



**Snohomish County**  
**Office of Hearings Administration**  
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**Peter Camp**  
*Hearing Examiner*

## **DECISION of the**

## **SNOHOMISH COUNTY HEARING EXAMINER**

### **I. SUMMARY**

**DATE OF DECISION:** March 16, 2023

**PROJECT NAME:** Husaynia Islamic Society of Seattle

**APPLICANT:** Husaynia Islamic Society of Seattle  
15231 State St.  
Snohomish, Washington 98296-7020

**LOCATION:** 15231 State St.  
Snohomish, Washington 98296-7020

**OWNER:** Husaynia Islamic Society of Seattle  
15231 State St.  
Snohomish, Washington 98296-7020

**FILE NO.:** 20-114230 CUP

**REQUEST:** Conditional use permit to construct and operate a religious worship facility

**DECISION SUMMARY:** Conditional use permit to construct and operate a religious worship facility is approved with conditions

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### III. SITE SUMMARY

LOCATION:	15231 State St. Snohomish, Washington 98296-7020
TAX PARCEL NO.:	004038-000-003-00
ACREAGE:	5.47 acres
COMPREHENSIVE PLAN DESIGNATION:	Rural Residential (1 dwelling unit/5 acres basic)
ZONING:	R-5
UTILITIES:	
Water:	Cross Valley Water District
Sewer:	Not in a sewer district
Electricity:	Snohomish County PUD No. 1
SCHOOL DISTRICT:	Snohomish School District No. 201
FIRE DISTRICT:	Snohomish County Fire District No. 4
PDS STAFF RECOMMENDATION:	Approve the proposed religious worship facility <sup>1</sup> with conditions

- 1 Based on a preponderance of the evidence in the record, the Hearing Examiner finds the following  
2 facts and makes the following conclusions of law.

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<sup>1</sup> County code defines any religious worship facility as a “church,” whether it is a church, synagogue, mosque, temple, or reading room. SCC 30.91C.085 (2015). The word “church” is usually associated with and specific to the Christian religion. <https://www.merriam-webster.com/dictionary/church>, last viewed March 15, 2023. Instead of the word “church,” the Hearing Examiner will use the term “religious worship facility” because it is accurate and neutral.

## **IV. FINDINGS OF FACT**

### ***A. Regulatory Review and Vesting***

Applicant Husaynia Islamic Society of Seattle applied to Snohomish County Planning and Development Services department (PDS) on September 23, 2020, for a conditional use permit to reconstruct an existing horse arena and operate it as a religious worship facility. PDS determined the application to be complete for vesting as of the date of submittal. Husaynia submitted additional information on October 21, 2021, December 27, 2021, April 14, 2022, and August 2, 2022.

### ***B. Open Record Hearing***

An open record hearing was held on October 13, 2023. By order dated November 10, 2022, the Hearing Examiner reopened the record for the limited purpose of receiving additional information regarding complaints about previous special events and sound mitigation.<sup>2</sup> A further hearing on sound mitigation occurred on February 23, 2023.<sup>3</sup>

### ***C. The Record***

The Hearing Examiner considered exhibits A.1 through L.2, O.1 through Q.3, Q.5, Q.6, Q.7 (partial consideration), Q.9, Q.10, Q.12, Q.13, Q.16 through R.3. The Hearing Examiner did not consider: exhibits M.1 through M.6 which were submitted after the record closed on October 28, 2022; exhibit S.1 which was submitted after the close of the February 23, 2023 reopened hearing; and exhibits L.3, L.4, Q.4, Q.7 (partial), Q.8, Q.11, Q.14, and Q.15 for the reasons explained in the November 10, 2022 order reopening record for a limited purpose.<sup>4</sup> The Hearing Examiner also considered the testimony of the witnesses at the open record hearings. Recordings of the hearings are available through the Office of Hearings Administration.

### ***D. Public Notice***

PDS notified the public of the open record hearing, threshold determination, and concurrency and traffic impact fee notifications.<sup>5</sup>

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<sup>2</sup> Ex. N.1.

<sup>3</sup> Ex. N.3.

<sup>4</sup> Ex. N.1.

<sup>5</sup> Exhibits F.1 through F.3.

## ***E. Background Information***

### **1. Proposal**

Husaynia proposes to redevelop an existing horse arena and operate a religious worship facility. Husaynia will provide parking for 60 vehicles. Religious services are currently held once a week. During Ramadan and Muharram, some services occur two to three times in a week. These services normally start at 8 p.m. and end by 10:30 p.m. Two Eids and Aashura are daytime services and occur either on weekdays or weekends, depending on the lunar calendar and moonrise. Friday prayer occurs at 1 p.m. each Friday. The call to prayer will not be broadcast outside the facility. The congregation currently numbers approximately 40 people and attendance reached 80 participants on special days.<sup>6</sup>

### **2. Site Description and Surrounding Uses**

The site is zoned R-5 and consists of a single parcel of approximately 5.47 acres. The site is developed with a single-family residence and horse arena. Surrounding properties are zoned R-5 and developed with single-family residences.

### **3. Site Visit**

The Hearing Examiner visited the site<sup>7</sup> unaccompanied and viewed the area on Wednesday, March 15, 2023.<sup>8</sup>

### **4. Concerns**

Many community concerns were raised in written comments and by testimony in the open record hearing. The primary concerns are sound levels, traffic, and impact on the character of the community.

#### **Sound**

A primary concern of the neighborhood is sound. Neighbors testified that the community is a quiet, rural setting and noted that events at the facility have been sufficiently loud to disturb their peace and drive them indoors.

Generally, property owners may do as they please on their own property, provided the activity is consistent any applicable law. The relevant law here is the county noise control ordinance, chap. 10.01 SCC. Code establishes quantitative standards for sound. In this rural residential area,

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<sup>6</sup> Ex. A.2.

<sup>7</sup> The Hearing Examiner did not enter any private property and remained on the public right of way the entire time.

<sup>8</sup> H. Ex. Rule of Proc. 1.9 (2021).

Husaynia may not generate sound that is louder than 49 dB(A) at the receiving property during daytime<sup>9</sup> and 39 dB(A) at night.<sup>10</sup> The daytime limit is like that of a quiet street, and the nighttime limit is like that of a quiet home.<sup>11</sup>

Sound from inside the mosque will not likely exceed these limits. Sound from outside the mosque will also likely not exceed these limits because no amplification of sound will be allowed. Husaynia has conducted services at Northlake Lutheran Church in Kenmore, Washington, for several years without complaint from residences adjacent to Northlake Lutheran. Further, this decision does not modify the requirements of chap. 10.01 SCC, nor does it authorize Husaynia to violate chap. 10.01. This decision only finds that as conditioned, Husaynia is not likely to violate the noise control ordinance.

### Traffic

Traffic is another major concern of the community. The county is required by state law to establish standards to determine whether the transportation infrastructure is adequate to handle the proposed additional traffic load, i.e., whether transportation infrastructure capacity is concurrent with the projected use.<sup>12</sup> Snohomish County ordinances establish the methodology for determining whether the roads have the concurrent capacity to handle the projected traffic and determining whether and the amount of any fees that must be paid to mitigate the increase in traffic.<sup>13</sup> As discussed more fully below, the proposed development will pay substantial traffic mitigation fees and the road system has adequate capacity to handle the increased traffic without decreasing the level of service beyond what is legally permissible.<sup>14</sup> This proposal meets the legal criteria established in county code; there is no legal basis for denying the proposal.

