

City of Gold Bar

EST. 1910

107 - 5th Street, Gold Bar, WA 98251



APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT

(FOR OFFICE USE ONLY)

Application No: LS-001-24

Name of Applicant: Yasmine HEJAZI

Date of Pre-Application Conference: VIA EMAIL

Date of Filing: JAN. 22 2024

Date of Scheduled Hearing: MARCH 13 2024 6PM

(FOR APPLICANT USE ONLY)

Signature of Applicant: *Yasmine Hejazi*

Signature of Property Owner: *Yasmine Hejazi*

Mailing Address of Applicant: 1915 106th St SW Everett WA 98204

Mailing Address of Property Owner: 1915 106th St SW Everett WA 98204

Phone Number of Applicant and/or Contact Person: 360-913-1139

Location of Property: 504 1st Ave W Gold Bar WA 98251

Tax Parcel Number(s) of Property: 00453600000300

Area Map/Site Plan (outlined in red): _____

The above signed applicant is the owner of the property described as follows or is acting on behalf of the owner as agent: _____

JAN 22 2024

Present Zoning: Residential 9600

Site Area: 0.32 acres

% of Land Area Covered By Building (Existing) Unchanged (Proposed) _____

% of Land Area Used (Existing) Unchanged (Proposed) _____

1. Describe in detail, the proposed use of the property.

Short term rental of second home when not owner-occupied.

2. The granting of the conditional/special use permit will not be materially detrimental to the public welfare or injurious to the environment, property or improvements in the vicinity and zone in which subject property is located for the following reasons:

The property will be used only for typical residential purposes.
No celebrations, large groups, parties, or other potential nuisances will be allowed, and occupancy will never exceed what is allowed by the adopted building code.

3. Describe measures proposed to be undertaken to offset offensive odors, smoke, noise, traffic congestion, unsightly structures or equipment, and to protect the environment:

All guests are screened and agree to rules prohibiting smoking, excessive noise, fireworks, and similar forms of neighborhood nuisances. Security cameras, smoke detectors, and noise monitor devices will be used to alert owners proactively of any possible issues. Owners will immediately cancel stays of and remove guests who have intentionally broken rules.

4. The granting of the conditional/special use permit will not adversely affect the purpose of the comprehensive general plan, would promote the general public welfare and would not be detrimental to the surrounding environment for the following reasons:

The property will be upkept with regular landscaping, cleaning, and pest control to ensure the delight of owners, neighbors, and guests alike. Guests will be visiting to enjoy the offerings of Gold Bar and the surrounding area, and will bring commerce to local businesses such as restaraunts, grocery stores, and recreation.

5. Can subject property be reasonably used under the provisions of the zoning ordinance? If your answer is "no", explain why.

Yes

JAN 22 2024

6. Is the proposed use compatible with the purpose of the zoning code and with other existing uses within the general area in which the use is proposed to be located? Explain.

Yes. The home and property will be fully within the scope of residential zoning code, and in no way appear business-like or disrupt the neighborhood aesthetic. The number of guests will never exceed the occupancy limit per building code, complying just the same as a owner-occupied or traditional rental home.

Please use additional sheets as needed to provide documentation for proposal.

JAN 22 2024

Business License Application for Short Term Rentals

Short Term Rental Address: 504 1st Ave W Gold Bar WA 98251

Owner: Yasmine Hejazi

Owners Address: 5201 Storm Lake Rd

City Snohomish ST WA ZIP 98290

5.20.020 A. 1.

Local Reperesentitive:

Name: Yasmine Hejazi

Address: 5201 Storm Lake Rd

Ctiy: Snohomish

24hr Contact Number: 360-913-1139

5.20.020 A. 7.

Insurance Reperesentitive:

Name: Tessa Cashen / Proper Insurance

Address: 40 Enterprise Blvd. Suite 201

Ctiy: Bozeman, MT

Contact Number: 888-631-6680

OFFICAL USE ONLY

Application Received On: _____

APPROVAL DATE: _____

JAN 22 2024
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CERTIFICATE OF APPLICANT STATUS

I/We, Yasmine Hejazi, hereby certify that I am/We are the owner(s) of the property legally described as 504 1st Ave W Gold Bar WA 98251

My/Our address is 5201 Storm Lake Rd Snohomish, WA 98290

I/We further certify that I/We authorize: Colin Bohn to act as my/our representative and proceed with work on my/our property 504 1st Ave W Gold Bar WA 98251

AND/OR

I/We give permission to _____ to act on the behalf of this property

In acquiring permits for the work and designated that _____ will work directly with _____ for such purposes.

Signed: [Signature] date 1/19/2024
_____ date _____

State of Washington)

ss.

