

24 January 2023

Dear Beaverton Planning Commission:

We are writing to express our opposition to Queenz Asisan Cuisine’s (“the Restaurant”) Conditional Use applications (CU2022-0006/CU2022-0007), which would allow them to hold events and to operate past 10pm. We live at 8070 SW Maple Drive in unincorporated Washington County, diagonally across the street (3 houses in from the corner) from the Restaurant. We live here with our two elementary- and preschool-aged children. For a long time, the Restaurant operated as though they have already had these permits. They routinely hold weddings, concerts, and dance parties in their facility; in doing so they openly defy the current zoning restrictions against which prohibit such activities prior to the granting of proper conditional use permits.

The Restaurant’s events often don’t start until 9pm or later and continue well beyond 10pm—into the early morning hours of the following day. When the Restaurant holds these events we can hear and feel a very loud “thumping” of low-frequency bass in all rooms of our home. It impacts our ability to do something as simple as watch a movie in our family room. It impacts our family’s ability to sleep peacefully. The disturbances caused by the Restaurant impact our ability to experience the quiet enjoyment of our home. Below, please find our main concerns with the activities for which the Restaurant seeks approval.

CONCERN #1 NOISE

We have serious concerns about unreasonable and raucous noise disturbances generated by the Restaurant’s events. When they hold these unpermitted events, the Restaurant consistently violates the noise ordinance that prohibits *“any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any individuals within the residential area from which said noises are heard, or as to unreasonably interfere with the peace and comfort of residents or their guests, or operators or customers in places of business.”* (Beaverton City code 5.15.025.A.3). Beaverton City Code 5.15.025.B lists seven factors to be used in determining if a sound is unreasonable or raucous:

	<i>Criterion per Beaverton City Code 5.15.025.B</i>	<i>Discussion</i>
1	<i>The proximity of the sound to a sleeping facility</i>	The Restaurant is located within 200 feet of single family homes, where people sleep (per ABD Noise Study included with the application materials)
2	<i>The land use, nature, and zoning of the area from which the sound emanates and the area where it is heard</i>	The current zoning does not allow for events.
3	<i>The time of day or night the sound occurs</i>	The sound occurs late into the night and early hours of the morning.
4	<i>The duration of the sound</i>	The sound occurs for hours on end.
5	<i>Whether the sound is recurrent, intermittent, or constant</i>	During events there is a constant, steady beat of low-frequency bass "thumping" or "thudding" that can be heard and felt inside and around surrounding homes.
6	<i>Whether the sound is created by a sound-amplification device</i>	The sounds are created by sound amplification devices.

7 <i>If the sound occurs in a residential area between 10:00 p.m. and 7:00 a.m., whether the sound exceeds 50 dBA at a point within the property line of the noise-sensitive area nearest the noise source.</i>	The sound occurs within 200 feet of a residential area, between the hours of 10pm and 7am. The noise study indicates that the volume may be under 50dBA, but it does not address the low frequency thumping.
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As noted in the discussion column above, there is an abundance of evidence indicating the sound is unreasonable and raucous. Even if the Noise Study indicates that the sounds are within the “allowable levels,” the code does not require that *all 7* criteria be met. There is clearly enough evidence from criteria 1 through 6 that indicate the sounds generated by the Restaurant are unreasonable and raucous. **We do not believe the City can in good conscience approve permits that allow the Restaurant to hold events that clearly create unreasonable and raucous disturbances to the surrounding neighbors.**

On the evening of November 10, 2022, the night before the Neighborhood Meeting, we once again heard loud thumping and noises from the Restaurant; one of us even commented to the other about how it was crazy for the restaurant to be holding yet another unpermitted event the night before the Neighborhood Meeting! The following day, at the Meeting it was brought to our attention that the previous night’s noise was from the ABD Noise Study. While the study was supposed to “prove” that the sound levels are acceptable, it provided clear evidence that despite what the noise study shows, the sounds generated are disruptive, raucous, and unreasonable for a residential neighborhood. In that same conversation, one of the Restaurant’s owners told attendees that noises heard the night before we probably only when the door was open and that the doors would never be open for more than 10 minutes per hour during an event (Neighborhood Meeting transcript, page 4). It is difficult to believe that during an event where up to 200 attendees are dancing that any event space will remain comfortably cool; the owner’s assertion that he will ensure the doors remain open for less than 10 minutes per hour seems impossible. When a guest gets hot, the first thing they will do is open a door. There are at least six doors to the restaurant, all of which are likely to be opened by event attendees or staff. Customers and guests have publicly stated that the facility does not have “adequate air conditioning” for weddings or events. (Yelp.com user review Kathy T dated 7-31-2022) and that “They [the Restaurant] will not turn on ac during high summer heat. They wait until the day of wedding then say ac not working.” (Yelp.com user review Larry T. dated 9-13-2022). In a scenario where the air conditioning is inadequate or not working, human nature will be to open as many doors as possible. They will not remain shut.

If the applications are approved, we are extremely concerned—and sadly, quite confident—that the Restaurant will continue to ignore the noise ordinances and that the low frequency thumping will continue. **Our family’s enjoyment of our home will be consistently and frequently impacted.** The City of Beaverton has thus far failed to enforce the noise ordinance while these events have been unpermitted, and we have no confidence that the ordinance will be enforced if these events are now allowed as permitted activities and operating hours are extended past 10pm.

As you review the applications, we ask that you take special care to review approval criteria 5 in development code section 40.15.15.5.C: *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

It is our firm opinion that holding events past the hours of 10pm, with the levels of noise that the Noise Study indicates are “acceptable” significantly impacts the livability of our home and our neighborhood.

A venue hosting dance parties, concerts, and karaoke is simply not compatible with the residential areas that surround the Restaurant.

CONCERN #2 THE RESTAURANT'S LACK OF TRANSPERENCY AND HONESTY

One of the Restaurant's owners indicated at the Neighborhood Meeting that their intent was not to violate the rules and as soon as they found out they needed permits to hold events, they applied for the permits (Neighborhood Meeting transcript page 19). It's concerning that upon learning their events required permits that the Restaurant's response was not to stop the violations and *wait* for the permits, nor was it to work with neighbors to address the noise complaints. It was simply a response of "oh we're not operating within the rules, let's try to change the rules to suit what we're trying to do." This attitude and behavior lead us to believe that if the applications are approved that the business will feel empowered to continue to operate "business as usual" and will not modify their operations or behaviors to adhere to the "rules" imposed upon them by the permits.

Some examples of their lack of honesty and transparency thus far are as follows:

- At the Neighborhood Meeting the Restaurant stated that their current operating hours are 10:30/11am until 9pm each day of the week (see attached Presentation Slide Deck from the Neighborhood Meeting). This is laughable, as everyone in attendance at the meeting was fully aware that the business operates well past 10pm. Their own website and social media pages clearly advertise their hours as open until 11pm on Fridays and Saturdays and in October they even announced on social media: "We've extended our business hours on the weekend to accommodate late night customers." (Facebook post dated 10-10-2022). It's concerning that the business can't keep the mistruths consistent in the materials they present to the public. If they can't be honest about something as simple as their operating hours, we wonder what else in their application is inaccurate or misleading.
- The Restaurant holds itself out to be a wedding and events space even though it does not have the permits to do so. Their website has a "Venue" section (although it is currently blank—we assume this was taken down to illustrate some modicum of compliance while awaiting permit approval). Additionally, their Google profile indicates that they are a "Wedding venue" and they advertise "Now Booking for 2023 events" on social media (Facebook posts dated 12-9-2022 and 12-14-2022). If the applications are not approved, we do not believe that they will cancel events that have already been booked.
- The application indicates that, if approved, the Restaurant will host approximately one special event per month that will last past 11pm. A review of their public social media accounts shows they held at least eight events over a six-week period (all information below accessed from the Restaurant's public Facebook page in January 2023):
 - September 3—Advertises they're open until midnight. "Come join us for the fun, the food, and the music"
 - September 10—Wedding
 - September 17—Unspecified Private Event (background picture shows a wedding)
 - September 24—Dance Party/Concert—pictures show it's late at night
 - October 1—Private Event beginning after 6pm (background picture shows a dance party/concert)
 - October 8—Karaoke until Midnight
 - October 14—Karaoke until Midnight
 - October 15—Wedding

If we make an assumption that above weddings and private events ended by 10pm, that still leaves four separate events occurring past 11pm (September 3 & 24 and October 8 & 14) in a six week period. This is clearly not "approximately once per month" as the Restaurant's seeks approval for.

These events appear to be an important revenue source for the business, we do not believe that if the applications are approved that the Restaurant will *scale back* their operations from their current levels. We do not believe that the Restaurant is being genuine and forthright in their application materials when they say they will only hold approximately one such event per month.

One of the Restaurant's owners has indicated that had they known they needed these permits to run the event space they would not have signed the lease and they are just trying to make their business survive (Neighborhood Meeting transcript, pages 24 and 25). Clearly, hosting events is integral to the Restaurant's economic viability and success. The owners have expressed the importance of these events on their business's ability to survive and we believe that provides great incentive for them to say whatever needs to be said in order to get the applications approved.

CONCERN #3 JURISDICTIONAL CONFUSION

We ourselves have not called law enforcement to complain about the noise disturbances. We know our neighbors have done so and no reasonable resolution (such as enforcing the quiet hours) has been achieved. To the best of our knowledge, the Restaurant has not been cited or fined, they have not been told to stop parties and unpermitted activities, and their behavior has not changed. In short, when our neighbors have called the police, nothing has been done. As such, it has felt like calling to complain would be a waste of our time.

Additionally, we, like most of the residents of Maple Drive, live in unincorporated Washington County and we are not sure who to report the noise disturbances to. At the Neighborhood Meeting an attendee indicated that historically there was another business on Beaverton Hillsdale Highway that generated disturbances from their music and bass. The attendee indicated that neighbors would call Beaverton because the business was in Beaverton, the Beaverton police would come and say "yes, it's loud, but we can't do anything because the person registering the complaint was in Washington County. So Washington County came and said 'we can't do anything because the establishment is in Beaverton.'" (Neighborhood Meeting transcript, pages 13-14).

If the Restaurant's applications are approved, we would hope that the Planning Commission will provide the impacted neighbors with clear, direct instructions about how to timely lodge a complaint— regardless of the jurisdiction in which they live. We would also hope that the Beaverton police would be given clear instructions to respond to calls of any concerned citizens, even those who live outside the city limits but are still impacted by the noise disturbances.

Thank you for your thorough and thoughtful consideration of these matters and your actions to assist in helping maintain a neighborhood where we can have a quiet enjoyment of our home.

Sincerely,

Diana and Blake Buswell

Attachments:

- A. Transcript of the Neighborhood Meeting held 11-10-2022. Provided to attendees via email from Judith Perez, PBS Engineering on 11-15-2022.
- B. Presentation Slide Deck from the Neighborhood Meeting held 11-10-2022. Provided to attendees via email from Judith Perez, PBS Engineering on 11-15-2022.