With respect to concerns about parking, Husaynia will provide 60 parking spaces, which is likely to be adequate for a mosque of approximately 40 people. If parking becomes a problem and overflows on to State St., Husaynia must provide additional on-site parking.<sup>15</sup>

### Neighborhood

Some neighbors complained that the proposed mosque is inappropriate for the neighborhood. The existing development is a 21,000 sq. ft. horse arena. Husaynia will not expand the footprint or

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<sup>9</sup> SCC 10.01.030(1) (1998).

<sup>10</sup> *Id.* at (3)(b).

<sup>11</sup> Ex. P.16, p. 11.

<sup>12</sup> *E.g.*, RCW 36.70A.020 (2002).

<sup>13</sup> Chapter 30.66B SCC.

<sup>14</sup> See discussion of concurrency below at page 12.

<sup>15</sup> Condition 11 on page 18.



change the exterior.<sup>16</sup> The mosque will therefore have no different visual impact on the neighborhood that the long-existing horse arena that neighbors found acceptable.

Parking and vehicle traffic on the fire lane will have a visual impact on the residences on the north, east, and south sides of the property. Neighbors pointed out that the 20-foot perimeter landscaping will not be fully grown for several years and may not provide sufficient visual screening even then. Approval will therefore be conditioned on the installation and maintenance of a six-foot tall solid wood fence to provide an appropriate visual screen.<sup>17</sup>

#### Wildlife

Many neighbors expressed concerns about wildlife. No critical species<sup>10</sup> habitat exists on the site. Absent the existence of priority species' habitat, there is no legal basis for rejecting or remanding the application. Any temporary disturbance of non-critical species by construction is not a legal basis for rejection or remand. If temporary disturbance by construction of non-listed species were a legal basis for rejection or remand, virtually every project would need to be rejected or remanded because construction activities often temporarily disturb the mouse nests, coyote dens, etc.

#### Septic and Water

Neighbors expressed concern about adequacy of the septic system and impact on area wells. Health department regulations protect wellheads and public welfare by requiring approval of the design, location, and installation of on-site sewer systems. Husaynia will obtain domestic water from Cross Valley Water District, not from its own well.

#### Property Values

Some expressed concerns about the impact of the facility on area property values. It is unlikely that the facility would negatively affect property values. Generalized concerns over impact of a development on area property values do not constitute substantial evidence sufficient to deny the application. See *Omnipoint Corp. v. Zoning Hearing Bd. of Pine Grove Twp.*, 181 F.3d 403, 409 (3d Cir. 1999), citing *Cellular Tel. Co. v. Town of Oyster Bay*, 166 F.3d 490, 496 (2d Cir. 1999).

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<sup>16</sup> Any change to the exterior must use residential treatments. Condition 12 on page 18.

<sup>17</sup> See condition 5 on page 18.



## ***F. Conditional Use Permit (Chapter 30.42C SCC)***

An application for a conditional use permit must meet the following criteria:<sup>18</sup>

- a. The proposal must be consistent with the county's comprehensive plan;
- b. The proposal must comply with the applicable requirements of title 30 SCC;
- c. The proposal will not be materially detrimental to the uses or property in the immediate vicinity; and
- d. The proposal is compatible with, and incorporates specific features, conditions, or revisions that ensures it responds to, the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property.

### **1. Consistency with Comprehensive Plan (SCC 30.42C.100(1)(a))**

The comprehensive plan objective for rural areas includes community facilities such as religious worship facilities.<sup>19</sup> The land use objective specifically excepts religious worship facilities from building size or areas of impervious surface otherwise demanded by comprehensive plan land's use objectives for rural residential areas. LU 6.E.3 ("Churches shall not be subject to restrictions on building size or areas of impervious surfaces provided by LU Objective 6.E and its associated policies.") In other words, expressly mentioning religious worship facilities in the land use objective and excepting them from restrictions of businesses demonstrates that the comprehensive plan deems religious worship facilities to be community facilities that are necessary services. The argument that a religious worship facility degrades rural character is contradicted by the text of the comprehensive plan exempting such facilities from building size limits and by the fact that attending religious services is considered by many to be a traditional rural activity that contributes to the overall quality of life.<sup>20</sup> The proposal is consistent with the comprehensive plan.

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<sup>18</sup> SCC 30.42C.100(1) (2012).

<sup>19</sup> The objective's mention of serving the "immediate rural population" makes sense as a limitation for local services such as gas stations, cleaners, and other businesses with a clearly local clientele. It does not make sense as a limitation on religious worship facilities because such application would require inquiry into the residence and religious preferences and practices of the proposed facility's membership, potentially infringing on constitutional rights to privacy and free exercise of religion.

<sup>20</sup> Comprehensive Plan Land Use Element, Rural Lands. <https://snohomish.county.codes/CompPlan/GPP-LU-RL> last viewed March 15, 2023.

1 **2. Compliance with Title 30 SCC (SCC 30.42C.100(1)(b))**

2 ***a. General Zoning Standards (Chapters 30.22 through 30.26 SCC)***

3 ***i. Conditional Use Allowed in Zone (Chap. 30.22 SCC)***

4 The proposed project is a religious worship facility, which is a permitted use with conditions in the  
5 R-5 zone.

6 ***ii. Height, Setback, Bulk, and Lot Dimensions (Chap. 30.23 SCC)***

7 The proposal complies with height, setback, and bulk requirements.

8 ***iii. Parking (SCC 30.26.030(1))***

9 County code requires PDS to determine an appropriate number of parking stalls.<sup>21</sup> The parking  
10 study<sup>22</sup> assumed 80 attendees. The proposed 60 parking spaces will provide a very high ratio of  
11 space per attendee. This is likely to be an adequate amount of parking. If, however, it is not and  
12 frequent overflow parking occurs on State St., approval will be conditioned on Husaynia providing  
13 more parking on its site.<sup>23</sup>

14 ***iv. Landscaping (Chap. 30.25 SCC)***

15 Husaynia will provide 20-foot-wide type A landscaping buffer along the perimeter of the site and  
16 will landscape ten percent of the 17,232 sq. ft. parking area. Husaynia must install a fence, plant a  
17 living fence, or plant sight-obscuring landscaping surrounding outside storage areas and waste,  
18 dumpster, and recycling areas. Approval will be so conditioned.

19 ***b. Environmental Review (SEPA) (Chapter 30.61 SCC)***

20 PDS issued a threshold determination of non-significance August 31, 2022, which was not  
21 appealed.<sup>24</sup>

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<sup>21</sup> SCC 30.26.035 (2017).

<sup>22</sup> Ex. C.1.

<sup>23</sup> Condition 11 on page 18.

<sup>24</sup> Ex. E.1.

**c. Critical Areas Regulations (Chapters 30.62A, 30.62B, and 30.62C SCC)**

A category III wetland with a habitat score of 5 points lies on the west side of the site at the toe of the slope. The standard buffer width for such a wetland and this use is 150 feet. The buffer of the closest off-site wetland does not extend on to the site.

