

City of Gold Bar

EST. 1910

107 – 5th Street, Gold Bar, WA 98251



Project: Short-Term Rental Conditional Use (LS-001-2025)

Applicant: John and Dinah Pillion

Site : 1617 Birch Court, Gold Bar, WA 98251

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EXHIBIT

1

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-001-2025

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 upkeep 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.

EXHIBIT

2

City of Gold Bar

EST. 1910

107 - 5th Street, Gold Bar, WA 98251



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

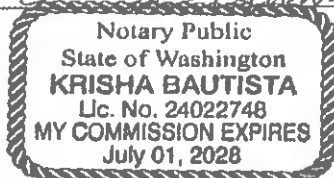
On this day personally appeared before me Krishna Bautista

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 5th day of November, 2025

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

Signed [Signature]



EXHIBIT

3

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 229TH DR SE

City MONROE ST WA ZIP 98272

5.20.020 A. 1.

Local Representative:

Name: DINAH PILLION

Address: 15108 229TH DR SE

Ctiy: 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 45TH ST #102

Ctiy: SEATTLE, WA, 98105

Contact Number: 206-522-5933

OFFICAL USE ONLY

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

APPROVAL DATE: _____

EXHIBIT

4



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)

EXHIBIT

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107 – 5th Street, Gold Bar, WA 98251

NOTICE OF COMPLETE APPLICATION

November 13, 2025

Owner/Applicant
John and Dinah Pillion
15108 229th DR SE
Monroe WA 98272

Type of Application: Land Use- Conditional Use Permit. Application No. LS-001-2025

Location of Site: 1617 Birch Court
Gold Bar, WA 98251
Tax Parcel No.(s) 01236300003700

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 or required.

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

EXHIBIT

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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-001-2025
1617 Birch Court, Gold Bar WA 98251
Tax Parcel No. (s): 01236300003700

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

1. Date of Application: November 10, 2025

Date of the Notice of Completeness: November 13, 2025

Date of the Notice of Application: November 13, 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 November 14, 2025 through December 12, 2025, 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 December 18, 2025 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

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-001-2025)

Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Thursday, December 18, 2025 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 one parcel: 01236300003700. The location is **1617 Birch Court, Gold Bar, WA**. The applicant for the proposed Conditional Use Permit is John and Dinah Pillion 15108 229th DR SE, Monroe WA 98272

The application was determined to be technically complete for processing and public review on November 13, 2025. Completed application material evaluating the proposed project referred to as the Conditional Use Permit - Short-Term Rental (LS-001-2025) 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, December 12, 2025. Written or verbal comments may be presented at the public hearing. City staff will post an exhibit list on December 15, 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: **835 3788 4178**. The Zoom "Meeting Password" for this hearing is: **699893**. To join the hearing by computer, log on to <https://us02web.zoom.us/j/83537884178?pwd=obY-Ws7lbgn9PgMblMS5Ti9Mfr6XL5.1> and follow the prompts. (You may or may not be prompted to enter the Meeting Password.) To join the hearing by telephone, call the following number: +1 253 205 0468. 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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Anthony Jr and Taeya Hackworth
1620 Birch Ct,
Gold bar, WA 98251

Margaret-Mary and William Walter
Morgan
1618 Birch Ct,
Gold bar, WA 98251

Jeffrey and Danielle Paliga
1616 Birch Ct,
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
1614 Birch Ct, Unit A
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
1614 Birch Ct, Unit B
Gold bar, WA 98251

Matthew Rhodes
1612 Birch Ct,
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
13805 Smokey Point BLVD Ste 101
Marysville WA 98272

Benta and Lindamulage Rusiri
1615 Birch Ct,
Gold bar, WA 98251

Benjamin and Kallie Johnson
1619 Birch Ct,
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
1621 Birch Ct, Unit A
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
1621 Birch Ct, Unit B
Gold bar, WA 98251

