

# City of Gold Bar

EST. 1910



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

## NOTICE OF APPLICATION

RE: Land Use – Conditional Use Permit – Short Term Rental - Application No. LS-002-2025  
1509 Alder Ln, Gold Bar WA 98251  
Tax Parcel No. (s): 01236300002500

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

1. Date of Application: December 2, 2025  
  
Date of the Notice of Completeness: December 11, 2025  
  
Date of the Notice of Application: December 11, 2025
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 December 11, 2025 through January 16, 2026, 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 January 21, 2026 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 2024 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.**

- 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](http://www.cityofgoldbar.us)

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## APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT

(FOR OFFICE USE ONLY)

Application No: LS-002-2025

Name of Applicant: SCOTT ANDERSON

Date of Pre-Application Conference: 12-1-2025

Date of Filing: 12-2-2025

Date of Scheduled Hearing: January 21, 2026 6pm

(FOR APPLICANT USE ONLY)

X Signature of Applicant: [Signature]

X Signature of Property Owner: [Signature]

Mailing Address of Applicant: 12618 ROBINHOOD LN SNOHOMISH WA 98290

Mailing Address of Property Owner: 12618 ROBINHOOD LN SNOHOMISH WA 98290

Phone Number of Applicant and/or Contact Person: 206-909-6720

Location of Property: 1509 ALDER LANE, GOLD BAR WA 98251

Tax Parcel Number(s) of Property: 01236300002500

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: \_\_\_\_\_

Present Zoning: RESIDENTIAL

Site Area: 1509 ALDER LANE RESIDENCE + FENCED YARD AREA.

% 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 PROPERTY.

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 ONLY BE USED FOR TYPICAL RESIDENTIAL PURPOSES. THE FOLLOWING ARE NOT ALLOWED ON THIS PROPERTY: LARGE GROUPS, PARTIES OR UNREGISTERED GUESTS. OCCUPANCY WILL NEVER EXCEED WHAT IS ALLOWED BY 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:

WE WANT TO USE ONLY SHORT-TERM GUESTS WHO COME WITH A MINIMUM NUMBER OF CARS (2) AND SIGN CONTRACTS TO OBEY OUR RULES REGARDING NOT SMOKING, NO NOISE DURING QUIET HOURS, & RESPECT FOR NEIGHBORS & OUR QUIET NEIGHBORHOOD. WE WILL QUICKLY REMOVE GUESTS WHO INTENTIONALLY BREAK THESE 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:

GUESTS COME TO APPRECIATE THE BEAUTY OF LOCAL HIKES, VIEWS, BUSINESSES & RECREATION OPPORTUNITIES. OUR HOME IS ALWAYS KEPT AT ITS BEST WITH FULL-TIME CARE BETWEEN OWNERS (2) AND HOUSE-MANAGED JUST BLOCKS AWAY. WE WANT TO BE THE BEST NEIGHBOR WE CAN BE TO ALL IN OUR AREA.

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.

YES. OUR HOME & PROPERTY WILL ALWAYS MAINTAIN  
THE RESIDENTIAL AESTHETIC & WILL BE FULLY WITHIN THE SCOPE  
OF RESIDENTIAL ZONING CODE.  
OUR GUEST NUMBER WILL NEVER EXCEED OCCUPANCY LIMIT PER  
CODE JUST AS OWNER-OC. OR TRADITIONAL RENTERS.

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

# Business License Application for Short Term Rentals

Short Term Rental Address: 1509 ALDER LANE, GOLD BAR, WA 98251

Owner: SCOTT + ALISON ANDERSON

Owners Address: 12618 ROBINHOOD LANE

City SPokane ST WA ZIP 98290

5.20.020 A. 1.

Local Representative: ~~Company~~

Name: SCOTT ANDERSON

Address: 12618 ROBINHOOD LN

City: SPokane WA

24hr Contact Number: 206.909.6720

5.20.020 A. 7.

Insurance Representative: Allstate

Name: KEN FIGHTMASTER

Address: 12720 E. Nora Ave, STE H

City: SPokane Valley

Contact Number: 509.535.5466

## OFFICIAL USE ONLY

DEC 02 2025

Application Received On: \_\_\_\_\_ 298

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

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## CERTIFICATE OF APPLICANT STATUS

I/We, Scott & Alison Anderson, hereby certify that I am/We are the owner(s) of the property legally described as 1509 Alder Lane, Gold Bar 98251

My/Our address is 12618 Robnhood Lane, Snohomish WA 98290

I/We further certify that I/We authorize: Scott Anderson to act as my/our representative and proceed with work on my/our property 1509 Alder Lane 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: Scott Anderson date 12/2/25  
\_\_\_\_\_  
date \_\_\_\_\_

State of Washington

SS.

County of Snohomish

On this day personally appeared before me Scott Anderson

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

Given under my hand and official seal this 2nd day of December, 2025

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

Teresa L Vegin  
Signed