Fire lane construction and widening and paving of the access point on State Street will affect 8,854 sq. ft. of the wetland buffer. This impact will be mitigated by enhancing 26,610 sq. ft. of buffer<sup>25</sup> with native vegetation. The existing buffer area has low habitat and moderate hydrologic functions. The proposal will not result in a net loss of ecological functions but will improve the ecological function of the wetland's buffer compared to its current condition.

**d. Drainage and Grading (Chapters 30.63A, 30.63B, and 30.63C SCC)**

Subsurface exploration by the geotechnical engineer revealed a restrictive soil layer of relatively low permeability at approximately six to seven feet below ground surface. Except for approximately 4,200 sq. ft. of new asphalt to widen the fire lane, the remaining gravel surfaces of approximately 14,000 sq. ft. will be converted to a ring on grid structure (such as GrassPave) that will support pedestrian and vehicle traffic while protecting grass roots. Basic water quality treatment will be provided by filter strips and at least 18 inches of suitable soil under the ring on grid structure.

Grading quantities are expected to be approximately 976 cubic yards of cut and 975 cubic yards of fill.

	Description	How Fulfilled?
1	Stormwater Site Plan	The targeted drainage report and preliminary civil drawings satisfy this requirement. <sup>26</sup>
2	Stormwater Pollution Prevention Plan (SWPPP)	Husaynia submitted a SWPPP that is adequate for preliminary approval.

<sup>25</sup> The ratio of enhancement to impact will be 3:1, as required by SCC 30.62A.320(3)(d).

<sup>26</sup> Exhibits B.6 and C.2.

3	Water pollution source control for new development or redevelopment	Husaynia demonstrated that compliance with this requirement is feasible.
4	Preservation of natural drainage systems	Natural drainage systems will be preserved to the extent feasible. Stormwater will be discharged at the natural location with an approved dispersion device. No impact to downstream drainage is expected based upon analysis of downstream conditions.
5	On-site stormwater management	On-site stormwater management will be adequate as described in the stormwater site plan and drainage narrative.
6	Runoff treatment	Basic water quality treatment will be provided by filter strips and at least 18 inches of appropriate soil underneath the ring on grid structure.
7	Flow control requirements for new development or redevelopment	Flow control is not required.
8	Detention or treatment in wetlands or wetland buffers	No detention or treatment of stormwater will occur in the wetland or its buffer.
9	Inspection, operation, and maintenance requirements	Husaynia provided sufficient operation and maintenance information.

**e. School and Parks Impact Mitigation Fees (Chaps. 30.66A, 30.66B, and 30.66C SCC)**

The project is not defined as development under SCC 30.91D.200 (2005) and is therefore not subject to parks and recreation impact mitigation fees otherwise required by chapter 30.66A SCC. School impact mitigation fees will not be assessed because the project is not a development as defined by SCC 30.91D.220 (2005).

**f. Transportation (Title 13 SCC, EDDS §3-02, and SCC 30.66B.420)**

**i. Area Transportation**

**a. Concurrency Determination (SCC 30.66B.120)**

County ordinances prescribe the measures and tests with which a development must comply to determine whether the transportation infrastructure is adequate for the traffic expected to be generated by the proposal. This project meets those measures and tests. Public Works deemed the proposed development concurrent as of July 14, 2022. The project must be approved if it does

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not affect a county arterial unit in arrears or cause a county arterial to go into arrears, i.e., fall below the minimum level of service established by ordinance.<sup>27</sup> Transportation Service Area (TSA) C had no arterial units in arrears or at ultimate capacity as of the date of submittal. The development will not likely generate more than 50 peak-hour trips.<sup>28</sup>

*b. Inadequate Road Conditions (IRC) (SCC30.66B.210)*

Irrespective of the existing level of service, a development which adds at least three evening peak hour trips to a place in the road system that has an Inadequate Road Condition (IRC) must eliminate the IRC to be approved. The development will not affect any IRCs in the transportation service area with three or more evening peak hour trips, nor will it create an IRC. Therefore, it is expected that mitigation will not be required with respect to IRC and no restrictions to issuance of building permits, certificates of occupancy, or final inspection will be imposed under SCC 30.66B.210.

*c. Impact Fees*

*i. County*

The proposed development must mitigate its impact upon the future capacity of the county's road system by paying a road system impact fee.<sup>29</sup> The road system impact fee will be the product of the average daily trips (ADT) created by the development multiplied by the amount per trip for the transportation service area identified in SCC 30.66B.330. Based on the average daily trips projected for the project, Husaynia must pay \$18,116.40 for impacts to the county road system.

1	Square feet of facility	29,638
2	ADT per 1,000 sq. ft.	6.95
3	New ADT (line 1 x line 2)	205.98
4	ADT Credit for Existing Trips	78.40
5	Net New ADT (line 3 – line 4)	127.58
6	TSA C mitigation fee per ADT	\$142.00
7	Total Road System Impact Fee (line 5 x line 6)	\$18,116.40
8	Number of new square feet to be constructed	29,638
9	Impact Fee per square foot (line 7 ÷ line 8)	\$0.61

<sup>27</sup> SCC 30.66B.120(1) (2003).

<sup>28</sup> (29,638 sq. ft. x 0.33 AM peak-hour trips/1,000 sq. ft.) – 3.36 existing trips = 6.42 net new morning peak-hour trips. (29,638 sq. ft. x 0.49 PM peak-hour trips/1,000 sq. ft.) – 14.56 existing trips = -0.04. In other words, there will be no **new** evening peak-hour trips or **additional** evening peak-hour trips after subtracting existing peak-hour trips.

<sup>29</sup> SCC 30.66B.310 (2003).

1 *ii. Other Jurisdictions*

2 *a. State Highway Impacts (SCC 30.66B.710)*

3 When a development's road system includes a state highway, mitigation requirements will be  
4 established using the county's SEPA authority consistent with the terms of the interlocal agreement  
5 between the county and the WSDOT. This is consistent with the county's SEPA policy<sup>30</sup> through  
6 which the county designates and adopts by reference the formally designated SEPA policies of  
7 other affected agencies for the exercise of the county's SEPA authority.

8 No state highway mitigation payment will be required because no projects on Exhibit C of the  
9 interlocal agreement between WSDOT and the county will be affected by three or more directional  
10 trips from the development.

11 *b. Cities (SCC 30.66B.710)*

12 The county has a reciprocal traffic mitigation interlocal agreement with the city of Monroe. The  
13 proposed project will not sufficiently affect the road network of the city of Monroe as defined by the  
14 interlocal agreement to require a mitigation payment to the city.

15 ii. Project Site

16 a. Access

17 The site accesses the public road network on State St. Sight distance at the access point is  
18 adequate.<sup>31</sup>

19 b. Right of Way

20 The site fronts State St., a non-arterial usually requiring 30 feet of right of way on each side of the  
21 center line. Thirty feet exists on the development's side of the center line. No additional right of way  
22 is required.

23 c. Internal Road System

24 No new public roads will be created within the development. A fire lane will provide internal  
25 vehicular circulation.

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<sup>30</sup> SCC 30.61.230(9) (2012).

<sup>31</sup> Engineering Design and Development Standards (EDDS) §3-08.

