

City of Gold Bar

EST. 1910



107 – 5th Street, Gold Bar, WA 98251

Project: Short-Term Rental Conditional Use (LS-001-2024)

Applicant: Yasime Hejazi

Site : 504 1st Ave W, Gold Bar, WA 98251

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EXHIBIT 1

City of Gold Bar

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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

EXHIBIT

2

City of Gold Bar

EST. 1910



107 - 5th Street, Gold Bar, WA 98251

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)

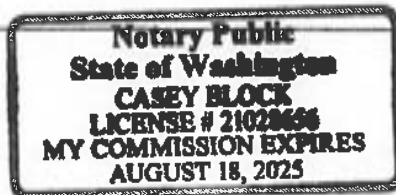
On this day personally appeared before me Yasmine Hejazi

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]

EXHIBIT

3

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 Reperesentative:

Name: Yasmine Hejazi

Address: 5201 Storm Lake Rd

Ctiy: Snohomish

24hr Contact Number: 360-913-1139

5.20.020 A. 7.

Insurance Reperesentative:

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
RH

EXHIBIT

4





JAN 22 2024

EXHIBIT

5

City of Gold Bar

EST. 1910



107 – 5th Street, Gold Bar, WA 98251

NOTICE OF COMPLETE APPLICATION

January 23, 2024

Owner/Applicant
Yasmine Hejazi
5201 Storm Lake Rd
Snohomish WA 98290

Type of Application: Land Use- Conditional Use Permit. Application No. LS-001-2024

Location of Site: 504 1st Ave. W
Gold Bar, WA 98251
Tax Parcel No.(s) 00453600000300

Gold Bar Municipal Code Title 19 Sections 19.02.020 and 19.02.030 determine if an application is to be identified as complete or non-complete. City staff reviewed your application for completeness and determined all requirements of Title 19 Section 19.02.030 have been submitted with your application. No SEPA checklist was provided.

City staff has determined that the application for a Land Use – Conditional Use Permit is a **complete** application. City staff may request further information during the permit review process and decision making.

If you have questions please contact Rich Norris or Denise Beaston at Gold Bar City Hall, (360)793-1101 or by email shown below.

Respectfully:

Rich Norris
Public Works Director,
r.norris@cityofgoldbar.us

Denise Beaston
d.beaston@cityofgoldbar.us

Cc: DB,SY

EXHIBIT 6

City of Gold Bar

EST. 1910



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

EXHIBIT

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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.

EXHIBIT

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ANNETTE MAE HOEKEMA
PO Box 254
Gold bar, WA 98251

RICHARD & LINDA DUNLAP
PO Box 235
Sultan, WA 98294

DEBRA K COOPER
1914 172nd PL SE
Bothell, WA 98012

DAVID & SUSAN ENGELHART
414 1st Ave W
Gold Bar, WA 98251

RUSSELL/STEPHANIE MONROE
503 1st Ave W
Gold Bar , WA 98251

ANDREW JAY LAUER
507 1st Ave W
Gold Bar, WA 98251

LEE R HODO
502 Reiner Rd
Gold Bar , WA 98251

CHARMAIGNE/LAURA COUNSELLOR
41127 Larson Dr
Gold Bar, WA 98251

RIVERSTONE ESTATES LLC
22 Main ST
Unit 2039
Los Altos , CA 94023

MONROE / ALICE BUEHRING
519 1ST AVE W
Gold Bar, WA 98251

BRADLEY G COLE
4702 Alger Ave
Everett, WA 98203

ELIAS CRUZ-HERRERA
MONTIEL NELLY CORDOVA
507 Reiner Rd
Gold Bar, WA 98251

JOSEPH J & MIRIAM T CLUNE
603 Reiner Rd
Gold Bar , WA 98251

JUSTIN EMERSON /ASHLEY LUCAS
702 Prosperctor Ln
Gold Bar , WA 98251

JOAN F CATLETT
511 Reiner Rd
Gold Bar , WA 98251

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EXHIBIT

9

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 or contact city hall 360-793-1101. 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. The application was determined to be technically complete and is available at City Hall, 107 5th Street, Gold Bar, WA. The application is also available on the city website. 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.