County of Snohomish)

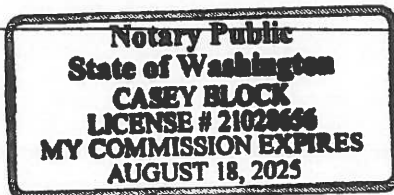
On this day personally appeared before me Yasmine Hejazi

To me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 19th day of January, 2024

NOTARY PUBLIC in and for the State of Washington, residing in: Everett

Signed [Signature]



JAN 22 2024
[Signature]





JAN 22 2024

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107 – 5th Street, Gold Bar, WA 98251

NOTICE OF APPLICATION

RE: Land Use – Conditional Use Permit – Short Term Rental - Application No. LS-001-2024
504 1st Ave W, Gold Bar WA 98251
Tax Parcel No. (s): 0045360000300

The following information is provided in accordance with Gold Bar Municipal Code (GBMC) 19.02.040.

1. Date of Application: January 22, 2024

Date of the Notice of Completeness: January 23, 2024

Date of the Notice of Application: January 23, 2024
2. Project Description: The applicant seeks a Conditional Use Permit for short-term rental on existing residential property.
3. No other permits are included in the application.
4. A Conditional Use Permit Application was submitted with additional information as outlined in Title 5 and Title 17 of the GBMC.
5. **Public comments will be taken from January 24, 2024 through February 23rd, 2024, 5:00PM.** It is the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Written comments may be mailed to City of Gold Bar, 107-5th Street, Gold Bar, WA 98251.
6. An **Open Record Public Hearing** will be held before the Hearing Examiner on March 13, 2024 at 6pm. The Public Hearing will be both online via ZOOM and in-person at City Hall. Please contact City Hall for more details.
7. A preliminary determination of consistency has been made at the time of this notice. In accordance with GBMC 19.40.010, the determination of consistency shall include the following:
 - a. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;

The proposed action location is designated as Residential and the proposed use is allowed as a Conditional Use.
 - b. The level of development, such as units per acre, density of development in urban growth areas, or other measures of density;

The 2015 City of Gold Bar Comprehensive Plan, Residential. The lot sizes of the proposal meet existing minimum square foot requirements. The parcel is located next to existing single family residences, other commercial property on the opposite side of May Creek.

- c. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by RCW Chapter 36.70A; and

Existing infrastructure and public utilities are located on the proposed land use site.

- d. Character of the development, such as development standards.

City of Gold Bar Municipal Code Title 5 and Title 17 outline the requirements for residential short-term property rental. The application was submitted based on those requirements. The proposal does not include any infrastructure improvements.

- 8. A SEPA checklist was not submitted with the application.

Please contact Rich Norris or Denise Beaston at (360)793-1101 for more information. Copies of the application documents are available on the city website: www.cityofgoldbar.us

NOTICE OF PUBLIC HEARING, GOLD BAR HEARING EXAMINER, CITY OF GOLD BAR, WASHINGTON



Conditional Use Permit - SHORT-TERM RENTAL (LS-001-2024)

Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Wednesday March 13, 2024, at 6:00 PM via "Zoom" meeting on-line and in-person at City Hall. Instructions for the meeting are on the city's website: www.cityofgoldbar.us

The purpose of the hearing is to obtain public testimony regarding a proposed Conditional Use Permit for a Short-Term Rental. The site consists of a one parcel: 0045360000300. The location is 504 1st Ave W, Gold Bar, WA. The applicant for the proposed Conditional Use Permit is Yasmine Hejazi, 1915 106th St. SW Everett, WA. 98204.

The application was determined to be technically complete for processing and public review on January 23rd 2024. Completed application material evaluating the proposed project referred to as the Conditional Use Permit - Short-Term Rental (LS-001-2024) is available at City Hall, 107 5th Street, Gold Bar, WA. The application is also available on the city website.

It is the right of any person to review and comment on the application, receive notice of, and participate in, any hearings, request a copy of decisions once made and exercise any rights of appeal. Written comments must be in delivered to City Hall by 5 PM, February 23, 2024. Written or verbal comments may be presented at the public hearing. City staff will post an exhibit list on February 28, 2024

This hearing will be held remotely using the Zoom internet program. Each party and its witnesses must participate in this hearing either by computer (your computer must be equipped with a camera and microphone) or by telephone. The Zoom "Meeting ID" for this hearing is: **820 7165 5691**. The Zoom "Meeting Password" for this hearing is: **172983**. To join the hearing by computer, log on to <https://zoom.us/j/96895660769> and follow the prompts. (You may or may not be prompted to enter the Meeting Password.) To join the hearing by telephone, call any one of the following numbers: 253-215-8782 US (WA Federal Way/Pierce County area), 312-626-6799 (Chicago area), 346-248-7799 (Houston area), 301-715-8592 (Maryland area), 929-205-6099 (New York area) or 669-900-6833 (San Jose area) Note: Toll charges may apply. Follow the prompts. You may or may not be prompted to enter the Meeting Password. If prompted to enter a "Participant ID," press the # key to skip this step.