0:0:0.0 --> 0:0:1.730

Eileen Mitchell

Feel free to unmute to ask those.

0:0:2.850 --> 0:0:31.140

Eileen Mitchell

And then we will have a designated time to ask any questions and answers at the end of this. So we can go ahead and refrain and tell then if possible. But if you have any questions that we're unable to answer in this timeframe, please feel free to e-mail me and we can get those answered for you afterwards. If you do have a question in the meantime, there's a raise hand button, so you can go ahead and raise your hand and and we can go ahead and call on you and and we'll also be monitoring the chat.

0:0:31.620 --> 0:0:43.400

Eileen Mitchell

So with that, let's go ahead and get started. So again, this is for the Queenz Asian cuisine project and this is for two conditional use permits. This is for meeting facilities and hours of operation.

0:0:44.840 --> 0:0:52.810

Eileen Mitchell

Again, my name's Eileen Mitchell and I'm a land use planner at PBS Engineering and Environmental, and we are helping to basically permit this project.

0:0:56.180 --> 0:0:57.250

Eileen Mitchell

Oops, there we go.

0:0:58.540 --> 0:1:13.980

Eileen Mitchell

So today we're going to kind of go over project information what those conditional use permits kind of consist of, will go over the sound engineering scope that's currently being conducted and then we'll give you time as a public to answer any questions you have.

0:1:15.390 --> 0:1:39.50

Eileen Mitchell

So what exactly is this project? Most of you probably know the Queenz Asian cuisine project and and you're here because you are curious about it. So it's a locally owned restaurant in the city of Beaverton, address 228225 SW Apple Way. It's zoned community service. So with that it provides many various types of business activities that are compatible with that zone.

0:1:40.280 --> 0:1:50.750

Eileen Mitchell

With very similar commercial activities. So with that one use that is permitted in that zone is eating and drinking establishments, which it's currently used for.

0:1:52.600 --> 0:2:4.70

Eileen Mitchell

Nearby land uses include quite a bit of community service to the north-south and West, as well as county zone community business as well as R-25.

0:2:5.230 --> 0:2:10.420

Eileen Mitchell

That doesn't include all of the residential zones that are aligned right outside of that vicinity, which?

0:2:12.120 --> 0:2:27.10

Eileen Mitchell

Are primarily to the north and to the West. So. So those are our many of the land uses nearby current hours of operation are Tuesday through Sunday that varies from 11:00 AM to 9:00 PM as well as 10:30 AM to 9:00 PM.

0:2:28.430 --> 0:2:57.680

Eileen Mitchell

So what exactly are these conditional use permits? Again, there's a meeting facilities conditional use permit. Currently the site as we mentioned is permitted to be used for eating and drinking establishments. What we plan to do is maintain that eating and drinking establishments, but then also permit it to be able to be used for meeting facilities that would allow for a venue space, allowing for weddings, receptions, karaoke, concerts.

0:2:58.400 --> 0:3:7.510

Eileen Mitchell

Venues along that are permitted for that, that type of use that would include up to 206 guests, which is the current occupancy of the building.

0:3:9.900 --> 0:3:21.90

Eileen Mitchell

We also have a conditional use permit for hours of operation, so there's a couple of different things happening here. There's gonna be different hours of operation for winters and summers.

0:3:23.0 --> 0:3:37.540

Eileen Mitchell

Basically, in the winters Friday through Sunday, that the facility plans to be open 11:00 AM to 1:00 AM. That would help permit it to hold concerts until 1:00 AM one to two times per month.

0:3:39.250 --> 0:4:7.900

Eileen Mitchell

And then birthdays would be until 10:00 PM, holding about 100 occupants. And that's why we extended the hours from Monday through Friday until 10:00 PM during the summers. There's a little bit more happening. The hours are the same, but basically, there's gonna be concerts and karaoke, one each, one event each per month, and then weddings would be held until 11:00 PM. Those would be about one per week.

0:4:8.290 --> 0:4:13.920

Eileen Mitchell

And then birthdays, anniversaries and other events. Same thing until 10:00 PM and about 100 occupants on occasion.

0:4:15.200 --> 0:4:21.570

Eileen Mitchell

So that's what the hours of operation will be changed to and is help helping to permit.

0:4:23.430 --> 0:4:41.700

Eileen Mitchell

It's a little more project information and and helping to understand what is being done to mitigate this project. The site currently has acoustic panels that are installed around the interior

walls of the building. There's also vegetation buffers between the Queenz Asian cuisine project and multifamily residential uses to the South.

0:4:43.100 --> 0:5:11.330

Eileen Mitchell

One of the biggest things is that the Queenz Asian cuisine project has gotten a sound engineer to do an analysis that was conducted this week. So on November 9th they did the on site analysis. Those results have not been provided yet, but those will be provided to the city once we have them, so that'll help kind of let us understand what exactly is happening and how that affects residents nearby the project site.

0:5:12.50 --> 0:5:14.910

Eileen Mitchell

So we all have a better understanding of how to move forward.

0:5:15.790 --> 0:5:35.240

Eileen Mitchell

Umm, we also can look at other nearby uses. So we also have other businesses that are doing similar things like the Loyal Legion that's open until 12:00 AM on weekdays, 2:00 AM on weekends, we have Brickyard Tavern that's also doing so similar type of uses.

0:5:36.70 --> 0:5:40.580

Eileen Mitchell

Different zones, but very similar zones, community sunset and community high density.

0:5:42.340 --> 0:5:44.100

Eileen Mitchell

So that gives a little more context.

0:5:44.870 --> 0:5:58.880

Eileen Mitchell

Let's go into the sound engineering a little bit more. They're they went on site. They did a long term detailed sound measurements at four different locations and one inside the Event Center. And they also did short term noise measurements. They'll.

0:5:59.670 --> 0:6:15.290

Eileen Mitchell

Basically, compare that and then they'll compare that to noise criteria. They'll provide some details on what exactly that means, and then we can provide that prior to the Planning Commission for more input and understanding what's happening on site.

0:6:17.540 --> 0:6:25.810

Eileen Mitchell

So that's that's kind of what's happening. If you have any more concerns or comments, you're more than welcome to reach out to me.

0:6:27.220 --> 0:6:30.880

Eileen Mitchell

You can also reach out to your NAC representative.

0:6:31.520 --> 0:6:40.940

Eileen Mitchell

Umm, that would be the best option because they can help you kind of come up with an answer to the city so they can answer to the city on your behalf.

0:6:42.840 --> 0:6:51.220

Eileen Mitchell

After this meeting, we're gonna kind of come up with a we're gonna have a discussion and basically.

0:6:52.80 --> 0:7:13.840

Eileen Mitchell

Our application packet won't be complete until we get input from you guys and then we can kind of finagle it and make sure that we know what the public is looking for and we can make sure that we have the right submittal to the city prior to going in. So we have not submitted our application packet back to the city yet and that's where we currently stand.

0:7:15.580 --> 0:7:23.40

Eileen Mitchell

Yeah, hopefully that answers some questions for you. So this this slide kind of gives you more context as to what the next steps are.

0:7:23.820 --> 0:7:30.200

Eileen Mitchell

And at this point, I'm gonna kind of open it up to questions. So if anybody has any questions, please feel free to to chime in.

0:7:32.460 --> 0:7:36.620

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Hey, Eileen, this is CJ from Queenz Asian cuisine and one of the owner at the location.

0:7:38.240 --> 0:7:38.500

Eileen Mitchell

Hi.

0:7:39.600 --> 0:8:7.570

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Hey, I just wanna keep you the update with the sound engineer so it sounds like yesterday we did a thorough measurement and it seemed like based on the Beaverton, it's gotta be like a minimum of 55 BD decimal point of the sound level we reach right about 50. So we're actually all we are in the range limit with that, but he will submit in the total report to the city within like a week and 1/2 or two.

0:8:8.570 --> 0:8:8.750

Eileen Mitchell

OK.

0:8:8.490 --> 0:8:16.980

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

So that, yeah, just wanna give you an update on that. I I'm, I'm sorry I didn't have a chance to let you know I'm not one. But, you know, just so everybody aware that where we at right now with the sound.

0:8:18.820 --> 0:8:20.30

Eileen Mitchell

Perfect. Thank you.

0:8:20.830 --> 0:8:21.150

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Mm-hmm.

0:8:22.500 --> 0:8:24.300

Eileen Mitchell

Diana looks like you have a question.

0:8:25.570 --> 0:8:27.550

Diana Buswell

Yeah. May I have a few?

0:8:30.430 --> 0:8:30.660

Diana Buswell

The.

0:8:31.350 --> 0:8:44.460

Diana Buswell

A noise study, I mean, as I went to bed last night, I absolutely heard the sound and I even said I was like, why are they doing this the night before a community meeting? Because I thought was a bit ironic. So, I mean, that is interesting to hear.

0:8:55.660 --> 0:8:56.180

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

OK.

0:8:45.780 --> 0:8:57.670

Diana Buswell

That supposedly that's within limits, but it's still very it was very hearable to me, whatever the right word is to say right there, just as feedback to the owner.

0:8:58.620 --> 0:9:28.110

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

I if I can, if I can answer you that question very quick. So there's a couple things that come into play when they do the sound study. It's number one, it has to be with the measurement of the Winslow under 10 miles per an hour. And the second thing is it has to be a clear weather where it's not wet outside on a little. So yesterday was the best. In addition for the past couple of weeks have been raining. So there wasn't able to do it. And then the other thing is that we want to do it where?

0:9:28.870 --> 0:10:0.680

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

You know where past 10:00 o'clock where it's actually the noise will actually interfere people in the most that's number one. But I think partial that because he wanted to actually have one of the door of the restaurant open during the time. So he can measure like what the different when the door is open and what's the different when the door is closed. So you probably heard during the time that we actually have the door because he did have the door open for a while. So we can measure all four corners of the restaurant and I totally apologize for it. But it just based on the weather that we what best they can come out to actually get the best measurement for the city.

0:10:2.100 --> 0:10:2.740

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

If that makes sense.

0:10:4.830 --> 0:10:5.130

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Mm-hmm.

0:10:10.660 --> 0:10:10.910

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Mm-hmm.

0:10:2.340 --> 0:10:13.680

Diana Buswell

I understand it. Thank you for the response. I guess, Mike, concern then being you know that I would imagine if you're having a wedding and it gets warm in there, the the doors are gonna be open, right. And I think that's the.

0:10:13.340 --> 0:10:43.840

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

No. So what what based on the study that they have right now is like per hour that we have. So we take them to conclude consideration that every hour if people go in and out, it's probably approximately about 10 minutes of that hour that people gonna come in and out. So based on their study, right. So we want to make sure like, OK, what's the difference on that one? But of course during the summer time, so we're going to be closed. The only time you probably going to share the most noises when people open the door. So we're going to be consistently on.