1 d. Frontage Improvements (SCC 30.66B.410)

2 Full rural frontage improvements are usually required where the project abuts a public road.<sup>32</sup>  
3 Approval will be conditioned on installation of asphalt concrete pavement 11 feet wide from the  
4 center line with an eight-foot-wide paved shoulder. This work will not be credited against the road  
5 impact mitigation fee because State St. is not in the impact fee's cost basis.

6 ADA ramps at the intersections of all the roads of the development must comply with minimum  
7 ADA standard requirements for grades and landings as detailed in the current EDDS §4-05 D and  
8 WSDOT Standard Plans F-40 series. A detail of each ADA ramp will be required in the  
9 construction plans.

10 A horizontal clear/control zone is required along the parcel's frontage.<sup>33</sup> Existing or proposed fixed  
11 object obstructions must be removed or relocated from this buffer for motorist safety, including  
12 utility poles. The clear zone must be established as part of the frontage improvements which must  
13 be implemented before issuance of any occupancy certificate. The clear zone will be addressed  
14 during construction plan review.

15 e. Bicycle

16 The site does not border a bicycle route shown on the county-wide bicycle facility system map. A  
17 bicycle path therefore will not be required.

18 f. Signing and Striping

19 Approval will be conditioned on payment by Husaynia to the county for signing and striping  
20 installed or applied by county forces.

21 **3. Not Materially Detrimental to Nearby Uses or Property**

22 The facility is not physically detrimental to uses or property in the immediate vicinity, nor is the  
23 proposed use materially detrimental. The facility will be visually screened by landscaping buffers  
24 and a perimeter fence. The architectural elements of the exterior will be the same; no change is  
25 proposed to the exterior. If any change to the exterior is made in the future, the materials used  
26 must be visually similar to typical residential materials.<sup>34</sup> The horse arena has existed for some  
27 time; its exterior is consistent with area development and not detrimental to nearby uses or  
28 property. External speakers and amplification will not be allowed, nor will exterior light fixtures  
29 without full cut-off features that prevent glare and light pollution.

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<sup>32</sup> Snohomish County Department of Public Works Rule 4222.020(1).

<sup>33</sup> EDDS §§4-15, 8-03; WSDOT Utility Manual.

<sup>34</sup> Condition 12 on page 18



The proposed use as a religious worship facility is also not detrimental to nearby residences or property. The primary concerns of the community are sound and traffic. As discussed above at page 6 et seq., concerns about sound are adequately mitigated and nothing in this decision allows Husaynia to violate county code's quantitative standards for sound levels. With respect to traffic, the proposal complies with all requirements of chap. 30.66B SCC, which establishes traffic standards. Husaynia must add more on-site parking if parking frequently overflows onto State St.<sup>35</sup>

As conditioned, the religious worship facility will not be detrimental to nearby uses or property.

#### **4. Compatibility with Site and Surrounding Property**

Husaynia will use an existing horse arena and will not expand the footprint, change the building façade, or raise the roof. A 20-foot-wide type A landscaped area will encircle the perimeter. A solid wood perimeter fence will be required to screen adjacent residences from vehicle headlights.<sup>36</sup> The wetland will be protected by a recorded critical area site plan and buffers. Asphalt will be minimized to the fire lane. Exterior lights will be focused downward and have full cut-off features to prevent light pollution. Exterior amplification of sound, whether by electrical or mechanical means, will be prohibited. No exterior speakers will be allowed. If the 60 on-site parking spaces prove inadequate, Husaynia must develop additional on-site parking to prevent overflow parking on State St. The on-site wetland's ecological functions will be improved by the required buffer enhancement.

As conditioned, the proposed religious worship facility is and will be compatible with the site and surrounding property.

### **V. CONCLUSIONS**

1. The Hearing Examiner has authority to approve conditional use permits. SCC 30.42C.020 (2003); SCC 30.42C.100 (2012); SCC 30.70.025 (2021); SCC 30.72.025 (2012).

2. The proposal is consistent with the county's comprehensive plan, complies or can comply with the applicable requirements of title 30 SCC, will not be materially detrimental to the uses or property in the immediate vicinity, and is compatible with, and incorporates specific features, conditions, or revisions that ensures it responds to, the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property.<sup>37</sup>

2. The Hearing Examiner concludes that Husaynia met its burden of showing the criteria established by county code have been met. The proposal is consistent with the comprehensive

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<sup>35</sup> Condition 11 on page 18

<sup>36</sup> Condition 5 on page 18

<sup>37</sup> SCC 30.42C.100(1) (2012).

plan, county codes, the type and character of land use permitted on the project site, and applicable design and development standards, subject to the conditions described below.

3. The Hearing Examiner concludes that adequate public services exist to serve the proposed project.

4. The proposed project will make adequate provisions for public health, safety, and general welfare with conditions as described below.

5. Any finding of fact in this decision which should be deemed a conclusion of law is hereby adopted as a conclusion of law.

6. Any conclusion of law in this decision which should be deemed a finding of fact is hereby adopted as a finding of fact.

## VI. DECISION

Based on the foregoing findings of fact and conclusions of law, the Hearing Examiner hereby approves the conditional use permit, subject to the following conditions:

## VII. CONDITIONS

### *A. Operating Conditions*

1. The site may be used as a religious worship facility. SCC 30.42C.110 governs changes to conditional use permits.

2. The site plan received by PDS on September 22, 2022<sup>38</sup> shall be the approved site plan. Any discrepancies between the approved site plan and title 30 SCC shall be resolved in favor of title 30 SCC. Minor and major revisions to the site plan shall be subject to SCC 30.70.210 or 30.70.220.

3. The landscaping plan received by PDS on June 29, 2022,<sup>39</sup> shall be the approved preliminary landscaping plan. Any discrepancies between the approved site plan and title 30 SCC shall be resolved in favor of title 30 SCC.

4. All approved landscaping shall be maintained after installation. Dead or significantly damaged plants and other landscaping material shall be replaced within three months of the death or

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<sup>38</sup> Exhibit B.1

<sup>39</sup> Exhibit B.3.

1 damage. PDS may authorize delay in replacement up to 180 days when plant death or damage  
2 occurs outside the normal planting season.

3 5. Husaynia shall maintain in good condition and repair the solid wood fence required in condition  
4 19.b. The fence shall be stained or painted a neutral earth tone to blend with the landscaping.

5 6. Husaynia shall comply with maximum permissible sound level limits at its property boundaries,  
6 as required by county code now or in the future. At the time of this decision, county code  
7 establishes quantitative sound levels at SCC 10.01.030.

8 7. The use of external speakers, an external public address system whether temporary or  
9 permanent, or any kind of amplification (such as mechanical or electrical) of sound outside the  
10 building is prohibited. This prohibition includes amplification of voices and musical instruments.

11 8. Buildings shall be equipped with NFPA 13 automatic sprinkler systems and NFPA 72 fire alarm  
12 systems, which shall be maintained in good working order.

13 9. All exterior lighting installed initially or in the future shall prevent glare and light pollution on  
14 adjacent properties by being shielded, directed downward, and have full-cutoff features.  
15 Exterior lighting shall be arranged or shielded to eliminate or minimize light spillover to adjacent  
16 properties.

