

# City of Gold Bar

EST. 1910

107 - 5<sup>th</sup> Street, Gold Bar, WA 98251



## APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT

(FOR OFFICE USE ONLY)

Application No: LS-001-2025

Name of Applicant: JOHN PILLION & DINAH PILLION

Date of Pre-Application Conference: 10-28-2025

Date of Filing: 11-10-2025

Date of Scheduled Hearing: 12-18-25 6pm

(FOR APPLICANT USE ONLY)

Signature of Applicant:  Dinah Pillion

Signature of Property Owner:  John Pillion

Mailing Address of Applicant: 15108 229th DR SE, Monroe, WA 98272

Mailing Address of Property Owner: 15108 229th SE, Monroe, WA 98272

Phone Number of Applicant and/or Contact Person: 360-453-7527

Location of Property: 1617 Birch Ct, Gold Bar, WA 98251

Tax Parcel Number(s) of Property: 01236300003700

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

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

Present Zoning: Residential 12500

Site Area: 0.41 Acres

% of Land Area Covered By Building (Existing) 8% (Proposed) \_\_\_\_\_

% of Land Area Used (Existing) \_\_\_\_\_ (Proposed) \_\_\_\_\_

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

This property will be used as a short term rental when the owner is not occupying the home

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:

This property will be used for typical purposes of a residential property, allowing guests a place to stay while enjoying the amenities of Gold Bar. Occupancy will not exceed that which is allowed by the building code. The property will not be used for large group activities such as banquets, weddings, receptions, bachelor/bachelorette parties, concerts, sponsored events, or fundraisers.

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

The property will be monitored and guests will be carefully vetted. Owners will be proactive to avoid potential issues. Smoke detectors, outdoor security cameras, and noise level monitors will be used to immediately notify owners of any disturbances if they arise. Guests will be given rules of property use and prohibited from smoking, excessive noise, fireworks, and neighborhood nuisances. Guests must agree to the rules and any guests found intentionally violating the rules will have their stays canceled and removed from the property. The owners live only 12 miles away, and will be able to respond immediately to any issues arising.

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:

In line with Gold Bar's vision to revitalize it's economy by encouraging businesses that support tourism and outdoor recreation, this property will serve to welcome guests with an elegant place to stay so that they might enjoy the many activities, restaurants, and recreation amenities that Gold Bar offers. The property will be upkept with regular landscaping, cleaning and pest control. Guests will be required to respect the property and neighborhood to ensure the peace and enjoyment of the community is maintained

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

Yes

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.

The short term rental use is compatible with the residential zoning code. Guests will never exceed the occupancy limit per building code. In no way will the home look business like, nor will any changes be made to the property to affect the aesthetics of the neighborhood. This property will provide guest a high quality lodging, while representing Gold Bar in the best way possible

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

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## CERTIFICATE OF APPLICANT STATUS

I/We, John Pillion and Dinah Pillion, hereby certify that I am/We are the owner(s) of the property legally described as 1617 Birch Ct, Gold Bar, WA, 98251

My/Our address is 15108 229th Dr SE, Monroe, WA, 98272

I/We further certify that I/We authorize: Dinah Pillion to act as my/our representative and proceed with work on my/our property 1617 Birch Ct, Gold Bar, WA, 98251

AND/OR

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

In acquiring permits for the work and designated that N/A will work directly with N/A for such purposes.

Signed: [Signature] date 11/05/2025  
[Signature] date 11/05/2025

State of Washington

ss.