0:10:43.930 --> 0:10:59.990

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

You know, on top of him, the door closed during those times. It's just that happened yesterday when you know that had to. He married me. Awful corner of the restaurant. So it's just trying to walk back and forth. So he kept the door open for a little bit while last night. So that's why I believe you hear all the sounds.

0:11:0.610 --> 0:11:1.0

Diana Buswell

OK.

0:11:1.890 --> 0:11:2.140

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Mm-hmm.

0:11:6.500 --> 0:11:8.330

Eileen Mitchell

Eric, looks like you have your hand up.

0:11:11.790 --> 0:11:12.720

Eileen Mitchell

I think you're on mute.

0:11:16.70 --> 0:11:17.480

Eric Steckler

How's that? How's that?

0:11:17.790 --> 0:11:18.160

Eileen Mitchell

Better.

0:11:19.710 --> 0:11:21.500

Eric Steckler

I take issue. I thank you for.

0:11:22.800 --> 0:11:23.650

Eric Steckler

Allow me to speak.

0:11:24.710 --> 0:11:27.920

Eric Steckler

I take issue with the comps that you mentioned in the slideshow.

0:11:29.80 --> 0:11:57.750

Eric Steckler

Loyal Legion is about two or two miles away from this location that we're talking about now at the same thing with Brickyard Tavern and Loyal Legion is in in the downtown Beaverton business core, surrounded by other restaurants. It's also on a major roadway, the Beaverton Hillsdale Highway, and I just feel like there's and and Brickyard Tavern is on Canyon Blvd.

0:11:58.100 --> 0:12:11.230

Eric Steckler

These are two major streets now. I know the location of your restaurant, but the the actuality is that the entry, the only entrance to the parking lot, is on Apple Way, which is a residential St.

0:12:11.990 --> 0:12:24.10

Eric Steckler

Oriole Apartments is your next door neighbor. It's where I live. And so I think it's it's inaccurate to to use those as comps to to make this go through.

0:12:24.730 --> 0:12:30.220

Eric Steckler

Because we're we're in a quiet area here. There's, there's not a lot of restaurants or other bars open.

0:12:30.990 --> 0:12:34.210

Eric Steckler

In this specific neighborhood that we're in, it's residential.

0:12:36.590 --> 0:12:45.430

Eileen Mitchell

Thank you for that input and I'll take a closer look at that and see if maybe there's any closer comps or what what exactly we can do to make sure it says accurate as possible.

0:12:50.100 --> 0:12:51.610

Eric Steckler

OK. Thank you.

0:12:56.790 --> 0:12:57.980

Eileen Mitchell

Doug, did you have a question?

0:12:58.570 --> 0:13:2.160

Doug Wells

Yes, thank you for having the meeting.

0:13:4.530 --> 0:13:30.670

Doug Wells

As Diana pointed out, the sound testing yesterday was audible and of course Tanya, you emailed me and I emailed you back. Actually at 1033 or whatever. It was kind of surprised. Why would you be, you know, doing these sound test after the the required quiet hours that are currently 10:00 PM to 7:00 AM?

0:13:32.10 --> 0:14:0.880

Doug Wells

It it just goes and I apologize to say this this way, but it goes to a pattern here that I think you're you're operating with extended hours and and and running and and allowing for the the property be used as a venue for concerts and weddings and whatnot without the permits properly given. So I'm I'm, you know, I I was back in April earlier in April when you had that concert in April 2nd.

0:14:1.140 --> 0:14:30.670

Doug Wells

I was trying to see my way to be supportive. However, it's it's obvious that that the quiet hours are not gonna be attended to. Of course, I mentioned to you that when our when our daughter was married in downtown Portland, it was a strict all you know, all you know, stop hard. Stop at at you know, 1945 or whatever it was before the 10:00 o'clock. It was just a hard stop. And the Pearl District there. Of course there's communities all around. There's apartments all around.

0:14:30.890 --> 0:14:40.120

Doug Wells

Yeah, I am literally right behind me. I can see your the roof of your your building, the, the the sound level that you mentioned.

0:14:40.580 --> 0:14:54.540

Doug Wells

A of you know 55 DB is that that that that makes that that doesn't at all address the frequencies and I'm not a sound engineer. I'm electrical engineer though for whatever that might be worth.

0:14:55.710 --> 0:15:15.300

Doug Wells

And I will tell you that the base sound is is very, you know, disturbing it. It is a problem like you can feel it in our House. You can feel it in the homes nearby us. And I my theory is, is that the low frequency, you know transmits.

0:15:16.880 --> 0:15:45.610

Doug Wells

Far and and very, it's just like, you know underwater, you know, if you transmit a low low frequency, it's going to travel very far. High frequency drops off significantly. And I'm not a sound engineer, but just knowing that this this, you know the the what what will you call you know high frequency phase you don't have that with low frequencies we feel it we feel it and you you can't sleep through it and the kind of music that's going on this karaoke or whatever it is it's a constant beat.

0:15:45.880 --> 0:16:16.420

Doug Wells

The EDM type of music, it's not like a, you know, the bar that's down in the off Beaverton, Hillsdale, a few few houses away, a few blocks away here, it's pretty close, but they're, you know, when a song ends, you can tell and then you know, but they don't have this steady, low beat. They don't have the steady low base. And I will say also that they they have remedied their problem. They had several years ago, they they shut down. They do not. They do not operate. And and they do not have noise.

0:16:16.490 --> 0:16:37.950

Doug Wells

It's it's projecting, you know, across the street to our neighborhood on Maple Drive here and I and I will say that I'm. I'm very unsupportive of of anything that would allow, you know, infringing on the the quiet hours that have been established for Beaverton. We've got a commit residential community here. We've got homes all around.

0:16:38.360 --> 0:17:10.100

Doug Wells

Uh, yeah. And there was a there was a shoe store where where that where, where you're holding these events now? There's a shoe store in a chiropractic before. So, I mean, things have changed and I know where it used to be a zoo pans there. Now it's Planet Fitness or whatever it is. And you know, in this U.S. bank used to be a field. So I get it. There's things that happening. But I think, Eileen, I might have mentioned this to you that and and also drew vanderveen at the city Beaverton you know the the densities are only going to increase. We're going to have infill more infill we're going to have higher density housing.

0:17:10.250 --> 0:17:40.540

Doug Wells

So it's only gonna be more problematic, not less, to have these kind of events held in a residential community like this. So I'm absolutely opposed to having weddings, concerts get together as whatever you wanna call them that extend into the evening hours. You know, it's it's zoned for eating and restaurants for a reason because those things can be controlled more appropriately and you're not gonna be having such an impact to the community when the bank was built here, we work with them.

0:17:40.800 --> 0:18:10.450

Doug Wells

To make sure that they're they're lighting wouldn't be uplit so much that it would, it would cause light pollution for our community here, mainly in the Clifford's next door and myself, we we're right against Laurel Wood. So that's what would impact our home. They they worked with us, they they got rid of the uplighting. In fact if you go to the bank now, you'll notice the lights are there. They've never been turned off. That's why. So I'm I'm supportive of area businesses. It's not that I'm not supportive supportive of businesses.

0:18:26.430 --> 0:18:26.820

Eric Steckler

OK.

0:18:10.810 --> 0:18:41.530

Doug Wells

And very much opposed to infringing on the quiet hours in a residential community. And I will tell you that the sound limits that are mentioned of 55 DB do nothing, do nothing to talk about the the low frequency thumping that's happening. You just can't have that. We're not going to be able to allow for that. And I and I really highly recommend that you don't try to figure out a way that you can infringe on these quiet hours because that is an absolute no, no non starter.

0:18:41.870 --> 0:19:12.320

Doug Wells

So I would. I'm very unsupportive with your ear. Use permits at all because of your your past performance over the past several months, including last night. I I I was stunned. You couldn't have done your sound testing before 10:00 PM. It just goes to prove again and you'll notice that e-mail that I sent you, Tonya was a copied to drew Vanderveen. And I did that for a reason. You know? Why is it you? That was at 10:30 that you're doing these sound tests for Christ sake.

0:19:12.460 --> 0:19:29.20

Doug Wells

So I I I really need you to be more of more aware of how the Community is impacted and I need you to follow the rules that all the rest of us are following until you have the permit, which I'm hoping you never get. You should not be holding these activities.

0:19:29.820 --> 0:19:33.90

Doug Wells

So it's, it's not so much that I have questions.

0:19:33.990 --> 0:20:5.860

Doug Wells

I have real concerns and complaints and I I don't see a way path. I don't see a path forward for events or for avenues for a meeting facility space or extended hours. I just don't see that happening. I think it's very unresponsive, irresponsible for any land use planner to even contemplate such a thing. It doesn't make sense now and it certainly won't with increased densities going into the future. Now that's not to say that there isn't a future that says that all these residential properties.

0:20:5.930 --> 0:20:22.890

Doug Wells

Nearby aren't bought up and converted into business use. That might happen. It's happened on Beaverton, Hillsdale. But I'm not sure that's gonna happen in my lifetime. And right now we have communities living here, and I will tell you that we have, you know, I I I'm right here in my back is literally.

0:20:23.960 --> 0:20:54.290

Doug Wells

To your facility. So whenever you have these concerts and I'm here, I hear it. It's bothersome. It really is. Now, of course my wife tells me he. Could you please call? Could you please call? It's really burdensome to call the police every time. I can't do it and we shouldn't. You shouldn't be looking into your consumers, your public, your community members. You shouldn't be looking to the residents of these neighborhoods to do your quality control. You shouldn't look to the residents to call the police every time or even think that they might need to.

0:20:54.590 --> 0:21:25.660

Doug Wells

That that right there is a non starter. The fact that I've called several times just is, you know, kind of an indicator. There are many, many, many more times that maybe I should have, but I just couldn't do it. It's like it's such a burden to do that. And of course, my mom is my, my, my parents are. They live just up the street and are wondering why this is happening. This isn't happening in there. Beaverton and West Slope that they we've we've been raised it. So this is really not the direction for our community and I really hope that you as a business can see that it's not.

0:21:25.750 --> 0:21:57.420

Doug Wells

Supportive of the community that you're you're to serve and really the the businesses we should all recognize the businesses are here at the leisure of the communities they serve. That's why they're organized though, that way. OK. And you don't need me to tell you that it it's it's the way it is and any land use planner needs to be really respectful of the community that they're impacting. And those are all the comments I can think of at the moment. But I am absolutely opposed to what you're doing. And if you're trying to sell yourself as, hey, you're within the sound limits, you absolutely are not.

0:21:58.980 --> 0:21:59.450

Doug Wells

Thanks.

0:22:2.380 --> 0:22:3.630

Eileen Mitchell

Diana, do you have a question?