EXHIBIT 10

Rich Norris

From: Legals - Everett <legals@heraldnet.com>
Sent: Tuesday, January 30, 2024 10:38 AM
To: Denise Beaston
Cc: Rich Norris
Subject: Re: Publication

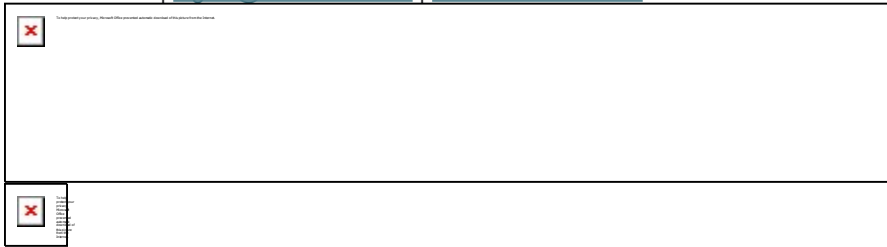
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Denise, I will schedule this notice to publish February 1, 2024.
Thank you,
Randie

Lia Toupin

Herald Legals

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



From: Denise Beaston <d.beaston@cityofgoldbar.us>
Sent: Tuesday, January 30, 2024 9:13 AM
To: Legals - Everett <legals@heraldnet.com>
Cc: Rich Norris <r.norris@cityofgoldbar.us>
Subject: Publication

You don't often get email from d.beaston@cityofgoldbar.us. [Learn why this is important](#)

Good morning,

Can you post the below on February 1st? Thanks in advance!

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 or contact city hall 360-793-1101. 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. The application was determined to be technically complete and is available at City Hall, 107 5th Street,

Gold Bar, WA. The application is also available on the city website. 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.

*Denise Beaston,
Office Manager/Utility Clerk/Violations Bureau Clerk/ACO/Code Enforcement & EMC*

*City of Gold Bar
107 5th Street
Gold Bar, WA 98251*

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

The City of Gold Bar is an Equal Opportunity Provider.

EXHIBIT

11

No public comment received at city hall or via email as of Feb 23, 2024

EXHIBIT

12

Gold Bar Basecamp Guidebook

Dear Guest,

Welcome to Gold Bar Basecamp. We're beyond excited to have you!

This place is very special to us. It's a great spot to discover local spots, beautiful trails, whitewater rafting, and more! We have so many great memories in Gold Bar, and we're convinced that you will, too.

In this guidebook, you'll find lots of useful information that we've compiled to help our guests make the most of their stay. From instructions on how to use the appliances to recommendations for nearby restaurants and trails, we've got it all covered.

We hope that you enjoy your stay!

Sincerely,

Colin & Yasmine

Check-In and Checkout Times

Check-in is from 2:00 PM and checkout is until 11:00 AM. We'd really appreciate it if you could stick to these times.

If you'd like to request a late check-out, please contact us through Airbnb or any of the contact details provided below. However, please be informed that we may not be able to grant your request if we have a same-day check-in.

Parking

There is private parking in the driveway or driveway loop in front of the property. There is ample parking space for many vehicles.

Access Code

Access code will be provided 24 hours before arrival.