County of Snohomish

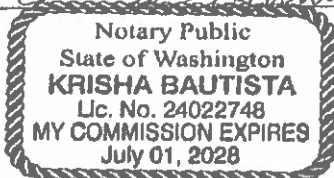
On this day personally appeared before me Krishna Bautista

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

Given under my hand and official seal this 5<sup>th</sup> day of November, 2025

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

Signed [Signature]



11-10-2025 [Signature]

# Business License Application for Short Term Rentals

Short Term Rental Address: 1617 BIRCH CT, GOLD BAR, WA, 98251

Owner: JOHN AND DINAH PILLION

Owners Address: 15108 229<sup>TH</sup> DR SE

City MONROE ST WA ZIP 98272

5.20.020 A. 1.

Local Representative:

Name: DINAH PILLION

Address: 15108 229<sup>TH</sup> DR SE City: MONROE, WA, 98272

24hr Contact Number: 425-800-9702

WITHIN REQUIRED LIMITS  
11-10-2025 *fn*

5.20.020 A. 7.

Insurance Representative:

Name: ALEXANDER BASILE / ALLSTATE

Address: 3430 NE 45<sup>TH</sup> ST #102 City: SEATTLE, WA, 98105

Contact Number: 206-522-5933

## OFFICAL USE ONLY

Application Received On: 11-10-2025 *fn*

APPROVAL DATE: \_\_\_\_\_



STATE OF WASHINGTON  
**BUSINESS LICENSING SERVICE**

**Thank you for filing online**

Our processing time generally takes up to 10 business days. Some endorsements may take more time for state or city approval. You will receive your business license with approved endorsements in the mail. An updated business license will be mailed to you when additional endorsements are approved.

**Confirmation Number:** 0-049-323-514

**Filing Date and Time:** 11/06/2025 10:55:12 PM

**Payment Method:** Card ending in 7139

**Business Entity Information**

Entity Type: Limited Liability Company  
Name of Entity: FALLS GATEWAY VENTURES LLC  
UBI: 605980464

**Business Location Information**

Firm Name: FALLS GATEWAY  
Phone Number: None  
Fax Number: None  
Location Address: 1617 BIRCH CT GOLD BAR WA 98251-2103  
Mailing Address: 1617 BIRCH CT GOLD BAR WA 98251-2103

**Trade Names Added**

FALLS GATEWAY

**Owners and Officers**

PILLION JOHN  
PILLION DINAH

Endorsement(s) Applied For	Begin	End	Count	Fee
Gold Bar General Business	11/06/2025	11/30/2026	1	\$50.00
Tax Registration	11/06/2025		1	\$0.00
				<hr/>
				<b>\$50.00</b>
Fee Type	Begin	End	Count	Fee
BLS Processing Fee	11/06/2025		1	\$50.00
Trade Name Registration	11/06/2025		1	\$5.00
				<hr/>
				<b>\$55.00</b>
Third-Party Card Processing Fee				\$3.41
<b>Grand Total:</b>				<b>\$108.41</b>