0:22:5.240 --> 0:22:28.710

Diana Buswell

I I do. I, you know, can't go back on your slide deck, but I am a little interested into as to why I mean I guess I know the reason, but it says the operating hours are currently until 9:00 PM each night, whereas I'm looking at the social media page for the restaurant right now and it's from October 22, new business hours and it very clearly says we're open till 11:00 PM.

0:22:30.400 --> 0:22:35.250

Diana Buswell

And so it's just, it's really disconcerting to be in a situation of like.

0:22:36.520 --> 0:22:45.200

Diana Buswell

You, you, everyone knows that they're operating right now without the proper permits and to even just kind of go into the application process saying that they're following the permits is just pretty.

0:22:46.10 --> 0:22:50.420

Diana Buswell

It just seems to fly in the face of all the concerns that have already been expressed.

0:22:52.0 --> 0:23:9.950

Diana Buswell

In addition to being dishonest, it's it's just not true, especially when the business themselves, you know, as posting at after 9:00 PM like we're having a great time. Come join us right now

and posting videos of concerts that are happening. And so I think it's very difficult to believe that behaviors will.

0:23:10.760 --> 0:23:17.350

Diana Buswell

Change if this if the permits approved that all of a sudden they're going to abide by the Rules 1 right now.

0:23:18.190 --> 0:23:25.560

Diana Buswell

They're completely disregarding the rules, so I'm just afraid even if the creep, you know, if we say OK now they're open till 1:00 AM. Well.

0:23:26.250 --> 0:23:26.790

Diana Buswell

And the rule.

0:23:28.240 --> 0:23:31.540

Diana Buswell

They're operating till 101112. What's gonna have?

0:23:34.810 --> 0:23:47.200

Diana Buswell

In a certain closing on bars. So, so to speak, it just it. It's very, very frustrating to kind of have this one view in this meeting of here's how we're operating when reality is very, very different.

0:24:17.580 --> 0:24:17.750

Diana Buswell

Yeah.

0:23:50.580 --> 0:24:18.80

Eileen Mitchell

Thank you for your input. We'll take that into consideration in our application package and again, This is why we have this meeting to hear your input because we haven't submitted yet. We have time to kind of amend things so that we can display this application appropriately. So thank you for and you're cutting out. So I couldn't hear. I saw your mouth moving, but I didn't hear anything coming out, but I appreciate your input on that.

0:24:18.870 --> 0:24:21.80

Diana Buswell

Her honesty in the application process.

0:24:21.780 --> 0:24:22.40

Eileen Mitchell

OK.

0:24:23.130 --> 0:24:23.550

Eileen Mitchell

Thank you.

0:24:25.500 --> 0:24:31.400

Eileen Mitchell

Eric, it looks well. There's two Eric S here. So, Eric, with no last name.

0:24:32.70 --> 0:24:33.220

Eileen Mitchell

It looks like you have a question.

0:24:34.110 --> 0:24:36.740

Erik

Uh, yeah, I have a comment and I just like to back up my.

0:24:41.660 --> 0:24:42.390

Eric Steckler

He went mute.

0:24:45.920 --> 0:24:46.250

Doug Wells

Yep.

0:24:43.240 --> 0:24:46.250

Erik

Ohh, can you hear me? Yes.

0:24:45.930 --> 0:24:46.280

Eric Steckler

Yes.

0:24:47.540 --> 0:24:55.980

Erik

OK, so full support for what Diana and Eric are saying, I feel like there has been.

0:24:56.640 --> 0:24:57.130

Erik

Uh.

0:24:58.280 --> 0:25:19.980

Erik

Hey, blurring of the rules and I wasn't even aware of where the noise was coming from, but is very invasive. I'm just, you know, a few, a few houses away, but the low frequency base is disturbing and it is like it's monotonous and it's ongoing and I can't even imagine that going until 1:00 o'clock in the morning.

0:25:20.600 --> 0:25:23.520

Erik

Uh, you know, this is not a neighborhood that.

0:25:24.630 --> 0:25:36.60

Erik

Feels like it should be putting up with that kind of noise and so I don't. I I really don't understand the zoning, even the the opportunity to get zoning changed to that.

0:25:36.740 --> 0:25:38.590

Erik

So I'll leave it at that.

0:25:43.350 --> 0:25:51.920

Eileen Mitchell

So just to address the zoning, if it is a conditionally like you, you can get conditional approval for this written into the code.

0:25:53.770 --> 0:25:56.740

Eileen Mitchell

I understand that's not necessarily where you're going with that, but.

0:25:57.970 --> 0:26:0.920

Eileen Mitchell

That that's that's written into the code for the CS sound so.

0:26:17.110 --> 0:26:17.570

Eric Steckler

For the.

0:26:1.530 --> 0:26:27.530

Erik

No, I get that. I get that there's that there are conditions, but it to to look, you know, the examples that you gave, which are much more closer to downtown Beaverton where there is that type of activity and the noise does not affect neighbors seems like, OK, I get that if that's a some an area where you wanna go with with that type of this type of activity but to to bring it this close to so many quiet neighborhood.

0:26:29.780 --> 0:26:31.940

Eileen Mitchell

OK, noted. Thank you for the input.

0:26:33.460 --> 0:26:33.910

Eileen Mitchell

Eric.

0:26:34.800 --> 0:26:43.970

Eric Steckler

Yes, well, I have a couple of quick questions and an A longer question. So, Eileen, have you actually been to this location at various hours of the day and night?

0:26:44.640 --> 0:26:49.80

Eric Steckler

Have have the as a facilitator of this process. Have you been here down here?

0:26:49.630 --> 0:26:51.620

Eileen Mitchell

I have been to the site yes multiple times.

0:26:51.990 --> 0:26:53.310

Eric Steckler

OK. Have you been here at night?

0:26:54.420 --> 0:26:55.240

Eileen Mitchell

I have not been at night.

0:26:55.710 --> 0:26:57.40

Eric Steckler

OK so.

0:26:57.770 --> 0:27:4.670

Eric Steckler

That's one question. The second question is how does a person get a copy of the deck that you presented tonight? How is that accessible?

0:27:6.550 --> 0:27:11.80

Eileen Mitchell

That's something that I would be sending out. I probably send out.

0:27:10.580 --> 0:27:14.510

Eric Steckler

OK. Well, going on recorded record that I'd like to receive a copy.

0:27:15.730 --> 0:27:35.180

Eric Steckler

So. So the reason I bring up, if you've been here and and the various hours of the day and night, I know the Planet Fitness stays open pretty late on the weekends. I think they opened their staying open till midnight on Saturdays and Sundays. And I know that their parking lot gets pretty full. And so I'm wondering what the accommodation is.

0:27:35.910 --> 0:27:45.620

Eric Steckler

With the 206 guests that are going to show up, and if Planet Fitness the parking lot is already half full from people already being there for the gym.

0:27:46.420 --> 0:27:53.440

Eric Steckler

Where did the overflow cars end up parking? And now I'm gonna add to that. If you would like to come down here at night.

0:27:54.130 --> 0:28:8.120

Eric Steckler

We now have people parking and living in vehicles on Apple Way adjacent to the only entrance and exit to that parking lot, and so if those spaces are monopolized by the.

0:28:8.920 --> 0:28:10.150

Eric Steckler

Vehicle dwellers.

0:28:11.50 --> 0:28:25.110

Eric Steckler

That means that your overflow parking is going to end up going further up Apple Way in front of Oriole Apartments where I live, and Oriole apartments is on both sides of the street and a lot of us are at the ground floor level.

0:28:25.810 --> 0:28:42.880

Eric Steckler

And I know how people come out of parties and when they walk past the apartments, they're not paying attention to the people sleeping inside. So I think you you need to study this at various times of the day and take note of what the parking situation is on Apple Way.

0:28:44.610 --> 0:28:44.870

Eileen Mitchell

And.

0:28:44.70 --> 0:29:14.380

Eric Steckler

Because there's not, and also I will add that I walk past the restaurant during the COVID lockdown or the COVID when there was a statewide mask mandate. And I could tell you for a fact that there was a huge event going on on a Saturday. There were more than 206 people jammed in there and nobody was wearing masks. And I know who owns the underlying property. Commerce Properties, owns all of this. And so I reported that to my the the manager here.

0:29:15.40 --> 0:29:21.270

Eric Steckler

So I'm wondering who's going to self police the 206 people that are supposed to only be there?

0:29:24.30 --> 0:29:36.330

Eileen Mitchell

So to answer the parking related question, we do have a traffic letter that addresses parking on site for meeting facilities, so that'll be part of our application to address that further.

0:29:37.990 --> 0:29:40.640

Eileen Mitchell

So hopefully that answers that question.

0:29:40.70 --> 0:29:58.690

Eric Steckler

Well, no, no, it doesn't answer cause how are you gonna deal with the overflow parking when people get there for the event at 6:00 or 7:00? O'clock in the evening and already half the parking lot is filled because people are planted fitness. Where are the people going to park? I know where they're going to park. They're going to park on my street.

0:29:59.370 --> 0:30:0.760

Eric Steckler

What's your answer to that?

0:30:2.260 --> 0:30:5.150

Eileen Mitchell

I can look into that a little bit further and then I can get back to you.

0:30:5.770 --> 0:30:6.410

Eric Steckler

Thank you.

0:30:7.690 --> 0:30:8.720

Eric Steckler

And then the rest of it.

0:30:10.180 --> 0:30:10.830

Eric Steckler

The noise.

0:30:10.320 --> 0:30:13.910

Eileen Mitchell

Can you repeat the? Can you repeat the second-half of the question?

0:30:15.220 --> 0:30:39.450

Eric Steckler

Well, I'm just concerned because people are already parking on the street. So and then and so the self, the second part of the question was, who is policing the number of patrons that are

supposed to be there? Because I have witnessed violations of that already and I don't trust the owners to self police the occupancy. They're not going to shoe away paying guests.

0:30:40.720 --> 0:30:44.710

Eileen Mitchell

I will get back to you on both of those questions and I will respond via e-mail.

0:30:45.450 --> 0:30:45.770

Eric Steckler

Thank you.

0:30:50.310 --> 0:30:52.480

Eileen Mitchell

Do we have any other questions at this time?

0:31:9.360 --> 0:31:9.950

Eileen Mitchell

Charles.

0:31:21.900 --> 0:31:24.920

Eileen Mitchell

Looks like he has his hand up, but he's muted right now.

0:31:28.780 --> 0:31:30.910

Charles Conrad

Thank you. I'm am I coming through now.

0:31:32.560 --> 0:31:33.100

Eileen Mitchell

You are.

0:31:34.70 --> 0:31:45.900

Charles Conrad

As as a point of uh historical reference years ago on the north side of BH Highway was an establishment called Yasmine's. I think the bank is there. A new bank is there now.