CORNERSTONE HOMES NW LLC
1525 Alder Ln Unit A
Gold bar, WA 98251

Breeana Montero
1525 Alder Ln Unit B
Gold bar, WA 98251

Jose and Ramos Canchola
1526 Alder Ln
Gold bar, WA 98251

Raju Pulivandlas
1528 Alder Ln
Gold bar, WA 98251

Marcus & Mariah Peterson
40919 May Creek Rd
Gold bar, WA 98251

DEMINTER DENNIS SINCLAIR/CAROL ANN
1523 Alder Ln
Gold bar, WA 98251

OLSON JAIME BRUCE/DONNA ANN
1521 Alder Ln
Gold bar, WA 98251

NOYOLA NICOLE/ROBERTSON CRISTA
1530 Alder Ln
Gold bar, WA 98251

BUTLER KYLE C/MELADI M
1524 Alder Ln
Gold bar, WA 98251

John and Dinah Pillion
15108 229 DR SE
Monroe, WA 98272

CORNERSTONE HOMES NW LLC
13805 Smokey Point BLVD Ste 101
Marysville WA 98272

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Marysville WA 98272

EXHIBIT

9

Pillion Short-Term Rental Public Hearing. Conditional Use Permit – SHORT-TERM RENTAL (LS-001-2025) Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Thursday, December 18, 2025 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 one parcel: 01236300003700. The location is 1617 Birch Court, 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 delivered to City Hall by 5 PM, December 12, 2025. Written or verbal comments may be presented at the public hearing.

EXHIBIT

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Rich Norris

From: lia.toupin@heraldnet.com on behalf of Legals Everett <legals@heraldnet.com>
Sent: Thursday, November 13, 2025 10:23 AM
To: Denise Beaston
Cc: Rich Norris
Subject: Re: Public Hearing Notice Posting

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.

Good Afternoon Denise

Your notice has been received and scheduled for November 18, 25, 2025.

Thanks,
Lia

Everett Herald November Holiday Closures & Changes:

We will not have a print edition on Thursday, November 27, 2025 so there will be no Legal Notices that date.

Our office will be closed the 27th and 28th of November for Thanksgiving and the Early Deadline for Legals to publish on November 28th and 29th will be Wednesday the 26th at Noon.

OVG Early Deadline is Friday November 21 @ Noon.

Herald Legals

The Daily Herald | 2500 Hewitt Ave, Suite 200 | Everett, WA 98201
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



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and advertising in Snohomish County.



On Thu, Nov 13, 2025 at 9:13 AM Denise Beaston <d.beaston@cityofgoldbar.us> wrote:

Good morning,

Please post the below on November 18th and November 25th. Thanks in advance!

Pillion Short-Term Rental Public Hearing. Conditional Use Permit – SHORT-TERM RENTAL (LS-001-2025) Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Thursday, December 18, 2025 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 one parcel: 01236300003700. The location is 1617 Birch Court, 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 delivered to City Hall by 5 PM, December 12, 2025. Written or verbal comments may be presented at the public hearing.

Denise Beaton,

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

Subject: Opposition to Short-Term Rental in New Subdivision for 1617 Birch Court

Dear Mayor, and Council Members;

We are writing to respectfully oppose the proposed short-term rental in our new subdivision. When residents purchased homes here, we did so with the clear expectation that this neighborhood would be a stable, long-term residential community. Allowing a short-term rental would undermine that expectation and compromise the very purpose of the subdivision's design.

Our neighborhood is a cul-de-sac where families are just beginning to settle in and build connections. Children ride bikes, play ball, and enjoy the safety of a low-traffic street. Introducing a short-term rental would bring unfamiliar visitors and increased vehicle traffic into an area designed for quiet residential living, creating unnecessary risks for our youngest residents.

In addition, the owners of the property in question live 12 miles away. Under perfect conditions, it takes 25 minutes to reach our subdivision — and we are all aware of the traffic congestion along Highway 2. This distance makes it unrealistic for them to adequately monitor or manage the impacts of a short-term rental, leaving neighbors and the Sherriff Department to bear the burden of enforcement and disruption.