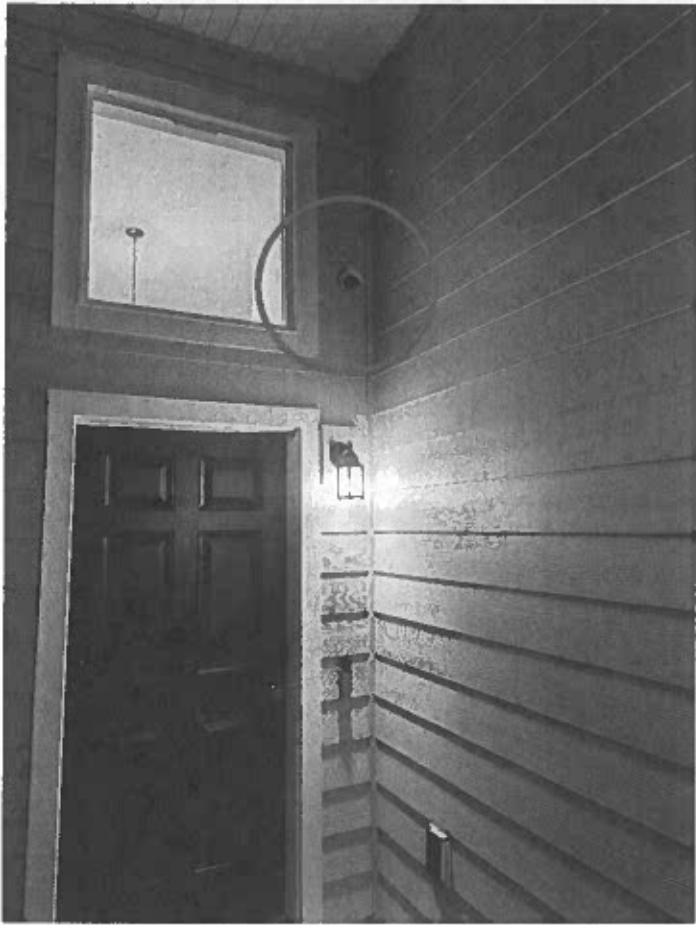
The home - 1617 Birch Ct



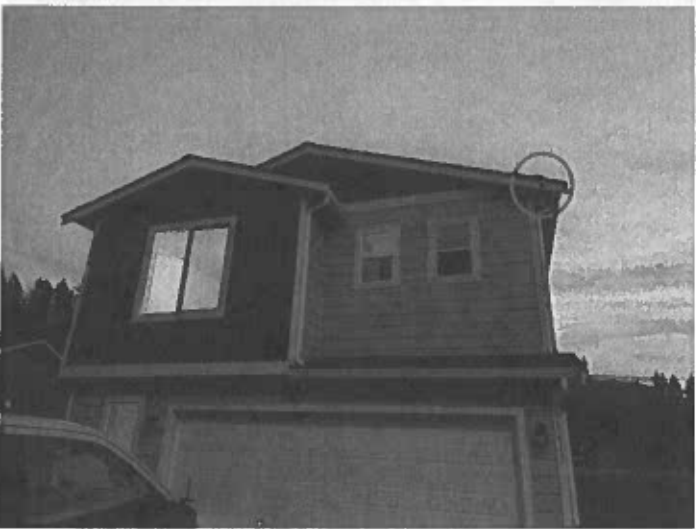
Street Parking: Angle 1



Street Parking: Angle 2



Camera at the front door entrance



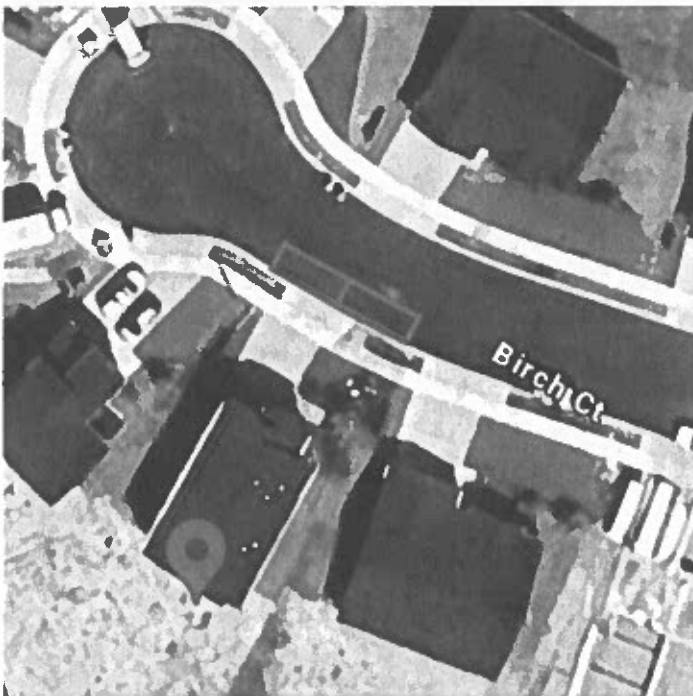
Camera pointing down at the driveway



Noise Monitor installed by the back deck



Intended improvement: fencing the back yard



Street Parking



Property Lines (Approx)



Property Lines (Approx)