17 10. In the event of future renovations or remodeling requiring a building permit that changes the  
18 roof assembly, roof batt insulation, or changes the building's layout to eliminate one or more  
19 rooms that buffer the central worship space from the exterior wall, Husaynia shall submit a new  
20 site sound study that evaluates the impacts of the proposed changes, and the subsequent  
21 permit shall be conditioned on implementation of the mitigation measures recommended by  
22 such study.

23 11. If on-site parking is inadequate and overflows to State St. more than three times in any six-  
24 month period, Husaynia shall design, obtain relevant permits for, and construct additional  
25 parking on the site to eliminate the overflow parking on State St.

26 12. If any changes to exterior faces of the building or roof are made in the future, any exterior  
27 siding materials and roofing used shall be visually similar to residential siding and roofing  
28 materials typically used in rural areas in the county.

29 13. Nothing in this approval excuses Husaynia, lessee, agent, successor, or assigns from  
30 compliance with any other federal, state, or local statutes, ordinances, or regulations applicable  
31 to this project.

## **B. Development Conditions**

### **1. Prior to Commencement of Any Work**

14. No on-site construction activity other than surveying and marking is authorized unless and until the required plan approvals have been obtained.

15. A landscape maintenance security may be required in accordance with SCC 30.84.150 if Husaynia requests a planting delay and PDS concurs with the suitability of the delay.

16. Husaynia must temporarily mark the boundary of all Critical Area Protection Areas (CAPAs) required by chapter 30.62A SCC and the limits of the proposed site disturbance outside of the CAPA, using methods and materials acceptable to the county.

17. A right-of-way use permit is required for work within the county road right-of-way.

18. Husaynia shall obtain the permits required for the facility, including a land disturbing activity permit required by chapters 30.63A and 30.63B SCC.

19. The application for a land disturbing activity permit shall include:

- a. A proposed final landscaping plan generally consistent with the approved preliminary landscaping plan. The final landscaping plan shall include specifications for design and locations for CAPA signs and split rail fencing. If the outside storage areas and waste, dumpster, or recycling areas are not screened with a fence as provided in condition 30.e, the plan shall screen such areas by five feet of sight-obscuring landscaping or a living fence at least three feet high that will grow to at least six feet high within three years, using acceptable plant species and planting requirements from PDS' list of acceptable species and requirements. SCC30.25.024 (2003).
- b. A solid wood fence at least six feet tall on the southern, eastern, and northern perimeters of the property. The western terminus of the northern and southern fences shall be at the corners of the CAPA. The fence shall be stained or painted a neutral earth tone to blend with the landscaping.
- c. A final mitigation plan based on the approved mitigation plan contained in the Critical Areas Report written by Wetlands Northwest, LLC, dated April 12, 2021.<sup>40</sup> The mitigation plan shall be included as a plan sheet(s) in the land disturbing activity plan set.
- d. The landscape plan review fee. SCC 30.86.145(1).

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<sup>40</sup> Ex. C.4.

- e. A full drainage plan pursuant to chapters 30.63A and 30.63B SCC.
- f. A full stormwater site plan, including required frontage improvements.
- g. Detailed fire lane pavement striping plan.

## **2. Prior to Final Approval of Land Disturbing Activity Permit**

20. Husaynia shall have obtained approval of its on-site sewer system design and water source from the Health Department and provide a copy of the design and its approval to PDS.

21. Husaynia shall have recorded the following with the County Auditor and provide PDS with a copy of the recorded document and Auditor's file number:

- a. A Critical Areas Site Plan (SCC 30.62.160) that designates critical areas and their buffers as Critical Area Protection Areas (CAPAs). A copy of the recorded plan and the Auditor's recording file shall be provided to PDS. The plan must identify areas which are currently being used for other purposes (e.g., mowed fields). The plan must contain the following restrictive language:

Except as provided herein All CRITICAL AREA PROTECTION AREAS shall be left permanently undisturbed in a substantially natural state. No clearing, grading, filling, building construction or placement, or road construction of any kind shall occur except: non-ground disturbing interior or exterior building improvements; routine landscape, maintenance of established, ornamental landscaping; non-ground disturbing normal maintenance or repair; felling or topping of hazardous based on review by a qualified arborist; removal of noxious weeds conducted in accordance with chapter 16-750 WAC; maintenance or replacement that does not expand the affected area of septic tanks and drain fields, wells, or individual utility service connections; data collection by non-mechanical means; and non-mechanical survey and monument placement.

- b. An executed land use permit binder.

22. Husaynia shall have paid:

- a. A landscape site inspection fee consistent with SCC 30.86.145(3).
- b. The amount required by the county for installation of signs and striping. SCC 13.10.180.

23. All CAPA boundaries shall have been permanently marked on the site prior to final inspection by the county, with both CAPA signs and adjacent markers which can be magnetically located (e.g., rebar, pipe, or 20 penny nails). Husaynia may use other permanent methods and materials if they are approved by the county before installation. Where a CAPA boundary



crosses another boundary (e.g., lot, tract, plat, or road), a rebar marker with surveyors' cap and license number must be placed at the line crossing.

24. CAPA signs shall have been placed no greater than 100 feet apart around the perimeter of the CAPA. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the CAPA, unless otherwise approved by the county biologist. The design and proposed locations for the CAPA signs shall be submitted to PDS for review and approval prior to installation.

25. The final mitigation plan required by condition 19.c shall have been implemented to the satisfaction of the county.

26. Mitigation maintenance and warranty security shall have been provided in accordance with the mitigation and warranty security requirements of chapter 30.84 SCC to ensure that the mitigation meets the performance requirement targets contained in the approved mitigation plan.

27. Split-rail fencing shall have been satisfactorily installed around the boundary of CAPA.

28. Husaynia shall have provided PDS with a final certificate of water availability that verifies all hydrants have been installed, are charged and operational, and the minimum required fire flow can be met.

29. The perimeter fence required by condition 19.b shall have been installed and painted or stained.

### **3. Building Permits<sup>41</sup>**

30. The architectural plans submitted for building permit review shall:

- a. Comply with all applicable building and fire code requirements.
- b. Comply with conditions 8 (automatic fire sprinklers and alarms) and 9 (exterior lighting).

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<sup>41</sup> The departmental report refers to "tenant improvement" permits rather than "building permits." However, county code defines any permit issued under authority of the International Building Code as a building permit. SCC 30.91P.150 (2007). A "project permit" is a minor administrative approval by PDS that "pertain[s] to the maintenance of existing structures and facilities where land use is not affected; for example, such minor approval as, but not limited to: reroofing approvals, tenant improvements and similar approvals." SCC 30.91P.350(2)(b) (2003) (punctuation as in original). Thus, the permits needed to convert the horse arena into a religious worship facility are defined by county code as building permits. The precise term is immaterial, however, because the conditions apply however PDS names the permits necessary to construct the facility.

- c. Implement all recommendations of SSA Acoustics site noise evaluation dated December 11, 2022,<sup>42</sup> including roof assembly and minimum batt insulation of R-38 r-factor.
- d. Locate the fire department connection (FDC) within 50 feet of the hydrant located on the northeast side of the building and on the same side of the fire lane as the fire hydrant.
- e. If not visually screened by vegetation as required by condition 19.a, a six-foot high sight obscuring fence with gaps no greater than ¼ inch that visually screen outside storage and waste, dumpster, or recycling areas. SCC 30.25.024 (2003).
- f. If any changes to exterior faces of the building or roof are proposed, exterior siding materials and roofing shall be visually similar to residential treatment.