The size of the house could accommodate a dozen or more guests, with arrivals and departures at all hours. Many residents of Birch Court rise early for work and value the peace of evenings. Late-night arrivals or large gatherings would disrupt the quiet character of our neighborhood.

Short-term rentals bring frequent turnover of guests who have no lasting investment in the community. In a newly established subdivision, this creates particular challenges:

- Disruption of the neighborhood's early efforts to build trust and cohesion among residents
- Increased traffic, parking congestion, and noise in an area not yet fully established
- Safety concerns from unfamiliar visitors in a community where families are just settling in
- Guests will not be allow to smoke on the property – pushing them out to the sidewalks and streets
- Potential negative impact on property values and the attractiveness of the subdivision for future buyers

The City's existing rules on short-term rentals were designed to protect neighborhoods from these impacts. Applying those protections here is especially critical, as the subdivision is still forming its identity and sense of community. Approving a short-term rental at this stage would set a precedent that erodes both resident confidence and the long-term vision for the area.

We urge the Council to deny this request and uphold the intent of the subdivision as a place for permanent residents to build their lives. Thank you for your leadership and for safeguarding the stability and character of our neighborhoods.

Bill & Margaret - Mary Morgan
1618 Birch Ct

PETITION

Opposition to short term Rental @ 1617 Birch Ct

As members of Birch Court and the Fall View subdivision, we stand united in our opposition to short-term rentals within our subdivision. Such rentals disrupt residential character of our neighborhoods, compromise safety and privacy, and undermine the sense of stability that long-term residents value. Our subdivision consists of mostly young new families just starting out and many veterans. Our goal is to preserve the integrity, peace, and cohesion of our subdivisions for families and homeowners who have invested in making this subdivision their permanent home.

Matthew Rhodes

1612 Birch Ct Gold Bar 98251

~~Matthew Rhodes~~

Tanya & Anthony Hackworth

1620 Birch Ct Gold Bar 98251

Tanya Hackworth
~~Cathy Hackworth~~

Lesly and Joseph

1611 Birch Ct

Daryl Ann
Joseph

A Nelita R.

Birch Residents.

B.R. ~~Wright~~

Margaret Mary Morgan

1618 Birch Ct

Margaret Mary Morgan

William Morgan

1618 Birch Ct

William Morgan

JEFF AND DANIELLE PALKA

1616 BIRCH COURT

Jeffrey & Shari

Danielle Palaka

Joan Hunter

Birch Residents

Any

Jeff & Danielle Paliga
1616 Birch Court
Gold Bar Wa 98251

To: Mayor/Planning Department

Subject: Objection to Proposed Short-Term Airbnb at 1617 Birch Court

Dear Planning Officer/Council

We are writing to formally object to the proposed short-term Airbnb rental at the above address within our cul-de-sac. While we appreciate the demand for visitor accommodation in our neighborhood, our street is a quiet, family-oriented residential area, and introducing short-term lodging will affect the safety, amenity, and character of our quiet neighborhood.

1. Parking and Traffic Concerns

Our cul-de-sac already experiences increased traffic due to visitors travelling to Wallace Falls and regular events at the nearby event venue. These existing pressures have made parking more limited and increased vehicle movements at all times of day. Adding a short-term Airbnb—likely to bring frequent guest turnover and multiple vehicles—would add to the congestion, heighten safety risks, and further reduce the usability of the cul-de-sac for residents, particularly children who play outdoors.

2. Safety and Security Implications

A constant rotation of unfamiliar visitors undermines the sense of security long-standing residents rely on. Unlike permanent neighbors, short-term guests have no ongoing accountability to the community, making it more difficult to maintain a stable, clean and safe neighborhood environment. Studies have proven that 53% of people who live in a neighborhood with a short term rental, feel unsafe, and less likely to allow their children to play freely in their neighborhood. Which personally, is why we chose this specific cul-de-sac and neighborhood. To feel safe and comfortable to allow our kids to be kids and play outside their home without worries.

