so that any of the community members could have attended if able.

I appreciate your work and position and help.

I am very concerned that you indicate that Queenz' noise study demonstrates that they meet the development code requirements. It would seem prudent that the City perform its own study, which should include measuring low frequency noise radiating to at least the homes along SW Maple Drive where our home is located. Taking Queenz' study results would not be prudent since it's Queenz intent to make sure such study shows what they have been doing (as you agree, in violation of code) and propose to keep doing.

I'm very saddened to hear that Staff has already or may be contemplating recommending approval of Queenz' application, especially in view of the fact that they have been holding events in violation of code, they have repeatedly ignored requests from police and residents to turn off their music after 10pm, and in view of Queenz very clear intent to continue ignoring the very real impact that their after 10pm activities have had already and are likely to continue having.

I am very concerned when you suggest (if I'm reading your email correctly) that perhaps noise mitigation isn't necessary for Queenz to meet the noise requirements of the Code. If this might be the case, the Code certainly isn't working to

protect the nearby communities, and I'm really not sure I understand how Queenz can operate at all with music that is literally felt in the homes on our street (SW Maple Drive) during quiet hours 10pm to 7am.

I sure hope the City is able to better safeguard the communities in and around Beaverton. Our home is technically within the City of Beaverton, and most of the homes on Maple Drive are in unincorporated Washington County.

Anyway, if you would please discuss this further with your teams I would appreciate your help to better protect our abilities to live in our homes. I will ask Drew Vanderveen what else can be done. This summer he and I discussed perhaps the City filing a lawsuit to get Queenz to stop and abide by the quiet hours, at least with a hard stop of all event hosting activities at 10pm as is done in venues in other areas (like Portland) near residential housing.

As this is damaging our ability to live in our home, I'm very concerned that the damages are already not limited to mere nuisance but may include damages to property value.

Please let me know if there are others at the City that might be better positioned to help us avoid further damages to our homes.

Kind regards,  
-Doug

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

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**From:** Brittany Gada <[bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov)>

**Sent:** Wednesday, January 18, 2023 5:09 PM

**To:** [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net)

**Cc:** Drew Vanderveen <[dvanderveen@beavertonoregon.gov](mailto:dvanderveen@beavertonoregon.gov)>; [lora\\_wells@comcast.net](mailto:lora_wells@comcast.net)

**Subject:** RE: [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm

Hi Doug,

Thank you for providing these comments on the Queenz Asian Cuisine applications. I have added your comments to the case file, so they will be provided to the Planning Commission members for their review prior to the public hearing this evening. I have also sent your comments to the applicant for their consideration.

I also must apologize for not seeing your email until now requesting to attend the Facilities Review Meeting. The Facilities Review Meeting was held virtually at 2pm today. This meeting is open to the public, although the public may only listen in and is not allowed to participate in the meeting. These meetings are not recorded, so I'll summarize the meeting topics and discussion for you here. Please let me know if you have any follow up questions about the Facilities Review Meeting procedures or the discussion, and I apologize again.

The Facilities Review Meeting is intended to discuss only the technical aspects of applications per [BDC 40.03](#) which covers things like transportation, utilities, life/safety, accessibility considerations, etc. The meeting is also intended to discuss next steps with the applicant to inform them of upcoming procedures related to their applications, namely the procedures for the Planning Commission hearing on February 8<sup>th</sup>.

There are no outstanding technical issues related to the Queenz Asian Cuisine New Conditional Use applications, and the Facilities Review Committee is recommending approval of the applications (this recommendation is limited to the review of the technical aspects, not the entire set of approval criteria which will be addressed in the staff report). The following technical topics were discussed:

- Outstanding Building Permits\* (need issuance of certificate of occupancy) and requirement for a new Building Permit for installation of acoustical panels prior to operating events
- Bike Parking Requirements\* – Queenz must install two short-term and two long-term bicycle parking spaces in compliance with the Engineering Design Manual and the development code section 60.30. These must be installed prior to hosting any events.
- Waste Management – Queenz must comply with the City’s new food scrap program.
- Transportation Development Taxes may be due if these applications are approved. If so, this is considered a change in use for the purpose of calculating the fee.

\*The applicant was made aware that any operation of events currently or prior to meeting the requirements above is in violation of the development code.

Although not a technical issue, noise impacts of the proposal were briefly discussed. Staff recognized that the applicant’s noise study demonstrates that they meet the development code requirement that noise levels must comply with the State’s Department of Environmental Quality requirements ([BDC 60.50.25.11](#)). However, the public continues to have concerns about noise, and the Planning Commission may find that noise is not being adequately mitigated. Staff recommended that the applicant explore other ways to mitigate noise impacts coming from Queenz, but this is not required to meet the noise requirements of the code.

The following next steps for these applications were discussed:

- The applicant may not submit any new information about these applications after January 27<sup>th</sup>, so the information can be used to prepare the staff report.
- The staff report will be issued (online, to the applicant, and to the Planning Commission) on February 1<sup>st</sup>.
- The Planning Commission hearing will be held at 6:30pm on February 8<sup>th</sup>. The meeting is virtual. The applicant must prepare up to a 20-minute presentation.