31. Prior to building permit issuance, Husaynia shall pay an impact fee to Snohomish County for traffic impacts on the county's road system in transportation service area C in the amount of \$18,116.40. (Transaction code 5209.)

**4. Prior to Earlier of Final Building Permit Approval or Certificate of Occupancy**

32. Prior to installation of any signs requiring a permit under chap. 30.27 SCC, Husaynia shall obtain one or more sign permits.

33. All required landscaping, including perimeter, parking, and site, shall be installed, and a qualified landscape designer shall certify to PDS that the installation complies with county code and the approved plans.

34. All fire hydrants shall have been equipped with the following:

- a. A 4-inch Storz steamer port.
- b. The top of the hydrant shall be painted pursuant to the level of service provided. The tops of the hydrants shall be painted blue because the level of service provided is greater than 1,500 gpm.

35. Husaynia shall have installed blue street reflectors hydrant side of the center line to assist approaching emergency vehicles apparatus to locate the hydrant.

36. Husaynia shall have installed all fire lane pavement striping per the approved land disturbing activity plans. The fire lane shall be labeled "No Parking Fire Lane" every 50 feet.

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<sup>42</sup> Ex. P.16.



37. Husaynia shall have constructed rural frontage improvements along the parcel's frontage on State Street to the satisfaction of the county.
38. Husaynia shall have constructed or installed a paved approach to State Street to the satisfaction of the county.
39. Husaynia shall have established a perimeter landscape easement, recorded it with the County Auditor, and provided a copy of the recorded easement with Auditor's file number to PDS. The easement language shall address maintenance required by SCC 30.25.045.
40. The on-site sewer system shall have been installed and received final approval from the Health Department. Husaynia shall have provided a copy of the final approval to PDS.
41. If PDS approves delayed construction of public or private improvements pursuant to SCC 30.84.105, construction of the improvements shall occur within two years of the county's receipt and approval of a performance security satisfactory to the county as allowed by SCC 30.84.105(2).

### ***C. Termination and Expiration***

42. This conditional use permit shall expire:
- a. Five years from the date of this approval if the proposed use has not commenced (SCC 30.70.140); or
  - b. Husaynia discontinues using the facility to conduct regular religious services for more than one year.
43. This conditional use permit shall terminate if:
- a. Conditions of this permit are violated and not promptly corrected;
  - b. Conditions of this permit are repeatedly violated, even if promptly corrected;
  - c. Any license or permit required by state or other law or regulation for operation of the facility expires or is terminated; or
  - d. Applicable federal, state, or local laws or regulations are violated and not promptly corrected, including, but not limited to, chap. 10.01 SCC (noise control).
  - e. Applicable federal, state, or local laws or regulations are repeatedly violated, even if promptly corrected, including, but not limited to, chap. 10.01 SCC (noise control);

- 1 f. Husaynia leases, assigns, or conveys the property to any person or entity other than  
2 Husaynia. For example, if Husaynia leases to another entity that will also use it as a religious  
3 facility, this conditional use permit terminates, and the new entity must apply for a new  
4 conditional use permit.

Decision issued this 16<sup>th</sup> day of March, 2023.



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Peter B. Camp  
Hearing Examiner

## VIII. EXPLANATION OF RECONSIDERATION AND APPEAL PROCEDURES

The decision of the Hearing Examiner is final. Any party of record petition the Hearing Examiner to reconsider the decision and any party of record may appeal the decision to the County Council. However, reconsideration by the Hearing Examiner may also be sought by a party of record. The following paragraphs summarize the reconsideration and appeal processes. For more information about reconsideration and appeal procedures, please see chapter 30.72 SCC and the respective Hearing Examiner and Council Rules of Procedure.

### ***Reconsideration***

Any party of record may request reconsideration by the Hearing Examiner from the date of this decision. A petition for reconsideration must be filed in writing with the Office of Hearings Administration, 2<sup>nd</sup> Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett, Washington, (Mailing Address: M/S No. 405, 3000 Rockefeller Avenue, Everett WA 98201) by hand delivery, US mail, or email<sup>43</sup> on or before March 27, 2023.<sup>44</sup> There is no fee for filing a petition for reconsideration. The petitioner for reconsideration shall mail or otherwise provide a copy of the petition for reconsideration to all parties of record on the date of filing. SCC 30.72.065.

A petition for reconsideration does not have to be in a special form but must contain the name, mailing address and daytime telephone number of the petitioner, the signature of the petitioner or of the petitioner's attorney, if any; identify the specific findings, conclusions, actions and/or conditions for which reconsideration is requested; state the relief requested; and, where applicable, identify the specific nature of any newly discovered evidence and/or changes proposed by the applicant.

The grounds for seeking reconsideration are limited to the following:

- (a) The Hearing Examiner exceeded his jurisdiction;
- (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- (c) The Hearing Examiner committed an error of law;
- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by the record;

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<sup>43</sup> Hearing.Examiner@snoco.org

<sup>44</sup> The tenth day is not a business day. The deadline therefore extends to the next business day.

(e) New evidence is discovered which could not reasonably have been produced at the hearing and which is material to the decision; or

(f) The applicant proposed changes to the application in response to deficiencies identified in the decision.

Petitions for reconsideration will be processed and considered by the Hearing Examiner pursuant to the provisions of SCC 30.72.065. Please include the county file number in any correspondence regarding this case.

## ***Appeal***

An appeal to the County Council may be filed by any aggrieved party of record on or before March 30, 2023. Where the reconsideration process of SCC 30.72.065 has been invoked, no appeal may be filed until the reconsideration petition has been decided by the hearing examiner. An aggrieved party need not file a petition for reconsideration but may file an appeal directly to the County Council. If a petition for reconsideration is filed, issues subsequently raised by that party on appeal to the County Council shall be limited to those issues raised in the petition for reconsideration.

Appeals shall be addressed to the Snohomish County Council but shall be filed in writing with the Department of Planning and Development Services, 2<sup>nd</sup> Floor, County Administration-East Building, 3000 Rockefeller Avenue, Everett, Washington (Mailing address: M/S No. 604, 3000 Rockefeller Avenue, Everett, WA 98201), and shall be accompanied by a filing fee in the amount of five hundred dollars (\$500.00) for each appeal filed; PROVIDED, that the fee shall not be charged to a department of the County. The filing fee shall be refunded in any case where an appeal is summarily dismissed in whole without hearing under SCC 30.72.075.

1. Scan the original manually signed (handwritten) copy of the appeal document;
2. Send your appeal as an email attachment to [epermittech@snoco.org](mailto:epermittech@snoco.org). Please include your phone number where you can be reliably reached.
3. Staff will call you to collect your credit card information and process your payment.
4. Mail the original to Snohomish County PDS, 3000 Rockefeller M/S 604, Everett, WA 98201.

An appeal must contain the following items in order to be complete: a detailed statement of the grounds for appeal; a detailed statement of the facts upon which the appeal is based, including citations to specific Hearing Examiner findings, conclusions, exhibits or oral testimony; written arguments in support of the appeal; the name, mailing address and daytime telephone number of each appellant, together with the signature of at least one of the appellants or of the attorney for the appellant(s), if any; the name, mailing address, daytime telephone number and signature of the appellant's agent or representative, if any; and the required filing fee.