3. Noise and Disruption

Short-term stays are often associated with irregular hours, late-night arrivals, and social gatherings. In the enclosed shape of a cul-de-sac, sound carries easily, and even minor disturbances can significantly impact surrounding households. Any added noise or activity from short-term visitors would intensify the disruption that residents already experience due to nearby tourist traffic.

4. Loss of Community Cohesion

Our cul-de-sac functions well because of consistent, long-term occupancy. Residents know each other, look out for children, and share responsibility for maintaining a respectful clean, and supportive atmosphere. Introducing a commercial short-term rental weakens these community ties by replacing neighbours with transient guests who have no investment in the area.

5. Incompatibility with Residential Use

A short-term rental effectively introduces a commercial accommodation business into a street that is clearly intended for permanent residential living. Allowing this application could set an unwelcome precedent for further similar conversions, gradually altering the neighbourhood's residential character. For these reasons, I respectfully request that the council decline this application. Protecting the safety, stability, and amenity of our cul-de-sac—already impacted by surrounding attractions—should be a priority for the long-term wellbeing of our community.

Thank you for your time and consideration.

Yours sincerely,

Jeff & Danielle Paliga

EXHIBIT

12

WELCOME

FALLS GATEWAY, GOLD BAR



Enjoy your stay!

1617 Birch Court, Gold Bar, WA, 98251

Hello We are John and Dinah





Thank you so much for choosing our home for your visit! We are a family who loves to travel and seek out new adventures. We've explored all across the United States, but the Pacific Northwest continues to hold our hearts as one of the most beautiful places in the country.

We love ocean fishing, hiking, and getting outdoors with our three boys. Gold Bar is close to home for us, and over the years we've truly fallen in love with its natural beauty—from the stunning mountain views to the incredible waterfalls and unforgettable hikes. Finding a vacation home right at the foot of Wallace Falls felt like a dream, and we're excited to share it so others can experience the magic of this area just as we have.

If you need suggestions on local eats, nearby hikes, hidden gems, or things to explore, we're always happy to help. We hope you enjoy your stay and fall in love with Gold Bar just as much as we have!

 **Host Contact:** 360-453-7527

 info@fallsgateway.com

 @fallsgateway

Enjoy your stay!



CHECK IN

CHECK-IN AFTER 2 PM

The front door code will be sent to you prior to check-in. Please park in the driveway upon arrival.

This welcome booklet includes everything you need for a comfortable and enjoyable stay.

We kindly ask that you take a moment to review the house and neighborhood rules.

If you have any questions at any time, feel free to reach out to John and Dinah at 360-453-7527



CHECK OUT

CHECK-OUT BEFORE 11 AM

Before You Leave Please take a moment to complete the following:

Tidy Up

- Load any used dishes into the dishwasher.
- Take out the trash and place it in the designated bins outside.

Secure the Property

- Turn off all lights and appliances.
- Lock all doors and windows, including the front door.

Late Checkout

Late checkout may be available upon request if we do not have a same-day booking. Please reach out to confirm.



Safe travels, and we hope to host you again soon!

WIFI

500 Mbps internet connection
available in every room



WIFI NAME

Fallsgateway

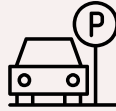


WIFI PASSWORD

Password123



House GUIDE



PARKING

Two vehicles maximum. All vehicles must be parked the driveway. Street parking is for permitted residents only. Unpermitted vehicles parked on the street may be towed.



TEMPERATURE

There are thermostats in each room allowing you to control the heaters for your comfort.



WASHER & DRYER

The washing machine and dryer are located in the upstairs hallway. Feel free to do laundry during your stay. To help keep everything running smoothly, please avoid overloading the washer and clean the lint trap in the dryer after each use.



TRASH & RECYCLING

To help us keep the space clean, please use the provided recycling bins and dispose of trash properly in the designated bins.