Wi-Fi

Name: TBD

Password: TBD

Host Contact Info

Please use the Airbnb app for communication and we will respond as soon as possible. In the event that you need urgent assistance, please contact Colin B. (425) 530-9725 or Yasmine H. (360) 913-1139

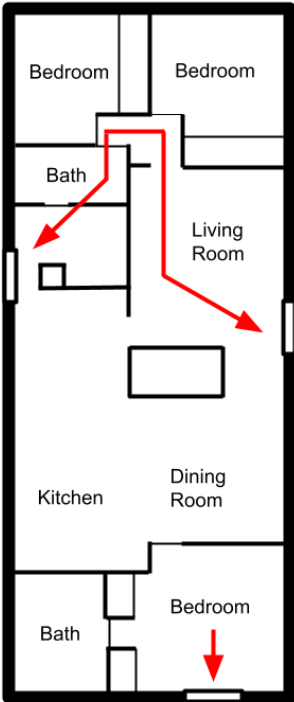
Emergency Information

Should you encounter any sort of emergency during your stay, please contact the local authorities immediately.

Emergency phone number: 911
Washington State Department of Health: 1-877-539-4344

The fire extinguisher is mounted on the wall within the kitchen.

Evacuation Routes



House Rules

We kindly ask you to read our house rules and keep them in mind during your stay.

- ❖ Maximum guests: 6
- ❖ Check-in after 2:00 PM
- ❖ Checkout before 11:00 AM
- ❖ Self check-in with smart lock
- ❖ Noise: Guests should respect designated quiet hours and should not disturb the surrounding community with a disruptive level of noise (loud music, shouting, slamming doors, etc.).
- ❖ Pets not allowed
- ❖ No parties or events
- ❖ No unauthorized guests
- ❖ No smoking
- ❖ Please remove shoes when inside
- ❖ Please enjoy the creek but refrain from trespassing onto other private property
- ❖ Please take out trash in the gray trash bin on the west side of the garage building

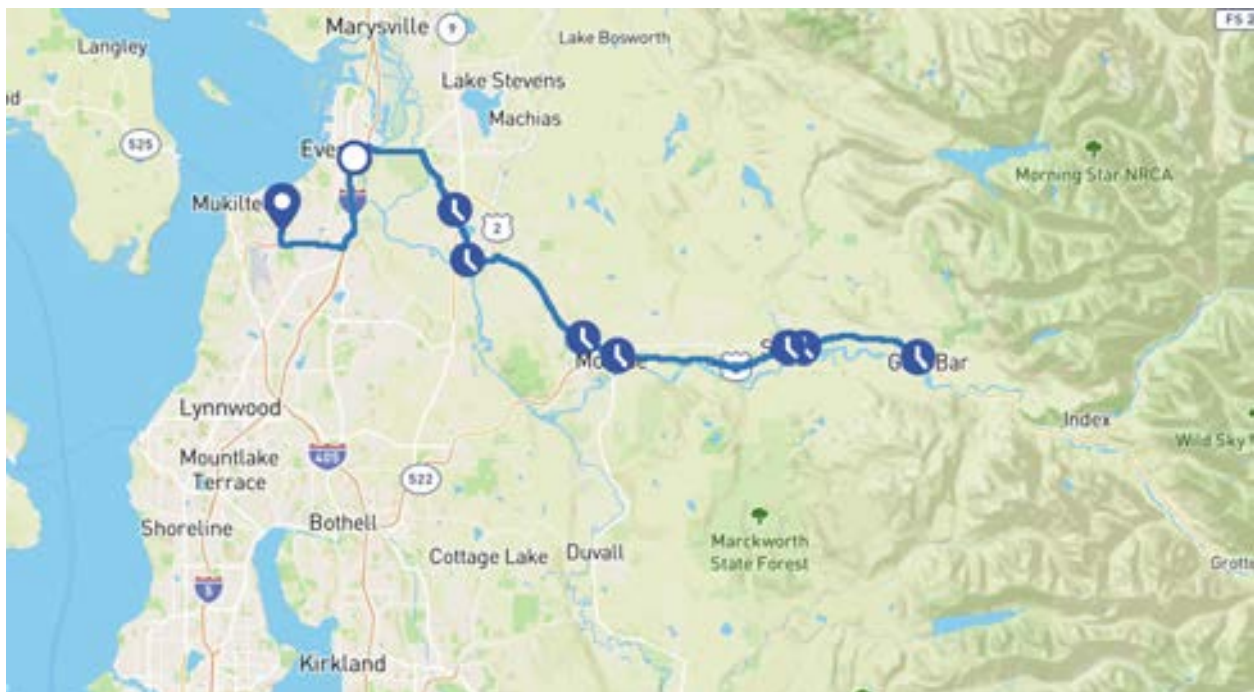
Guests may be charged penalties or fined by the city for violating house rules.