0:31:46.700 --> 0:32:9.160

Charles Conrad

There were so many noise complaints coming from Yasmin because of the loud music, particularly the bass that several neighbors would call Beaverton because Yasmine was was in the was in Beaverton and the and the Beaverton police would come out and say yes, it's loud, but we can't do anything because the person that was calling.

0:32:10.30 --> 0:32:41.270

Charles Conrad

Registering the the complaint was in Washington County, so Washington County said we can't do anything because the establishments in Beaverton and Beaverton said they can't do anything because the complaint originated from Washington County. So I would imagine that Queens is in is in Beaverton, but I believe the the folks that spoke earlier this evening on Maple are in Washington County, so they might. They might have the same problem that Beaverton would not enforce it, nor would Washington County.

0:32:41.660 --> 0:32:44.150

Charles Conrad

And then the noise persists and that was.

0:32:45.510 --> 0:32:47.790

Charles Conrad

Every weekend, every weekend that happened.

0:32:49.910 --> 0:32:50.340

Charles Conrad

Thank you.

0:32:53.330 --> 0:32:56.120

Eileen Mitchell

Thanks for that input. That's good information to know.

0:32:57.780 --> 0:32:59.510

Eileen Mitchell

Doug, it looks like you have a question.

0:33:0.460 --> 0:33:1.50

Doug Wells

Yeah.

0:33:2.310 --> 0:33:6.580

Doug Wells

So that's great information, Charles. Thank you so much for mentioning that.

0:33:7.100 --> 0:33:13.430

Doug Wells

Uh, I did run across the problem of who to call when there's a noise problem.

0:33:13.630 --> 0:33:20.20

Doug Wells

Umm, the homes on Maple Drive that extend. Let's see.

0:33:20.800 --> 0:33:21.350

Doug Wells

East.

0:33:22.170 --> 0:33:24.220

Doug Wells

Uh Abbas?

0:33:25.50 --> 0:33:48.220

Doug Wells

That don't border Laurelwood or in unincorporated Washington County and in our house is actually technically in the city of Beaverton. So. So I do call the non-emergency dispatch number, that's what's been directed by Drew Vanderveen, a city of Beaverton. So that's for me because I'm in City Beaverton, I think it's because I'm in Beaverton or is it because?

0:33:49.860 --> 0:33:53.110

Doug Wells

Queenz Asian cuisine is located in Beaverton, so my question is.

0:33:53.970 --> 0:34:0.220

Doug Wells

Yeah. Who? Who? Who do you call? If you if there's a problem with noise, do you call the jurisdiction?

0:34:1.350 --> 0:34:17.810

Doug Wells

Within which Asian queenz Asian cuisine is reside is in or or the the homeowner. So that's that's one question. I know that I need to call the city of Beaverton the non non-emergency dispatch but that's because I'm in. I'm technically in the city of Beaverton.

0:34:19.540 --> 0:34:24.130

Doug Wells

So that's one question. If you could address that. And my other question is, you know.

0:34:26.150 --> 0:34:28.760

Doug Wells

How are you gonna address the the base noise problem?

0:34:29.100 --> 0:34:59.450

Doug Wells

Yeah. And and again, I'm, I'm not supportive of any extension of ours, but let's say say presuming you wanna have these, you you wanna have a restaurant and eating activities and you have this base noise because I'm I'm not supportive of anything beyond what what the area has already zoned for or hours because I don't I don't see any any rules being followed at all so but let's just say that you have the this music for your restaurant.

0:34:59.510 --> 0:35:8.570

Doug Wells

They're eating activities. Your restaurant activities. How do you control? How do you propose to control the base noise? I'm. I'm thinking it's.

0:35:9.780 --> 0:35:14.840

Doug Wells

It's it's a. It's an unsolved problem that maybe doesn't have a solution actually.

0:35:15.990 --> 0:35:25.210

Doug Wells

Would you address both of those questions? One is the jurisdiction. How do people? How do how do we make sure that we know who to call that there's a noise violation and then?

0:35:26.310 --> 0:35:32.90

Doug Wells

How do you how are you dealing with the base noise problem? How would you address it? How are you trying to address it?

0:35:33.470 --> 0:35:41.380

Eileen Mitchell

To address who to call, my inclination would be going to the city in which the issue is occurring. I am not.

0:35:42.630 --> 0:35:50.820

Eileen Mitchell

The potentially not the right person to be asking that question, so I don't wanna give you advice that's incorrect. So that's something that I would have to look into further.

0:35:52.80 --> 0:35:57.720

Eileen Mitchell

And or I I just. I can't tell you that off the top of my head. So that's something I have to. I have to look into a little bit further.

0:35:58.700 --> 0:35:58.970

Eileen Mitchell

Can.

0:35:58.140 --> 0:35:59.190

Doug Wells

Would you look into it?

0:35:59.750 --> 0:36:2.980

Eileen Mitchell

Yes, concerning base noise.

0:36:4.860 --> 0:36:35.10

Eileen Mitchell

That's something First off, I think that we should look into First off, the sound study a little bit deeper. I know that we have heard a little bit of initial information about this right now, but there's a lot more to that report that we haven't seen. So I think First off, we should look at the report, see what's going on with that and then you're right that there's other issues at hand like the fact that there's base noise that's coming into your building that might not be able to be mitigated for, that's something that.

0:36:35.310 --> 0:36:48.940

Eileen Mitchell

We'll have to take a deeper dive and see how do we address that and and what do we do about that? I can't answer that right here in this call, but that's that's a great thing to bring up and that's something that we'll we'll be thinking about and and looking into.

0:36:52.490 --> 0:36:55.360

Doug Wells

If nobody else has a question, do there are some hands up?

0:36:56.70 --> 0:37:3.960

Doug Wells

I don't know. Can I just ask one more question? How is age queenz Asian cuisine gonna self police itself? How? How? How are they gonna follow?

0:37:4.780 --> 0:37:8.220

Doug Wells

Any rules when they aren't currently following the rules?

0:37:10.850 --> 0:37:28.640

Eileen Mitchell

So one thing that I can say is that by applying for this conditional use permit, we are locking ourselves into basically giving the city something to work with. So by proposing specific hours and specific amounts of time that we are going to be holding events during the month.

0:37:29.480 --> 0:37:59.730

Eileen Mitchell

The city has came back and said specifically, you're kind of blocking yourself in. So that's one thing to keep in mind is if we're saying that we're gonna be holding events a specific amount of days now, it's written into something that we've formally applied for with the city. So that's

something to keep in mind. So what we are proposing now is something that the city will have on hand and be able to say, hey, you're, you already said that you're only gonna be holding events X amount of days a month.

0:37:59.990 --> 0:38:3.440

Eileen Mitchell

And it's only gonna go until X time with X amount of people.

0:38:3.980 --> 0:38:20.120

Doug Wells

What? What value does that have when you're already violating the rules? So what value would it possibly have? Even bother with this application process when you're already violating the rules and there seems to be no, no, you know, fines or problems with it.

0:38:21.710 --> 0:38:25.540

Doug Wells

There's no repercussion you other than complaints from residents.

0:38:26.830 --> 0:38:40.250

Eileen Mitchell

And I'm sorry that that's been your experience and that's something that I appreciate your input on and we'll have to make sure that we have some way of holding it to this and that's why we're going to the city to make sure it's a formal process.

0:38:40.390 --> 0:38:49.240

Doug Wells

Again, what value does the formal process have when you're currently not following the rules? What possible value could it have? It's just a waste of everybody's time.

0:38:51.340 --> 0:38:52.330

Eileen Mitchell

I appreciate your input.

0:38:53.960 --> 0:38:54.720

Doug Wells

You're not going to answer.

0:38:56.460 --> 0:39:9.430

Eileen Mitchell

I feel as though we the answer is that we're going to the the city to give a a formal response so that we can lock in the dates and the times and and give them something to work with.

0:39:15.130 --> 0:39:15.410

Eileen Mitchell

Eric.

0:39:14.800 --> 0:39:17.560

Doug Wells

Have you communicated with Drew Vanderveen?

0:39:19.630 --> 0:39:22.830

Eileen Mitchell

I have not gotten any communication with Drew vanderveen.

0:39:27.130 --> 0:39:28.170

Eileen Mitchell

Eric, do you have a question?

0:39:29.290 --> 0:39:48.890

Eric Steckler

Yes. First, I just wanted to give you a little more context. I don't want it seem like I'm focused on parking, but it is an issue and I'm not sure if you're aware of this, but Jesuit high school is across from where I live and on big sports days, which it could be random days, Saturday, Friday, whatever.

0:39:49.570 --> 0:40:8.600

Eric Steckler

When they have big softball or baseball games, there's literally on both sides of Apple Way cars parked up and down the street from Laurelwood all the way up to Beaverton Hillsdale Highway. If you look at the construction of Apple Way, it's like a horseshoe and on big sports days.

0:40:9.470 --> 0:40:26.30

Eric Steckler

I'm telling you, there's hundreds of cars parked in the street now. They leave relatively early. You know, when the game is over at 8 or 9, so that's not a huge issue, but I'm going to tie it back to what you guys are having. Your late night events and people show up at 6:00 PM for the wedding or the concert.

0:40:26.740 --> 0:40:52.910

Eric Steckler

There's gonna be no place to park. I'm. I'm just telling you that. So. So that's one thing that I wanted to bring to your attention. If you weren't aware of it. The second thing is the 1:00 AM. How is that time arrived at? It seems very arbitrary. And for the I can't go back on your slide, but it seemed like one of the days. It's going to 1:00 AM Sunday morning with my Monday morning like from.

0:40:53.870 --> 0:40:58.340

Eric Steckler

Saturday, Sunday night into Monday morning, do I have? Do I have that correct?

0:41:2.70 --> 0:41:7.100

Eileen Mitchell

Allergies. It is going until 1:00 AM, so that would follow into technically Monday, yes.

0:41:7.390 --> 0:41:17.100

Eric Steckler

Right. So so how does doesn't that, I mean you have a lot of people who live in this little dense area with two big apartment complexes and of course the homeowners.

0:41:17.750 --> 0:41:40.440

Eric Steckler

And you have schools, people that go to school, people that get up early for work on Monday, people that get up at 4:00 or 5:00 AM to do what they have to do. I just think it's very tone deaf and insensitive to all the residents. We, you know, we outnumber queenz Asian. We all live here. But I don't understand how these times are arrived at in complete.

0:41:41.990 --> 0:41:47.400

Eric Steckler

You know, not even touching base with the residents. I called the Beaverton Planning Commission.

0:41:48.90 --> 0:42:16.420

Eric Steckler

Because I'm wondering why I never even got a notification and I was given the, you know, the boilerplate language that you guys only have to know, notify within 500 feet of of the establishment. Well, you got 1000 hundreds of people living here. Maybe we're 1000 feet away from the establishment, but where the ones that are affected by the activities. And so I I'm really taking issue with the timing and the times of how late you're staying open.

0:42:17.150 --> 0:42:19.720

Eric Steckler

And why does it have to be 1:00 AM? Why not 11?