Thank you,

**Brittany Gada, AICP**

Associate Planner | Community Development Department  
 City of Beaverton | 12725 SW Millikan Way, 4th Floor  
 PO Box 4755 | Beaverton OR 97076-4755  
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**From:** [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net) <[doug\\_wells@comcast.net](mailto:doug_wells@comcast.net)>

**Sent:** Wednesday, January 18, 2023 11:33 AM

**To:** Brittany Gada <[bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov)>

**Cc:** Drew Vanderveen <[dvanderveen@beavertonoregon.gov](mailto:dvanderveen@beavertonoregon.gov)>; [lora\\_wells@comcast.net](mailto:lora_wells@comcast.net)

**Subject:** [EXTERNAL] re Queenz Asian Cuisine - holding events & not turning off low base noise/music by 10pm

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

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

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**From:** Drew Vanderveen <[dvanderveen@beavertonoregon.gov](mailto:dvanderveen@beavertonoregon.gov)>  
**Sent:** Wednesday, October 12, 2022 9:41 AM  
**To:** [doug\\_wells@comcast.net](mailto: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

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**From:** [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net) <[doug\\_wells@comcast.net](mailto:doug_wells@comcast.net)>  
**Sent:** Tuesday, October 11, 2022 7:26 PM  
**To:** Drew Vanderveen <[dvanderveen@beavertonoregon.gov](mailto: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 Wells

8170 SW Maple Drive

Portland, OR 97225

Phone 503-866-2749

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**From:** [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net) <[doug\\_wells@comcast.net](mailto:doug_wells@comcast.net)>

**Sent:** Tuesday, October 11, 2022 7:20 PM

**To:** 'Diana Buswell' <[diana.buswell@gmail.com](mailto:diana.buswell@gmail.com)>; 'Erik Helmer' <[erikhelmer@comcast.net](mailto:erikhelmer@comcast.net)>

**Cc:** 'Steve Ferrarini' <[pdxferrarini@gmail.com](mailto:pdxferrarini@gmail.com)>; 'Christine Fox' <[christinef503@yahoo.com](mailto:christinef503@yahoo.com)>; 'Alison (Gullion) Praisler'

<[alison@pnwbh.com](mailto:alison@pnwbh.com)>; 'Alex Sundermeier' <[alex.sundermeier@gmail.com](mailto:alex.sundermeier@gmail.com)>; 'Lance' <[cliffordlw@gmail.com](mailto:cliffordlw@gmail.com)>;

'cookie8175@gmail.com' <[cookie8175@gmail.com](mailto:cookie8175@gmail.com)>; 'Mindy Helmer' <[min.d@mac.com](mailto:min.d@mac.com)>; 'Jon-Paul Praisler'

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'lora\_wells@comcast.net' <[lora\\_wells@comcast.net](mailto:lora_wells@comcast.net)>; 'Blake Buswell' <[buswellblake@yahoo.com](mailto:buswellblake@yahoo.com)>; 'Arianna Hartstrom'

<[info@costa-oro.com](mailto:info@costa-oro.com)>; 'drjcj2@hotmail.com' <[drjcj2@hotmail.com](mailto:drjcj2@hotmail.com)>; 'Vanessa Gallant' <[vanessagallant@comcast.net](mailto:vanessagallant@comcast.net)>;

'T Trausch' <[ttbillpay@msn.com](mailto:ttbillpay@msn.com)>; 'randles.james@gmail.com' <[randles.james@gmail.com](mailto:randles.james@gmail.com)>; 'randles.steph@gmail.com'

<[randles.steph@gmail.com](mailto:randles.steph@gmail.com)>; 'cindy Dols' <[cindydols@gmail.com](mailto: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**

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<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

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**From:** Diana Buswell <[diana.buswell@gmail.com](mailto:diana.buswell@gmail.com)>