Local Transportation

Bus

People traveling to and from the area can take Community Transit's Route 270/271, which runs between Gold Bar, Sultan, Monroe, Snohomish, and Everett. Gold Bar Park & Ride is an option for riders, too. Community Transit's DART paratransit service and Vanpool are also options for local riders.

The closest bus stop is 1st St & Hwy 2. View the live schedule at www.communitytransit.org/stop/570/schedule



Airport Shuttle Service

Seatac Airport Shuttle provides direct transportation from Everett (Paine Field) to Seatac Airport. Make your reservation online at seatacshuttle.com

Shuttle Express provides private vehicle transportation from Everett (multiple locations) to Seatac. Make your reservation online at shuttleexpress.com

Recommendations

Restaurants & Bars

Gold Bar Thai Cuisine

101 9th St Gold Bar, WA 98251
Super local, family-owned, great quality food

Lala's Mexican Cuisine

301 Croft Ave W Gold Bar, WA 98251
Food truck, super friendly people, well-priced, fast service

The Woodshed Espresso

913 Croft Ave Gold Bar, WA 98251
Cute spot for coffee, also known for its ice cream & milkshakes

JD Slicks

32013 US 2 Sultan, WA 98294
Dive bar with full food menu, cocktails, billiards

Good Brewing

410 Main St Sultan, WA 98294
Good vibes and tap selection, great bar food

Sahara Pizza

31127 US 2 Sultan, WA 98294
Pizza delivery!

Tourists Attractions

Gold Bar is known as a whitewater rafting destination for those seeking to float the Skykomish River. One of the most popular low elevation hikes in the metro Seattle area, the trail to Wallace Falls, is located on the north margin of the city.

Wallace Falls State Park

Hiking trails, biking, picnic and day use facilities, water activities, camping (5 minute drive)

Whitewater Rafting on Skykomish River

Book online through Alpine Adventures. Meeting location in Gold Bar. Season: March - July. (3 minute drive)

Stevens Pass Ski Resort

Ski & snowboard lift tickets, rentals, lessons, dining, events. Season: December - April. (45 minute drive)

Favorite Hikes

- Bridal Veil Falls & Lake Serene (Moderate/Hard) ← Highly recommend!
- Wallace Falls via Woody Trail (Moderate)
- Railroad Grade Trail (Easy/Moderate)
- Barclay Lake (Easy)

How to Use Appliances

Air conditioning

You can adjust the temperature using the thermostat on the kitchen wall closest to the exterior door. However, please try to keep it between 70 and 76 degrees, and don't leave the A/C running when you leave the home.

Washer and dryer

The washer and dryer are to the left of the entrance when you walk in. [Instructions todo]

Coffee machine

The coffee machine is easier to use than it looks; [Instructions todo]. Capsules are next to the machine.

Dishwasher

You'll find the dishwasher detergent in a cabinet under the kitchen sink. The most efficient program to use is the one labeled 'Eco.' [Instructions todo]

TV

[Instructions todo]

EXHIBIT

13

Short Term Rental Check List

Date: 1-22-2024
Site: 504 1st Ave W
Owner: YASMINE HEJAZI

LS-001-2024

5.20.020 A. 1. Local Representative

YASMINE HEJAZI 5201 STORM LAKE RD SNOHOMISH (WITHIN 25 mi.)