0:42:23.300 --> 0:42:24.650

Eileen Mitchell

Thank you for that input.

0:42:25.900 --> 0:42:26.700

Eileen Mitchell

Again we can.

0:42:30.480 --> 0:42:30.970

Eric Steckler

Yeah.

0:42:27.640 --> 0:42:31.620

Eileen Mitchell

Take it into consideration and look at and how that affects our application.

0:42:31.900 --> 0:42:38.340

Eric Steckler

Yeah. I I just wanna. I mean, I don't remember which gentleman said it, but this is a residential neighborhood. That's what it is.

0:42:39.90 --> 0:42:40.670

Eric Steckler

That's why people moved here.

0:42:43.590 --> 0:42:44.140

Eileen Mitchell

Thank you.

0:42:43.470 --> 0:42:44.820

Eric Steckler

OK. Thank you.

0:42:47.510 --> 0:42:47.970

Eileen Mitchell

Tanya.

0:42:52.860 --> 0:42:53.640

Eileen Mitchell

I think you're on mute.

0:42:58.350 --> 0:42:59.780

Tanya Nguyen (Guest)

Since everyone hear me OK?

0:43:0.920 --> 0:43:1.250

Eileen Mitchell

Yes.

0:43:1.440 --> 0:43:5.890

Tanya Nguyen (Guest)

Yeah, OK. Well, first of all, I would like to say I apologize for what happened.

0:43:7.40 --> 0:43:18.280

Tanya Nguyen (Guest)

The last few months that we actually have some events going on, it's not that we don't want to compliance and I actually text that to that.

0:43:19.160 --> 0:43:30.130

Tanya Nguyen (Guest)

We knew into the business we actually don't know that we actually have to apply for events permit and I report myself to the city the same way.

0:43:31.660 --> 0:43:36.210

Tanya Nguyen (Guest)

And as soon as that I find out that we have to apply for permits. We do it right away.

0:43:38.180 --> 0:43:38.980

Tanya Nguyen (Guest)

And.

0:43:40.140 --> 0:43:41.290

Tanya Nguyen (Guest)

As far as.

0:43:42.930 --> 0:43:46.390

Tanya Nguyen (Guest)

False protection. Hopefully the sound engineer can help us.

0:43:47.310 --> 0:43:51.340

Tanya Nguyen (Guest)

And do some protection to get the noise lower.

0:43:53.730 --> 0:43:57.900

Tanya Nguyen (Guest)

As far as going past the Monday after one.

0:43:58.600 --> 0:43:59.280

Tanya Nguyen (Guest)

AM.

0:43:59.970 --> 0:44:5.120

Tanya Nguyen (Guest)

I think that most of the events we have is more just like on a Saturday.

0:44:6.80 --> 0:44:6.980

Tanya Nguyen (Guest)

Elaine.

0:44:7.840 --> 0:44:19.390

Tanya Nguyen (Guest)

Like the the weddings and event is going to be on a Saturday. Sometimes we have graduations like last summer. We have some graduations on our Friday, but more likely we don't have any events on Sunday.

0:44:20.50 --> 0:44:27.210

Tanya Nguyen (Guest)

If we do it just like maybe 10 or 11 and I can cut it down to 11 or midnight, not gonna pass Monday night.

0:44:29.960 --> 0:44:30.340

Eileen Mitchell

OK.

0:44:31.550 --> 0:44:32.20

Eileen Mitchell

Thank you.

0:44:32.430 --> 0:44:32.920

Tanya Nguyen (Guest)

Thank you.

0:44:31.580 --> 0:44:38.710

Eric Steckler

What? What, what? What? Can I just ask a side door question related to her response. But just a quick question.

0:44:39.140 --> 0:44:39.650

Tanya Nguyen (Guest)

Yes.

0:44:39.450 --> 0:44:58.930

Eric Steckler

When you say, let's, let's just say one o'clock 11 AM. Does that mean all of the vendors are out?

All of the guests are out? Or does that mean at 1:00 AM the music stops and then it takes a while after that for 200 people to slowly clear out? How does that work?

0:45:0.920 --> 0:45:5.970

Tanya Nguyen (Guest)

So most of the time when we have, uh, events like concert at karaoke.

0:45:6.630 --> 0:45:17.610

Tanya Nguyen (Guest)

Usually we gotta stop, like around 12:15. Twelve 30. And that's when people slowly going home. So more likely everything gonna stop. Like at 11 AM.

0:45:20.270 --> 0:45:22.880

Eric Steckler

But well, but from the.

0:45:22.130 --> 0:45:25.150

Tanya Nguyen (Guest)

That is when that's is. That is when we have events.

0:45:26.10 --> 0:45:27.80

Eric Steckler

Yeah, I understand.

0:45:26.690 --> 0:45:34.60

Tanya Nguyen (Guest)

And most and and then if we have weddings, you know, usually people get, you know, married most of the time they stop right at 11.

0:45:34.950 --> 0:45:42.640

Tanya Nguyen (Guest)

But when we have concert like karaoke, people like stop singing like around 12151230.

0:45:43.280 --> 0:45:52.280

Tanya Nguyen (Guest)

And if they're they're stopped singing, then they're just saying there and they're just talk to their friends and, you know, gathering. And then we close the door, like around 1:00 and cleaning up.

0:45:53.920 --> 0:46:1.490

Eric Steckler

OK, so one o'clock 1:00 AM means the event stops, but there's still activity the vendors cleaning up.

0:46:0.890 --> 0:46:5.140

Tanya Nguyen (Guest)

There is no activity, no activity. We just going to be in there cleaning up.

0:46:6.710 --> 0:46:12.740

Eric Steckler

So the the vent, the contract, the sound contractor, the music contractor, they'll all be out by 1.

0:46:14.180 --> 0:46:14.730

Eric Steckler

Cleaning.

0:46:13.250 --> 0:46:15.880

Tanya Nguyen (Guest)

Correct or sooner than one? Yes.

0:46:18.680 --> 0:46:19.40

Eric Steckler

OK.

0:46:21.960 --> 0:46:24.50

Eric Steckler

But OK, I understand. Thank you.

0:46:24.320 --> 0:46:24.650

Tanya Nguyen (Guest)

Mm-hmm.

0:46:26.10 --> 0:46:56.850

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Busy day I wanna add in a couple things. So just so I I know a lot of people actually concerned about the sound. What's the point of having the sound engineer coming out? So I've just wanna kind of express a little bit more of the reason why we have a sound engineer coming out. OK. So number one is that the city have a requirement of how much the sound level need to be. And I do understand that you guys worry about the low frequency and then the high frequency that's one of the reason why we have the engineer coming in themselves and let us know hey if the base is too loud or is.

0:46:56.930 --> 0:47:26.910

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

You know to to trip is too high or whatever it is. They can let us know to adjust our end. And then what we can do on our end to actually make it better as like hey, if this is what needs to be adjusted, there's a lot of things we can do in number one, we can install more acoustic wall into a ceiling or you know whatever it is to actually keep the noise down. So if you guys a little bit concerned about like hey, how is this going to be affecting us later on the future, this is the reason why we have all this test and people coming out to look at it.

0:47:26.990 --> 0:47:36.130

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

And test it. Give us a report and then so we have an idea of like, you know what we need to do on our end to actually not bother you guys as much if that makes sense.

0:47:43.250 --> 0:47:43.460

Eric Steckler

I.

0:47:41.270 --> 0:47:43.880

Eileen Mitchell

I think you are muted Eric, but I saw your mouth moving.

0:47:44.330 --> 0:47:49.890

Eric Steckler

I said I was repeating as much. I mean it. Yeah. The noise is a problem.

0:47:50.970 --> 0:47:51.200

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Yeah.

0:47:50.700 --> 0:47:51.440

Eric Steckler

And and.

0:47:51.410 --> 0:47:51.640

Tanya Nguyen (Guest)

Yeah.

0:47:52.200 --> 0:48:21.250

Eric Steckler

Yeah. So then then the concern with the alcohol is you're going to have a lot of people who come out of there, you know, for better or worse, they're intoxicated and they're they're making, they're coming out on a residential St and I I know because I walk past your location a

lot and a lot of people don't stop at the stop sign that is facing inward to the parking lot. You're supposed to stop before you approach the sidewalk. 9 out of 10 cars come rolling out of there.

0:48:27.260 --> 0:48:27.780

fdab4644-b077-4c0d-b23c-ea3d1ae8badb

Thank you.

0:48:22.570 --> 0:48:29.740

Eric Steckler

Not even paying attention whether or not anybody's on sidewalk, and it is extremely dark on Apple Way at night.

0:48:35.420 --> 0:48:37.190

Eileen Mitchell

Diana, did you have a question?

0:48:38.640 --> 0:48:45.40

Diana Buswell

I I do, and this may be a dumb question, but if this conditional use permit is approved.

0:48:45.920 --> 0:48:58.410

Diana Buswell

Is the restaurant still legally required to abide by the noise ordinances? Is this strictly to allow them to operate until 1:00 AM and theoretically they still have to be quiet and under all of the noise ordinances?

0:48:59.720 --> 0:49:4.620

Eileen Mitchell

So the noise ordinance doesn't change, it's just to allow an extension of ours.

0:49:5.480 --> 0:49:7.120

Eileen Mitchell

So the noise ordinance stays the same.

0:49:9.50 --> 0:49:40.180

Diana Buswell

And then I guess just by way of comment and and none of this is meant, you know, personally or anything to the owners, I understand the entrepreneurial spirit, I think it's fantastic. I think it's wonderful to do things you love and build businesses and all of that. I think from like a soft skill sort of people view here, you have a lot of neighbors who have been pretty disgruntled and frankly I have enjoyed eating at your restaurant but with the noises you know, we just tend to not frequent there anymore because it's such a source of frustration for.

0:49:40.290 --> 0:49:45.650

Diana Buswell

Me and my husband and our kids and I do think it's just even a bit interesting that in the the.

0:49:47.840 --> 0:49:56.60

Diana Buswell

In this venue, in this meeting, there really hasn't even been any sort of like, we're really sorry that this has caused problems. We're, you know, I feel like it's just kind of still a.

0:49:56.920 --> 0:50:8.100

Diana Buswell

This is what it is. We're just trying to get the approvals to keep doing what we're doing. So it's

just by way of feedback. I know it doesn't impact, you know, the actual application process, but just as a neighbor, you know, I kind of am not.

0:50:8.890 --> 0:50:15.500

Diana Buswell

Really getting a sense of like we'd really like to solve this. We're really sorry. We want to be a good part of the neighborhood, but.

0:50:21.420 --> 0:50:22.760

Eileen Mitchell

On your do you have a question?

0:50:26.790 --> 0:50:27.740

Tanya Nguyen (Guest)

Not right now.