The grounds for filing an appeal shall be limited to the following:

(a) The decision exceeded the Hearing Examiner's jurisdiction;

(b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;

**Husaynia Islamic Society of Seattle**

20-114230 CUP

Decision Approving Conditional Use Permit with Conditions

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1 (c) The Hearing Examiner committed an error of law; or

2 (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by  
3 substantial evidence in the record. SCC 30.72.080

4 Appeals will be processed and considered by the County Council pursuant to the provisions of  
5 chapter 30.72 SCC. Please include the county file number in any correspondence regarding the  
6 case.

7 Staff Distribution:

8 Department of Planning and Development Services: Haleh Ghazanfarpour

9 The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may  
10 request a change in valuation for property tax purposes notwithstanding any program of  
11 revaluation." A copy of this Decision is being provided to the Snohomish County Assessor as  
12 required by RCW 36.70B.130.

Organization	Name	Address	City	State	Zip	Email
POR/AGENCY REGISTER	20-114230-CUP HUSAYNIA ISLAMIC SOICIETY OF SEATTLE	HEARING: OCTOBER 13, 2022 AT 1:00 PM				
APPLICANT/OWNER						
HUSAYNIA ISLAMIC SOCIETY OF SEATTLE	ZAHRA ABDI MASOOD ZAIDI	15231 STATE STREET	SNOHOMISH	WA	98296	zehranabidi@hotmail.com masood_z@hotmail.com
CONTACT PERSON						
AMKONA CONSULTING, LLC KIMLEY-HORN	ONUM ESONU EDWARD KOLTONOWSKI	2519 150TH PLACE SW	LYNNWOOD	WA	98087	amkona1@comcast.net edward.koltonowski@kimley-horn.com
AGENCIES						
	LORI BURKE KEN CROSSMAN ERIN HARKER DAVID IRWIN					lori.burke@snoco.org Ken.Crossman@co.snohomish.wa.us Erin.harker@snoco.org david.irwin@snoco.org
SNO CO PLAN & DEV/LAND USE	HALEH GHAZANFARPOUR	3000 ROCKEFELLER AVE #604	EVERETT	WA	98201	Haleh.Ghazanfarpour@snoco.org
CROSS VALLEY WATER DISTRICT	MICHAEL JOHNSON	8802 189TH ST SE	SNOHOMISH	WA	98296	cvwd@crossvalleywater.net
SNO CO DEPT OF PUBLIC WORKS	DOUG MCCORMICK	3000 ROCKEFELLER AVE #607	EVERETT	WA	98201	dmcormick@co.snohomish.wa.us
SNOHOMISH HEALTH DISTRICT	AMY KUNTZ	3020 RUCKER AVE SUITE #104	EVERETT	WA	98201	EnvHlthQuestions@snohd.org
SNOQUALMIE INDIAN TRIBE	ANN HARRIE - ATTORNEY MICHAEL DOBESH	PO BOX 969	SNOQUALMIE	WA	98065	ann.harrie@snoqualmietribe.us michael.dobesh@snoco.org
PARTIES OF RECORD						
	AMANDA PARRIS AZAD CATHLEEN GUSTAFSON KATRINA STEWART JIM TURNER					aazad@cair.com cathgust@hotmail.com tstewart@nsuch.com jaturn@comcast.net
	DARLENE MILLER-TURNER DAVE CHEN ANDERS LABERGE CHRIS LABERGE CHRIS & RUTH LABERGE CARTER & MARY LOU BURNS LAUREL ELANDER VANER E. ELANDER CARTER BURNS	9627 152ND ST SE 9627 152ND ST SE	SNOHOMISH SNOHOMISH	WA WA	98296 98296	rental5710@yahoo.com anders_244@hotmail.com chrislaberge@outlook.com Ruthmarie310@outlook.com mlb_1943@yahoo.com lollybupp@hotmail.com van@elandervil.us cbandml@yahoo.com
Added 10/5/2022	TYLER AND BENJAMIN OOSTRA STEVE DREW WILLEIKSEN JANA KHAN RIAZ SYED MASROOR SYED WAQAR	9716 152ND ST SE 9631 152nd st se 4767 ARBORS CIR 23226 24TH AVE SE 18765 76th Ave W	SNOHOMISH SNOHOMISH	WA WA	98296 98296	tyoostra@gmail.com sdrew@precisetoolco.com Jana.jessen@Providence.org 98275 US MAIL US MAIL US MAIL US MAIL
COUNCIL ON AMERICAN ISLAMIC RELATIONS IN WASHINGTON STATE	KAZIN ALI MUHAMMAD AHMED BAYA AARBI SAHARYAR AFZALI, ANEELAH AISHA AKBAR BATOOL AMEND AMY AMEND MARK ANDERSON JESSAMINE AUJ MASROOR & SHUMALA, AKBAR & ALI EZZA ARAMBURU RICHARD BAILY DEBRA BAILY SHAWN BALDEH MUSA BASIOR DAVID RABBI BAUMUELLER HAROLD BEECHER JOSEFINA REV. BENJAMIN OOSTRA Elise DeGooyer BILLA IRENE BOLGER LARA PASTOR	25301 19th PL SE	EVERETT	WA	98208	adgaya@gmail.com aarbi2@yahoo.com info@mapsredmond.org aishas.786@gmail.com bhakbar@costco.com amy.amend@gmail.com mark.amend@gmail.com jessaminea@gmail.com Syed.Hussain@microsoft.com rick@aramburulaw.com
		17550 NE 67th Ct #207	REDMOND	WA	98052	
		9131 152ND ST SE	SNOHOMISH	WA	98296	shawnbaily@aol.com baldehmose@gmail.com rabbidavid@kadima.org harley.house@frontier.com revjosefina@hotmail.com benjamin.oostra@gmail.com degooyer@fanwa.org ibilla@yahoo.com pastor@redmondumc.org
THE EPISCOPAL DIOCESE OF OLYMPIA		15220 91ST AVE SE	SNOHOMISH	WA	98296	
FAITH ACTION NETWORK						