5.20.020 A. 2. Occupancy

R-3 10 or Fewer

5.20.020 A. 4. Parking

Residential 2 off-STREET, PLUS ONE FOR STR

5.20.020 A. 5. Outdoor Signage

NO SIGNAGE PRESENT

5.20.020 A. 6. Informational Packet

ON FILE

5.20.020 A. 7. Insurance

PROPER INSURANCE, 40 ENTERPRISE BLVD. Suite 201, BOZEMAN MT
BBB-631-6680

5.20.020 A. 8. Inspection

2-22-24

17.16.035 5. Local Representative on file, posted on property and mailed to property owners(150ft)

YES NO PROPERTY OWNERS TO BE NOTIFIED
IF APPROVED.

17.16.035 6. Occupancy, Parking, Contact info, Evacuation, and renter responsibilities is posted.

YES NO

17.16.035 7. Setbacks and 250' from other short term rental

YES NO

SETBACK ARE CORRECT,
NO OTHER STR WITHIN 250 FT.

Official Use Only

Above list completed on: 2-27-24

Signature: [Signature]

Printed Name: RICH NORRIS

Title: PUBLIC WORKS DIRECTOR

EXHIBIT

14

CITY OF GOLD BAR

Conditional Use Request LS-001-2024

**504 1st Ave. W.
Gold Bar, WA**

Staff Report and Recommendation: February 28, 2024

I.	Application Information.....	1
II.	Public Comment Received.....	4
III.	Conditional Use Permits - conditions for granting.....	4
IV.	Staff Conclusions/Comments.....	5
V.	Recommendations and Conditions.....	7

I. APPLICATION INFORMATION

1. Applicant/Owner	Yasime Hejazi 1915 106 th SW Everett, WA 98204
2. Location	504 1 st Ave. W. Gold Bar, WA 98251
3. Permit Requested	Short-Term Rental Conditional Use
4. Proposal	Single Family residence used as a Short-Term Rental
5. Comprehensive Plan	Residential
6. Zoning	Residential
7. Shoreline Environment	Existing structure within the shoreline buffer.
8. Permit Process	Type III, Hearing Examiner Decision, Gold Bar Municipal Code 19.01.030

9. Review Procedure Conditional Use Permit is a Type 3 Action (GBMC 19.01.030)

- (a) Recommendation made by City Staff
- (b) Final Decision made by Hearing Examiner
- (c) Notice of application required, Yes
- (d) Open record public hearing required, Yes
- (e) Administrative appeal available, No

10. Submittals/ Postings

Certificate of Applicant Status: January 19, 2024

Conditional Use Permit Request: January 22, 2024

Notice of Complete Application: January 23, 2024

SEPA Checklist submitted: None

Notice of Application: January 23, 2024

SEPA determination of non- significance: None

Notice of Open Public Hearing: February 1, 2024

Property posted on: February 1, 2024

Advertisement in the: Everett Herald

11. Staff Review

Gold Bar Municipal Code:

This is a request for a Conditional Use Permit as required in Gold Bar Municipal Code 17.16.030, Conditional Uses:

GBMC 17.16.030 Conditional Uses:

Because of their size or effect upon the surrounding property, the following uses of land will only be permitted upon issuance of a conditional use permit.

GBMC 17.16.030 (F): *“Short-term Rental Dwelling”*

Gold Bar Shoreline Master Plan:

A. Quality of Life:

“This program applies to all lands inside the 100-year floodplain that lie within 200 feet of the Skykomish, Wallace and May Creek floodways. The shoreline jurisdiction also includes all wetlands and floodplain areas, within hydraulic continuity, and all non-floodplain areas within 200 feet of the Skykomish, Wallace and May Creeks ordinary high water marks. Shoreline regulations shall only have effect within these areas, and shall not be applied outside them. Specific dimension and performance standards consider and apply to only those lot portions that lie inside the shoreline jurisdiction.”

The lot has a portion located inside the 100-year floodplain. All structures are outside the 100-year floodplain. No changes to the site are requested as part of the conditional use permit.