0:50:28.190 --> 0:50:33.800

Eileen Mitchell

Oh, OK, got it. Saw the hand up. Does anybody else have a question at this point, Diana?

0:50:35.730 --> 0:50:36.480

Eileen Mitchell

Or maybe you.

0:50:37.640 --> 0:50:38.70

Eileen Mitchell

Maybe not.

0:50:39.260 --> 0:50:40.610

Eileen Mitchell

Does anybody else have a question?

0:50:42.40 --> 0:50:43.630

Eileen Mitchell

We have about 6 minutes left.

0:50:45.140 --> 0:50:45.530

Eric Steckler

That's.

0:50:58.340 --> 0:51:14.250

Eileen Mitchell

Well, feel, feel free to stick around or feel free to leave if nobody else has any questions. We're gonna go ahead and wrap it up, but feel free to stick around. And if you have any follow up questions, we can keep keep them coming for five more minutes.

0:51:19.350 --> 0:51:19.640

Eileen Mitchell

Doug.

0:51:20.810 --> 0:51:27.730

Doug Wells

Yeah, I just, I want to ask a question. I don't and it doesn't really pertain to your application at all really, but what would it take?

0:51:28.750 --> 0:51:41.750

Doug Wells

For queenz Asian cuisine to strictly abide by the 10:00 PM to 7:00 AM quiet hours and turn off the music, turn everything off music wise.

0:51:43.570 --> 0:51:51.550

Doug Wells

At 10:00 PM, hard stop. What would it take for queenz Asian cuisine to do that and and and to strictly follow that?

0:51:57.410 --> 0:51:59.600

Eileen Mitchell

I don't necessarily know how to answer that question.

0:52:1.430 --> 0:52:5.720

Eileen Mitchell

Right. I hear what you're saying, but I I don't necessarily know how to answer that question right now.

0:52:7.190 --> 0:52:11.920

Doug Wells

It's a big problem if you can't really follow those quiet hours. It's a big problem.

0:52:13.350 --> 0:52:28.500

Eileen Mitchell

I I think I hear I hear what you're saying. But right now our our path forward is heading in for conditional use permit to add an extension to meeting facilities and the hours of operation. So that's that's the direction we're heading right now.

0:52:30.710 --> 0:52:31.650

Doug Wells

One last question.

0:52:30.690 --> 0:52:38.550

Eileen Mitchell

And we want to make sure that we can mitigate, mitigate as much as possible and make sure that it's as comfortable for both parties, but that that's where we're headed.

0:52:37.730 --> 0:52:40.700

Doug Wells

One last question, somebody had mentioned that.

0:52:41.260 --> 0:52:50.500

Doug Wells

Uh, that I think it. I don't know if it's Tanya or Tracy and I apologize, Tanya, for not remembering who said this, but somebody said they've paid.

0:52:51.250 --> 0:53:21.560

Doug Wells

The City of Beaverton, \$10,000 to get this application going and then there probably paying you Eileen some amount of money. So there's there's a lot of money exchanging hands here to try to ramrod this through. And of course residents like myself feel like, well, that's just great. You know, all this money's flying around. Eileen, you're paid for consulting. Your job is to not be land use planner, not to wear that hat or even use those skills, but to to to satisfy.

0:53:21.670 --> 0:53:31.340

Doug Wells

To serve your client and and maybe the city of Beaverton is receiving that application fee. Is it true that there was a \$10,000 application fee paid by Queenz Asian cuisine?

0:53:37.270 --> 0:53:37.500

Tanya Nguyen (Guest)

Right.

0:53:36.110 --> 0:53:40.840

Eileen Mitchell

That's something that I can't answer here tonight. That's something that.

0:53:42.160 --> 0:53:51.230

Eileen Mitchell

I don't know how to answer here tonight, so I know what I'm involved in and that's that's where I'm gonna leave it here tonight. Tanya, do you have a question?

0:53:52.660 --> 0:53:56.520

Tanya Nguyen (Guest)

Uh, yeah. So it's actually me that saying that and actually.

0:53:57.200 --> 0:54:3.890

Tanya Nguyen (Guest)

I'm not trying to talk about like the big amount of money. I'm just trying to tell because there's many times that.

0:54:4.850 --> 0:54:5.530

Tanya Nguyen (Guest)

Umm.

0:54:6.710 --> 0:54:29.670

Tanya Nguyen (Guest)

The neighbor thing that we're not trying to compliance, which we we we trying to explain to the neighbor and to be within cities and to police many times. And we in the process of applying for application and we hiring engineer we hire we're hiring A-Team and we actually paying application fees. So we do our best to to meet the guideline to meet the code.

0:54:30.650 --> 0:54:32.740

Tanya Nguyen (Guest)

Uh to make sure.

0:54:33.360 --> 0:54:36.200

Tanya Nguyen (Guest)

That we have neighbor support.

0:54:37.820 --> 0:54:42.0

Tanya Nguyen (Guest)

Trust me, you know, when I do this business, I don't know that I have to go through this.

0:54:43.200 --> 0:54:54.0

Tanya Nguyen (Guest)

You know, for me to run a business for that big space for big venue like that. If I know that this is gonna make it hard for me to sign a contract with the landlord, I will not do this.

0:54:54.850 --> 0:54:56.460

Tanya Nguyen (Guest)

But since our I have the contract.

0:54:58.190 --> 0:55:0.550

Tanya Nguyen (Guest)

And I'm trying to make my business.

0:55:1.640 --> 0:55:8.470

Tanya Nguyen (Guest)

Survive. And I don't mean to interrupt your to to interrupt the the neighbor. I don't want. I don't want to.

0:55:9.500 --> 0:55:13.610

Tanya Nguyen (Guest)

But anything I'm half hopefully the sound engineer can help.

0:55:14.630 --> 0:55:17.860

Tanya Nguyen (Guest)

That can help and all you have to do is my phone number.

0:55:15.810 --> 0:55:19.750

Doug Wells

We have a we have one minute left. Can we hear from Eric please?

0:55:20.640 --> 0:55:21.530

Eric Steckler

Thank. Thank you.

0:55:23.120 --> 0:55:38.510

Eric Steckler

And and the closing comment page, it says if you wish to keep track of the application, you can contact the Neighborhood Advisory Committee to be included in the newsletter mailing list.

Well, I don't have any of that information and I don't understand why.

0:55:39.650 --> 0:55:51.160

Eric Steckler

You're you're immediate neighbors aren't part of the news. The news flow of this stuff. So how do I get on the mailing list? And who is the neighborhood Advisory committee and what is the contact for that?

0:55:58.420 --> 0:55:58.740

Eric Steckler

I don't.

0:55:53.50 --> 0:55:59.240

Eileen Mitchell

I believe you're in the Denney Whitford NAC. I can send you their information.

0:56:0.680 --> 0:56:1.190

Eric Steckler

OK.

0:56:0.440 --> 0:56:1.780

Doug Wells

Could you send that to me as well?

0:56:2.490 --> 0:56:2.930

Eileen Mitchell

You bet.

0:56:3.510 --> 0:56:3.930

Diana Buswell

Me too.

0:56:2.760 --> 0:56:14.790

Eric Steckler

Yeah, I mean, I live, I live on Apple way. I'm next door neighbors to this retail pad that you're that you doing business in the second question that's real quick and I don't know if you can answer it.

0:56:15.550 --> 0:56:37.620

Eric Steckler

But who who would be responsible? Or who do you contact about putting up a sign for traffic, what they call it calming measure to say no right turn so that when people exit the parking lot, they can only go left towards Laurelwood, which is a thoroughfare and not up Apple Way at one or two in the morning.

0:56:38.570 --> 0:56:38.990

Eric Steckler

Umm.

0:56:39.640 --> 0:56:49.70

Eric Steckler

So how do I? I don't know how you work that through, but that's a request that I of course suggestion. I would make no right turn when exiting.

0:56:49.800 --> 0:56:51.10

Eric Steckler

They can only make a left.

0:56:53.50 --> 0:57:0.590

Eileen Mitchell

For that input, that's that's good information to consider. I have been along that road and I I know what which intersection you're talking about. So.

0:57:1.430 --> 0:57:3.90

Eileen Mitchell

I have noted that thank you.

0:57:3.620 --> 0:57:12.670

Eric Steckler

You're welcome. Yeah, Apple way at night. There's only like 1 St lamp and it's like, extremely dark. And the road is curved. You know, when people are drunk, you know, happens.

0:57:14.560 --> 0:57:15.310

Eric Steckler

Just saying.

0:57:16.670 --> 0:57:18.100

Eric Steckler

OK, I'll stop there.

0:57:19.230 --> 0:57:27.170

Eileen Mitchell

And I think that kind of brings us to the end. So if any of you have any follow up questions, feel free to e-mail me.

0:57:28.290 --> 0:57:39.810

Eileen Mitchell

I can go ahead and move forward along this slide. I'll keep it up for another second. So you have my contact information. Eileen.mitchell@pbsusa.com gives my phone number as well.

0:57:41.170 --> 0:57:49.900

Eileen Mitchell

And then again, I will go ahead and send you all. Eric, Diana, Doug, the NAC contact information, so you can get a hold of them.

0:57:51.210 --> 0:57:59.140

Eileen Mitchell

Again, if anybody else wants, contact me after this you have my information, so feel free to do so, but we're gonna go ahead and wrap up now, so.

0:58:0.900 --> 0:58:9.210

Eileen Mitchell

I am very thankful that you all were able to attend here tonight and voice your opinions and we've noted it. You're in the recording here tonight and we'll take note.

0:58:10.730 --> 0:58:11.400

Diana Buswell

Thank you.

0:58:12.710 --> 0:58:13.190

Eileen Mitchell

Thank you.

Queenz Asian Cuisine

Conditional Use Permit

(Meeting Facilities & Hours of Operation)

Eileen Mitchell, *Land Use Planner*
PBS Engineering and Environmental Inc.