FAITH ACTION NETWORK	BRADLEY (us), BRAD F	9732 156th ST SE	SNOHOMISH	WA	98296	brad.f.bradley@boeing.com	undeliverable	outlook_25DC2E0F29DB9C96@outlook.com
	BUPP SHERRY					sherry_bupp@outlook.com		
	BUTLER CAROL					caroldance@frontier.com		
	CAGUIAT CARLOS REV.					carlos.caguiat58@gmail.com		
	CAGUIAT JULIANNA rev.					caguiatjulianna10@gmail.com		
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	CHARVET JAMES					jscharvet@comcast.net		
	CLIFFORD MICHAEL REV.							
	CAROL COHOE					carol@aramburulaw.com		
	COLES MARGIE					margie@pgsolutions.net		
NORTHLAKE LUTHERAN CHRUCH	CONKLIN CARI	4320 SW HILL ST 14529 BROADWAY AVE	SEATTLE SNOHOMISH	WA WA	98116 98296	cari.conklin@outlook.com	requested removal 1/31/23	beth.crispin@icloud.com
	CONLEY-HOLCOM ANDREW PASTOR					pastorandrew@admiralchurch.org		
	CRICHTON SHARI					shari.crichton@gmail.com		
	CRISPIN BETH							
	CUTULI KIM					kcutuli@comcast.net		
	D ERICKA					ezy.e5420@yahoo.com		
	DALY BRANNON					Brannon.Daly@cochraninc.com		
	DAVIS IONIS					jonisdavis@gmail.com		
	DERR TERI					teriderrsings@gmail.com		
	DREW STEVE					sdrew@precisetoolco.com		
SNOQUALMIE UNITED METHODIST	DUBEY ICHA	9921 151ST PL SE	SNOHOMISH	WA	98296		requested removal 2/23/23	adgaya@gmail.com
	DURRENTT ERIN					patty@fccbellevue.org		
	EBNER PATTY REV.					jrv@uw.edu		
	EENWYK JOHN REV. DR.					kandcengle@gmail.com		
	ENGLE KYLEY & CARRIE					teor72@gmail.com		
	ENGLE KYLEY & CARRIE					bticklin@frontier.com		
	FICKLIN BETSY					david.jb.fine@gmail.com		
	FINE DAVID RABBI					tinalfong@gmail.com		
	FONG TINA					kim8911@hotmail.com		
	FOSTER KIMBERLY					tomfrodsham@yahoo.com		
WINDERMERE KIRKLAND NE	FRODSHAM TOM	15603 BROADWAY AVE	SNOHOMISH	WA	98296	trgardner.2@gmail.com	undeliverable	syhass@microsoft.com
	GARDNER ROBERT & THEA							
	GAYA AHMED					sallyjogilbert@gmail.com		
	GILBERT DE VARGUS SALLY JO					ggandeg@outlook.com		
	GILBERTSON ELENA					ggilbertson@cochraninc.com		
	GILBERTSON GREG					troy.hacking@gmail.com		
	HACKING TROY					carolharger2005@yahoo.com		
	HARGER DEL & CAROL					pastor@snoqualmieumc.org		
	CARRIE BLAND							
	HASSAN SYED							
NORTHLAKE LUTHERAN CHRUCH	HELMON ANJA	9663 152ND STREET SE	SNOHOMISH	WA	98296	d13carter@gmail.com	undeliverable	pastoranja@northlakelutheran.org
	HERBERT DEANNA					sean.smhbuxton@gmail.com		
	HERBERT SEAN					duramax9323@gmail.com		
	HOWELL ANTHONY & TRACEY					mehdihusain@yahoo.com		
	HUSAIN KHAN MEHDI					syedc@yahoo.com		
	HUSSAIN SYED					Awais.lqbal@microsoft.com		
	IQBAL AWAIS					michaelnrhonda@msn.com		
	JAFFE RHONDA					jafreyomi@gmail.com		
	JAFREY OWAIS					samjarvie@windermere.com		
	JARVIE SAMANTHA					bobjohnsonwoodworking@gmail.com		
NORTHLAKE LUTHERAN CHRUCH	JOHNSON BOB	11411 NE 124TH ST SUITE 110 15405 STATE STREET 15203 STATE ST	KIRKLAND SNOHOMISH SNOHOMISH	WA WA WA	98034 98296 98296	daveterijo@comcast.net	undeliverable	pastoranja@northlakelutheran.org
	JOHNSON DAVID AND TERI					john.judd@comcast.net		
	JUDD JOHN					aishaoj@gmail.com		
	JUMAAN AISHA					mubarra@outlook.com		
	KARIM MUBARRA					kazmi.mutahir@gmail.com		
	KAZMI MUTAHIR					joeandlaurakeega@earthlink.net		
	KEEGAN LAURA					neelam@apichaya.org		
	KHAKI NEELAM					mr.adnankhalid@gmail.com		
	KHALID ADNAN					juwariyakhan@hotmail.com		
	KHAN JUWARIYA					robert@nwqrd.com		
KING ROBERT								



EDMONDS UNITARIAN UNIVERSALIST CONGREGATION	KINGMAN CELIA REV. KLUTH PAM							requested removal from list 9/2/22	cakingman@icloud.com
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FIRST PREBYTERIAN CHURCH OF SNOHOMISH	LEWIS CHARLIE LITORJA FRAN FEILDEN AND MARVE LUBRESKY ANDY LXXX FARAH	9511 148TH ST SE 15211 91ST AVE SE	SNOHOMISH SNOHOMISH	WA WA	98296 98296	charlie@snopres.org franniex9@aol.com lubreskyandy@yahoo.com kiz_14_5@yahoo.com			
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DAI BAI ZAN CHO BO ZEN JI	MARINELLO GENJO REV. , ABBOTT MARSHALL LAUREN MCMANUS KELLY MOHAMMAD AHMAR MOODY MECHELE MUZZUCO DALE MUZZUCO TERESA NELSON TERESA NORDHOLM GAYLE DEBBIE OGLESBY OLSON PATTI OWENS SARAH PERRIGO RAVEN PETRIE BRAD PHILLIPS TIM PORCELLO KALYN PRICE GLORIA PURCER STEVEN RAMOS MICHAEL ROBERTS JAN ROSARIO-CRUZ ELIACIN REV. ROSEBERRY VALERIE	15207 STATE STREET	SNOHOMISH	WA	98296	kam907@gmail.com ahmarm@hotmail.com brianb800@yahoo.com dale@muzzuco.com teresa@muzzuco.com bellever@aol.com gayle@otnpro.com debbieoglesby@hotmail.com patti.olsen062@gmail.com sarahmattowens@gmail.com kalypsoe@hotmail.com petrie.bc@comcast.net tim@seattlefirstbaptist.org porcello1964@gmail.com ecirpjpg@yahoo.com steven.purcer@gmail.com mramos@thechurchcouncil.org janniesept27@gmail.com office@stjohnsnohomish.org val.roseberry@gmail.com	requested removal 10/31/22	lauren@laurenmarshall.com	
SEATTLE FIRST BAPTIST CHURCH	ROSS NANCY REV CANON/ERIK ROSS RYGH MARDELLE SALMAN MUSA SAMAD RIZWAN SANWIK PATRICIA SHAHARYAR KIRAN SHERIFF NICKHATH SHIELDS ANN MARIE SIAL AISHA	1111 HARVARD AVENUE 16116 MARKET ST	SEATTLE SNOHOMISH	WA WA	98122 98296	tim@seattlefirstbaptist.org porcello1964@gmail.com ecirpjpg@yahoo.com steven.purcer@gmail.com mramos@thechurchcouncil.org janniesept27@gmail.com office@stjohnsnohomish.org val.roseberry@gmail.com			
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ST JOHNS EPISCOPAL CHURCH	ROSS NANCY REV CANON/ERIK ROSS RYGH MARDELLE SALMAN MUSA SAMAD RIZWAN SANWIK PATRICIA SHAHARYAR KIRAN SHERIFF NICKHATH SHIELDS ANN MARIE SIAL AISHA	1245 10TH AVE E 9219 152ND ST SE	SEATTLE SNOHOMISH	WA WA	98102 98296		requested removal 2/23/23 US MAIL	edonner@saintmarks.org	
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