Gold Bar Critical Areas Ordinance #696

The lot will not be subject to the requirements of the Gold Bar Critical Areas Ordinance #696. Critical Areas is defined as:

‘Critical Areas include any of the following areas or ecosystems: aquifer recharge area, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, wetlands, as defined in RCW 36.70A’.

The site will not be altered in any way from its current state.

Transportation

A transportation impact study is not required. Estimated daily trips are below the required daily amount to trigger a study.

Gold Bar Municipal Code

The use will be subject to all requirements of the Gold Bar Municipal Code. The owner will follow close adherence to GBMC Title 5.20 (Short-Term Rental Business) and GBMC Title 17 (Zoning) of the Municipal Code.

Stormwater

No site improvements are required. The proposed use does not change the existing characteristics of the site.

Building Construction and Development

No site or building improvements have been requested.

II. PUBLIC COMMENT PERIOD

Any interested party was to submit written comments on this determination. The City of Gold Bar must have received written comments before 5:00 pm, on February 23, 2024.

No comments were received by the city.

**III. CONDITIONAL USE PERMITS - CONDITIONS FOR GRANTING
(GBMC 17.72.060)**

“When considering an application for a conditional use permit or special use permit, the hearing examiner shall consider the applicable standards, criteria, and policies established by this title as they pertain to the proposed use and may impose specific conditions precedent to establishing the use in order to satisfy the criteria of this chapter. The conditions may:

- A. Increase requirements in the standards, criteria, or policies established by this title;*
- B. Stipulate the exact locations and means of minimizing hazards to life, limb, property damage, erosion, landslides, or traffic;*

- C. *Require structural features or equipment essential to serve the same purpose set forth in subsection (B) of this section,*
- D. *Impose conditions similar to those set forth in subsections (B) and (C) of this section as deemed necessary to establish parity with uses permitted in the same zone and their freedom from nuisance generating features and matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters; provided, the city council may not, in connection with action on a conditional use permit or special use permit, reduce the requirements specified by this title as pertaining to any use nor otherwise reduce the requirements of this title in matters for which a variance is the remedy provided;*
- E. *Assure that the degree of compatibility with the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located;*
- F. *Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibrations, odors, and hazards or public need;*
- G. *Require the posting of construction and maintenance bonds or other securities sufficient to secure to the city the estimated costs of construction and/or installation and/or maintenance of required improvements.”*

IV. STAFF CONCLUSIONS/COMMENTS

Staff used a checklist (Exhibit 13) to confirm compliance with GBMC Title 5.20 A.:

1. Local Representative on file

Owner is the local representative and their information is on file at city hall.

2. Occupancy

Unit is R-3, 10 or fewer occupants. Owners has posted a maximum occupancy of 6.

4. Parking

Residential parking is required to provide two (2) off street parking stalls and one additional stall for the short-term rentals. Site has four (4) off street parking stalls.

5. Outdoor Signage

Site has no outdoor signage.

6. Informational Packet

Applicant has provided a copy of the informational packet and includes all required information. (Exhibit 12)

7. Insurance

Applicant has listed the insurance agent to be used and the city will verify upon approval of the conditional use permit.

8. Inspection

The city inspected the short-term rental on 2-26-2024 and all required items are in place.

GBMC 17.16.035 Criteria for conditional use approval are similar to the conditions in Title 5.20. Additional zoning requirements:

17.16.035 (4) Solid Waste Collection

Applicant has the required solid waste collection containers on-site.

17.16.035 (5), Local Property Representative.

Owner is the local representative and they are located just over 21 miles from the rental unit. Notification to neighbors within 150 feet will be completed if conditional use permit is approved.

17.16.035 (7) (d.), All short-term rentals must be separated by two hundred fifty (250) feet from any other short-term rental. Measurement is from building to building.

The site is not within 250 feet of another short-term rental.

V. RECOMMENDATIONS AND CONDITIONS

Gold Bar city staff requests approval of the conditional use permit for short-term rental with the following condition(s):

1. Provide certificate of insurance

