

DATE OF RESPONSE LETTER: September 23, 2022

PROJECT FILE NO: 20 114230 CUP

PROJECT NAME: HUSAYNIA ISLAMIC SOCIETY OF SEATTLE

APPLICANT:

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Snohomish, WA 98296

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PROJECT DESCRIPTION:

Change of use from horse stable to religious facility.

RESPONSE TO PUBLIC COMMENTS ON File # 20114230CUP located at 15231 State St. Snohomish

Husaynia Islamic Society of Seattle appreciate the opportunity to respond to the public comments and concerns expressed by some neighbors on our application for Administrative Conditional Use Permit to change the use of horse barn to a religious facility at 15231 State Street, Snohomish.

Husaynia Islamic Society wish to state for the record that our application as proposed complies with applicable County's codes and will comply with any reasonable condition(s) of approval for any unanticipated impact.

This application to change of use at 15231 State Street, Snohomish, will not change the existing footprint nor will it change the bulk and facades of the building. The proposed change of use will involve interior alterations and remodeling to accommodate the program needs and worship atmosphere of the congregation.

Prior to Husaynia purchase of this property and subsequent application to change of use, the structure has been an existing commercial building. Based on the Traffic Study prepared by GTB, Inc the existing horse boarding/training facility generated 78.40 average daily trips with 3.36 AM peak-hour trips and 14.56 PM peak-hour trips. The Husaynia Religious Facility development is anticipated to generate 205.98 average daily trips with 9.78 AM peak-hour trips and 14.52 PM peak-hour trips without any credit for the existing horse boarding/training facility. But it is important to note that Husaynia programs are mostly in the evening around 8pm and will have minimum impact on the traffic in the area.

Noise - Refer to Snohomish County noise ordinances: Title 10-public peace, safety, and morals.
Ch 10.01 noise control. (clips from the county code below...)

It is unlawful for any person to cause, or for any person in possession of property to allow originating from the property, sound that is a public disturbance noise.

(g) The creation, by use of a musical instrument, sound amplifier or other device capable of producing or reproducing sound, of sounds heard as comprehensible music rhythms or felt: Outdoors in a commercial, rural, or residential district at 75 feet or more from the noise source.

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(i) Such sounds include band sessions, automobile sound systems, and electronic sound reproduction equipment whether the source of the sound is stationary, portable, or in a motor vehicle.

(2) *Public Disturbance Noises, at Night in Rural or Residential Districts.* Sounds resulting from the following activities are determined to be public disturbance noises when they occur at night and noise is received on property in a rural or residential district.

(e) The sounding of bells, chimes, or carillons.

(f) The creation by use of a musical instrument, whistle, human voice, sound amplifier, or other device capable of producing or reproducing sound, of loud and raucous sounds which emanate frequently, repetitively, or continuously from any building, structure, vehicle, or property, such as sounds originating from a band session, automobile sound system or social gathering.

At present the average attendance on Friday evening services/programs is 35-50. The maximum attendance during peak days is about 75-80 for special events. Husayniah program events are in the evenings from 7:30 p.m. Also, there are four special services (4) events of two Eid's, Ashura and Arbawen. These are daytime religious services from 9:00 a.m. to 3:00p.m. Most of these services are held in the building.

We are aware of the video in circulation showing worshipers in worship procession outside the religious facility during the day on the premises. This religious exercise is done twice a year. The dates are determined by "Lunar Calendar." If the dates fall on a rainy day this religious exercise is conducted inside the facility. A law enforcement officer is always present at our special events and his/her presence provides a sense of security due to the treats we have received.

The Snohomish County Noise regulation chapter 8.16.010.J restrict Sound from yelling, shouting, hooting, whistling, or singing on or near the public streets occurring between the hours of 10:00 p.m. and 7:00 a.m. which unreasonably interferes with the peace, comfort and repose of owners or occupants of real property. The services held on the property of Husaynia Islamic Society of Seattle at 15231 State Street were duly permitted under Special Event Permit by the Snohomish County under Temporary Permit #21 107064. The permit allows the services to start from 7.00 pm to 10:00 pm. This time limit was not compromised.

There will be short term noise impact during remodeling of the existing horse barn which is consistent with any construction work. This short- term noise is mostly confined in the building. Therefore, it is not deemed significant to warrant mitigation.

There will be no long- term noise impact anticipated during any of the programs because the worship service is confined within the building. There will be no exterior loudspeaker/amplifier/speakers, include music. It is certain that this religious facility will not be a source of long-term disruptive noise in the neighborhood.

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Any future outdoor special event will comply to the conditions of the permit including not to exceed the county code hours. To further mitigate unanticipated noise impact on surrounding residences, the County required 20-foot-wide landscaping all around the property lines including more than 25-foot building setback from property. This has been provided.

We submitted a detailed drainage study to the County to address changes to property drainage system so that the safety of the neighborhood is not compromised.

As required by the land use code and Fire Department standards, the project plans provide a 5-foot-wide pedestrian access for foot traffic from State Street to the facility, a 20-foot-wide improved vehicles and fire lane from State Street and a turnaround in front of the building. These will be provided according to project plan in compliance to County Codes and Fire Department standards. The Fire department access is not limited at the driveway entrance to this facility. The improved 20-foot-wide access drive-way from State Street will allow fire engine, especially a ladder truck, would be able to maneuver to access the fire lane.

There is adequate parking at the location. The county land use code requires 60 parking spaces for this project. According to all the related plans for this permit, the 60 parking spaces are provided on the property. No street or off-street parking is proposed or anticipated. According to the project plans, the location of the parking lot will not limit nor interfere with fire department access to the facility or area. The location of the parking lot on the property is more than 150 feet east from State Street right-of-way and will not cause delay in response to both fire and medical calls. This will not impact the neighbors as they access their own properties.

The congregation and visitors will access the facility by motor vehicles and by carpool. The county has required the applicant to pay for traffic impact fees assessed prior to issuing building permit to this project.

The assertion that the location has already had structural work and land grading changes being done without permits is incorrect. The Husaynia Islamic Society of Seattle are law abiding citizens and do follow the rules of Snohomish County pertaining to the use of the property.

The work being proposed under this application, to change the use of the structure and land grading will have proper permits. The septic system and drainage issues are being addressed through the guidance and permitting process of the Snohomish County Health Department.

We hope our response have addressed the concerns raised about our project.

Respectfully Submitted

Onum Esonu for Husaynia Islamic Society of Seattle CUP 20224230
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