Agenda

Project Information

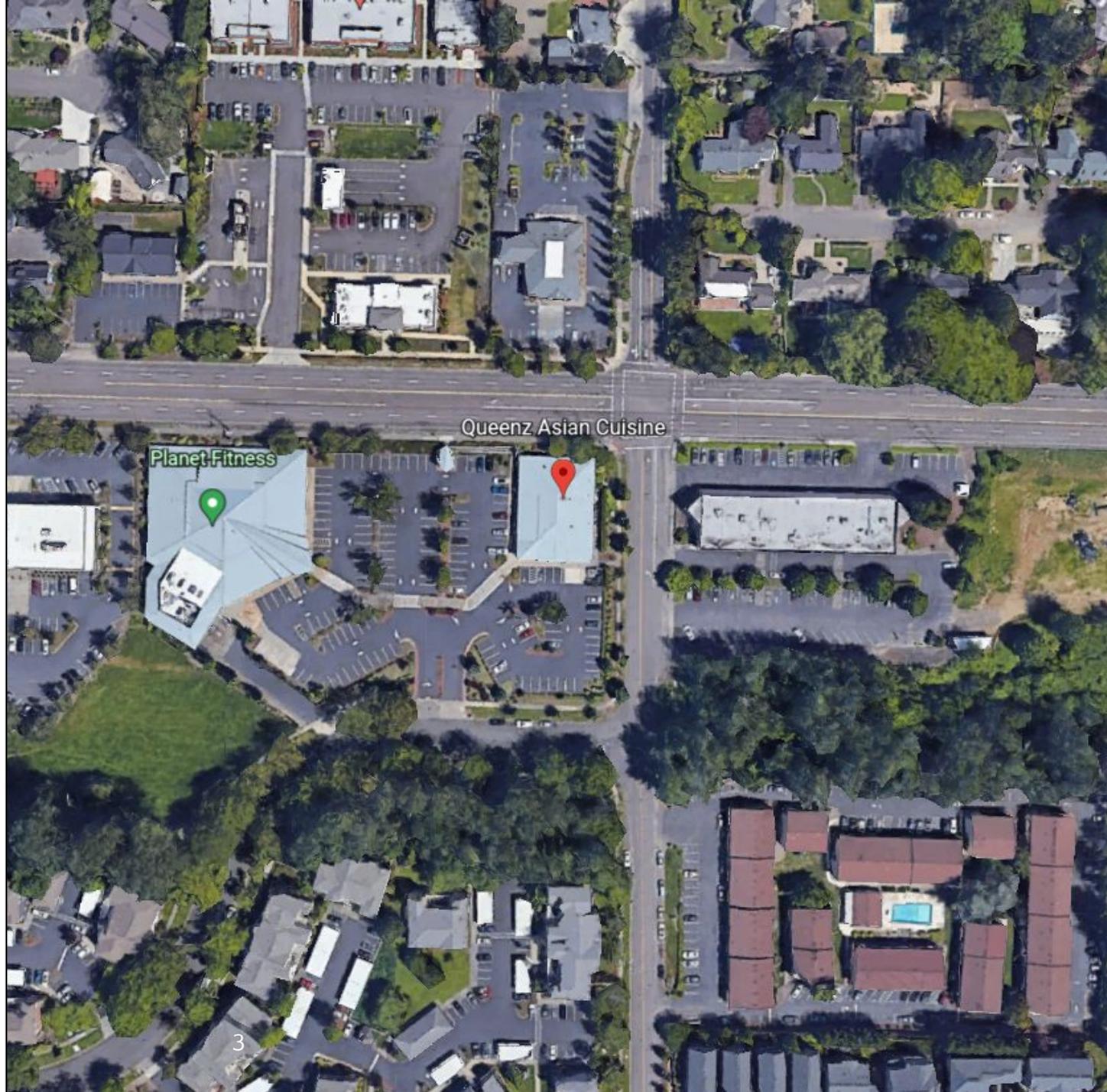
Conditional Use Permit Review

Sound Engineering Scope

Public Comments

Project Information

- Queenz Asian Cuisine is a locally owned restaurant located in Beaverton, Oregon.
- Address: 8225 SW Apple Way, Suite 102 and 103, Portland, Oregon 97225.
- Parcel #:1S113BC01000.
- Zoning: Community Service (CS)
- Current Permitted Uses: Eating and Drinking Establishments



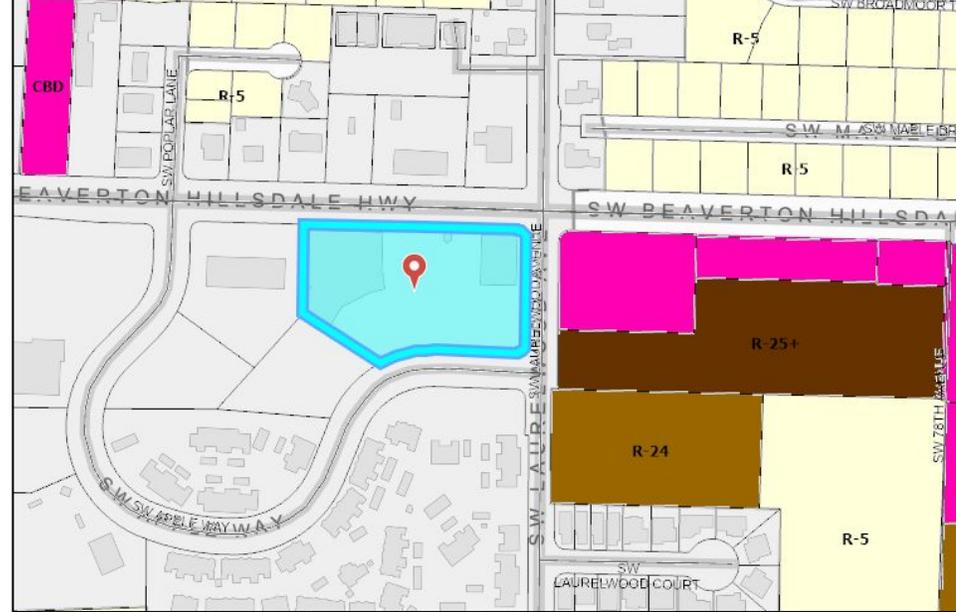
Project Information (cont.)

Nearby Land Uses:

- North: Business Service/Commercial – Community Service
- South: Multi-Family Residential – Community Service
- East: Commercial – Community Business CBD (County)
Vacant Land – R – 25+
- West: Business Service – Community Service

Current Hours of Operation:

- Tuesday through Friday: 11:00 am–9:00 pm
- Saturday through Sunday: 10:30 am–9:00 pm





Conditional Use Approval



Meeting
Facilities &
Hours of
Operation

Conditional Use – Meeting Facilities

Current	Proposed	
Eating and Drinking Establishments – Permitted in Community Service Zone	Eating and Drinking Establishments – Permitted in Community Service Zone	Meeting Facility Use Venue Space – (Weddings, Receptions, Karaoke, Concerts, etc.) Up to 206 guests (Current Occupancy)

Conditional Use – Hours of Operation

Current	Proposed	
<p>Tuesday–Sunday: 11:00 am–9:00 pm</p>	<p style="text-align: center;">Winters Friday–Sunday: 11:00 am–1:00 am Monday–Friday: 11:00 am–10:00 pm</p> <p style="text-align: center;"><u>Birthday/Anniversary/Event</u> 10:00 pm (~100 Occupants)</p> <p style="text-align: center;"><u>Concert</u> 1:00 pm (~1–2 Times Monthly)</p>	<p style="text-align: center;">Summers Friday–Sunday: 11:00 am–1:00 am Monday–Friday: 11:00 am–10:00 pm</p> <p style="text-align: center;"><u>Birthday/Anniversary/Event</u> 10:00 pm (~100 occupants)</p> <p style="text-align: center;"><u>Concert/Karaoke</u> 1:00 am (~1 Time per Month Each)</p> <p style="text-align: center;"><u>Wedding</u> 11:00 pm (~1 Weekly)</p>

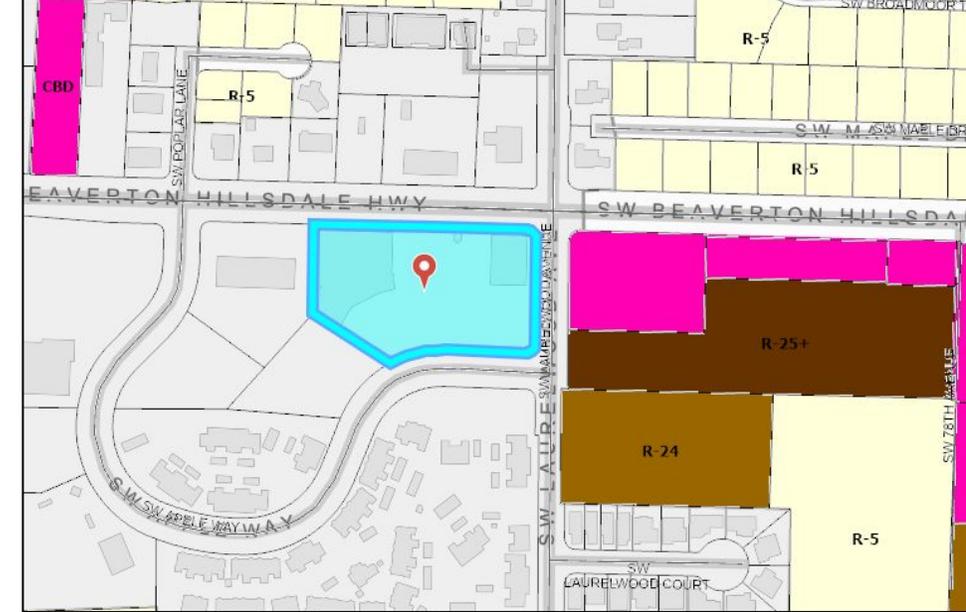
Project Information(cont'd)

Mitigation Measures:

- Acoustic Panels installed around interior walls of building.
- Vegetation Buffer between Queenz Asian Cuisine and multi-family residence development to the south.
- Sound Engineering Analysis to be conducted on site on November 9, 2022. Results to be provided to the City.

Nearby Businesses with Extended Hours in City of Beaverton:

- The Loyal Legion – Open until 12:00 am weekdays, 2:00 am Friday–Saturday
 - Zone: Station Community – Sunset
- Brickyard Tavern – Open until 1:00 am weekly
 - Zone: Station Community – High Density
 - SW Lloyd Avenue and SW Canyon Road





Sound Engineering



Results

Sound Engineering Scope Details

Phase 1: Measurements

1. Meet on site to discuss noise issues
 2. Perform long-term detailed sound measurements, at up to four locations outside the building and one location inside the event space to gain a representative sampling of the noise levels near the facility.
 3. Perform short-term noise measurements at the same locations as above.
 4. Analyze information to compare noise levels with the noise criteria.
- To be provided prior to Planning Commission Hearing.**

Closing Comments

- The issues written down during the course of this meeting will be included in the application packet submitted to the City. They will be considered by the City during the application review process.
- The application submitted to the City may change as a result of this meeting and therefore not be the same as the proposal presented tonight. Neighbors will have the opportunity for further comment during a public hearing.
- It is hoped that the issues raised at this meeting have been addressed tonight or will be addressed in the proposal submitted to the City.
- If you wish to keep track of the application once it has been submitted, you can contact the Neighborhood Advisory Committee (NAC) to be included in the newsletter mailing list.
- If you own property within 500 feet of the site, you will receive City notices during the application process once the application is filed.
- Remember, there is no application yet, so the City does not have a copy of the plan and has not assigned a case number or specific staff member yet.
- If you want your remarks to go to the City, contact a NAC representative. The NAC will receive a copy of the applicant's meeting notes and will have an opportunity to respond to the City on behalf of your neighborhood.



Thank you!



Eileen Mitchell



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