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

**To:** Erik Helmer <[erikhelmer@comcast.net](mailto:erikhelmer@comcast.net)>

**Cc:** Steve Ferrarini <[pdxferrarini@gmail.com](mailto:pdxferrarini@gmail.com)>; [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net); Christine Fox <[christinef503@yahoo.com](mailto:christinef503@yahoo.com)>; Alison (Gullion) Praisler <[alison@pnwbh.com](mailto:alison@pnwbh.com)>; Alex Sundermeier <[alex.sundermeier@gmail.com](mailto:alex.sundermeier@gmail.com)>; Lance <[cliffordlw@gmail.com](mailto:cliffordlw@gmail.com)>; [cookie8175@gmail.com](mailto:cookie8175@gmail.com); Mindy Helmer <[min.d@mac.com](mailto:min.d@mac.com)>; Jon-Paul Praisler <[jphp@windermere.com](mailto:jphp@windermere.com)>; Jane Cartwright <[jane.cartwright@gmail.com](mailto:jane.cartwright@gmail.com)>; Kellen Klein <[kellencklein@gmail.com](mailto:kellencklein@gmail.com)>; [patmg@comcast.net](mailto:patmg@comcast.net); [halvor.c28@gmail.com](mailto:halvor.c28@gmail.com); [halvor.rob67@gmail.com](mailto:halvor.rob67@gmail.com); [imillerman@comcast.net](mailto:imillerman@comcast.net); [lora\\_wells@comcast.net](mailto:lora_wells@comcast.net); Blake Buswell <[buswellblake@yahoo.com](mailto:buswellblake@yahoo.com)>; Arianna Hartstrom <[info@costa-oro.com](mailto:info@costa-oro.com)>; [drjcj2@hotmail.com](mailto:drjcj2@hotmail.com); Vanessa Gallant <[vanessagallant@comcast.net](mailto:vanessagallant@comcast.net)>; T Trausch <[ttbillpay@msn.com](mailto:ttbillpay@msn.com)>; [randles.james@gmail.com](mailto:randles.james@gmail.com); [randles.steph@gmail.com](mailto:randles.steph@gmail.com); cindy Dols <[cindydols@gmail.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:halvor.c28@gmail.com)  
**Sent:** Tuesday, October 11, 2022 4:04 PM  
**To:** Alison Gullion [alison@pnwbh.com](mailto:alison@pnwbh.com)  
**Cc:** Arianna Hartstrom [info@costa-oro.com](mailto:info@costa-oro.com); Blake Buswell [buswellblake@yahoo.com](mailto:buswellblake@yahoo.com);  
Christine Fox [Christinef503@yahoo.com](mailto:Christinef503@yahoo.com); Diana Buswell [diana.buswell@gmail.com](mailto:diana.buswell@gmail.com);  
Husband Helmer [ErikHelmer@comcast.net](mailto:ErikHelmer@comcast.net); Jane Cartwright  
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[cookie8175@gmail.com](mailto:cookie8175@gmail.com); [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net); [drjcj2@hotmail.com](mailto:drjcj2@hotmail.com);  
[halvor.rob67@gmail.com](mailto:halvor.rob67@gmail.com); [imillerman@comcast.net](mailto:imillerman@comcast.net); [lora\\_wells@comcast.net](mailto:lora_wells@comcast.net);  
[patmg@comcast.net](mailto:patmg@comcast.net); [pdxferrarini@gmail.com](mailto:pdxferrarini@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

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**From:** Christine Fox <[christinef503@yahoo.com](mailto:christinef503@yahoo.com)>  
**Sent:** Tuesday, October 11, 2022 3:35 PM  
**To:** Alison Gullion <[alison@pnwbh.com](mailto:alison@pnwbh.com)>; Alex Sundermeier  
<[alex.sundermeier@gmail.com](mailto:alex.sundermeier@gmail.com)>  
**Cc:** Diana Buswell <[diana.buswell@gmail.com](mailto:diana.buswell@gmail.com)>; [doug\\_wells@comcast.net](mailto:doug_wells@comcast.net); Lance  
<[cliffordlw@gmail.com](mailto:cliffordlw@gmail.com)>; [cookie8175@gmail.com](mailto:cookie8175@gmail.com); Husband Helmer  
<[erikhelmer@comcast.net](mailto:erikhelmer@comcast.net)>; Mindy Helmer <[min.d@mac.com](mailto:min.d@mac.com)>;  
[pdxferrarini@gmail.com](mailto:pdxferrarini@gmail.com); Jon-Paul Praisler <[jphp@windermere.com](mailto:jphp@windermere.com)>; Jane Cartwright  
<[jane.cartwright@gmail.com](mailto:jane.cartwright@gmail.com)>; Kellen Klein <[kellencklein@gmail.com](mailto:kellencklein@gmail.com)>;  
[patmg@comcast.net](mailto:patmg@comcast.net); [halvor.c28@gmail.com](mailto:halvor.c28@gmail.com); [halvor.rob67@gmail.com](mailto:halvor.rob67@gmail.com);  
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Dols <[cindydols@gmail.com](mailto: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](mailto: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](mailto: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)

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On Oct 11, 2022, at 10:34 AM, Diana Buswell <[diana.buswell@gmail.com](mailto: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](mailto: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](mailto: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**

**Brittany Gada**

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**From:** doug\_wells@comcast.net  
**Sent:** Wednesday, November 9, 2022 10:37 PM  
**To:** 'Tanya Nguyen'  
**Cc:** Drew Vanderveen  
**Subject:** RE: Sounds Testing - Queenz Asian Cuisine

Hi Tanya,

Yes, we can still hear the thumping. We'd really prefer a solid hard stop at 10pm, no exceptions. It's after 10:30pm on a Wednesday night. I'm not very appreciative... 😞

I would expect testing can be done during the non-quiet hours = within the 7am to 10pm time frame. ...

Not quite sure how any of this activity is helpful for the community or even your business.

-Doug

Doug Wells  
Ph 503-866-2749

-----Original Message-----

From: Tanya Nguyen <tanyanguyen1978@yahoo.com>

Sent: Wednesday, November 9, 2022 8:59 PM

To: doug\_wells@comcast.net

Subject: Sounds Testing

Hi Doug

The sounds engineer is testing noise measurements tonight. Please let me know if it still bother you and around your neighborhood.

Thank you

Sent from my iPhone