THE KITCHEN



Please enjoy our kitchen, which is fully stocked with dishes, utensils, and cookware to make preparing your meals easy and enjoyable. Make yourself at home!

Kitchen Guidelines

- **Protect the countertops:** Please do not place hot items directly on the quartz countertops, as this may cause damage. Hot pads are provided for your use.
- **Coffee & tea maker:** Instructions for the complimentary coffee and tea setup are located beside the appliances.
- **Dishwasher:** Instructions are posted on the side of the cabinet under the sink. Please use the dishwashing detergent provided.
- **Stovetop care:** Kindly wipe up any spills on the stovetop after cooking.

Thank you for helping us keep the kitchen in great condition!

Please enjoy
COFFEE AND TEA ON THE HOUSE!
LS 001-2025 Exhibits. Page 60



other AREAS

GAME ROOM

Fun for the whole family! Enjoy ping pong, foosball, and a variety of board games during your stay.

Please return all game pieces to their boxes when you're finished so everything stays complete and ready for the next guests. Have a great time!

MASTER BEDROOM

The master bedroom features a comfortable king-size bed, complete with blackout curtains to ensure privacy and restful sleep. You'll also find a large-screen TV—perfect for unwinding away from the rest of the group—and a small work desk for meetings or work on the go.

LIVING ROOM & DINING ROOM

Our living room offers plenty of comfortable seating with a large sectional sofa—perfect for relaxing together. Enjoy family movie nights on the big-screen TV





HOUSE RULES



Occupancy

- Sleeps 8. Maximum occupancy is 10 and is strictly enforced at all times.
- Any guests above 8 must be approved prior to check-in.
- No unauthorized guests are allowed on the property.

Noise & Community Respect

- Quiet hours: 10:00 PM – 9:00 AM.
- Please avoid loud music, shouting, slamming doors, or any disruptive noise, especially during quiet hours.
- Be respectful of neighbors and keep noise to a minimum at all times.

Parties & Visitors

- No parties or events of any kind.
- No trespassing on neighboring properties. Our fully fenced backyard is available for your enjoyment.

Smoking & Pets

- No smoking
- No pets allowed

House Care

- Turn off AC, heating, and lights when leaving the house.
- Please do not rearrange the furniture.
- Respect check-in and check-out times.
- Take out the trash before you leave.

Violation of these rules may result in any combination of consequences including: removal from the premises, loss of damage deposit, or charged penalties or fines by the city



EMERGENCY INFO



Host Contact: 360-453-7527



info@fallsgateway.com



@fallsgateway



MEDICAL EMERGENCY: DIAL 911

Nearest Hospital: EvergreenHealth Monroe

Address: 14701 179th Ave SE, Monroe, WA 98272

Phone: (360) 794-7497



FIRE DEPARTMENT

Sky Valley Fire - Station 53

Phone: (360) 793-1335

Address: 501 Lewis Ave, Gold Bar, WA 98251



POLICE STATION

Snohomish County Sheriff

Phone: (360) 793-8986

Address: 107 5th St, Gold Bar, WA 98251



ROADSIDE ASSISTANCE

K&R Towing

Phone: 360-863-2599

Address: 122 S Sultan Basin Rd, Sultan, WA

FIRST AID KIT

Located in the laundry room
in the upstairs hallway.

Washington State Department
of Health: 1-877-539-4344





GETTING AROUND



NEAREST CAR RENTAL

Enterprise Rent-A-Car
17368 W Main St, Monroe, WA 98272
Phone: 360-794-9927
<https://www.enterprise.com/>



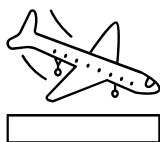
CITY BUS & SUBWAY

The closest bus stop is 1st St & Hwy 2.
View the live schedule at
www.communitytransit.org/stop/570/schedule
Community Transit's Route 270/271,
runs between Gold Bar, Sultan,
Monroe, Snohomish, and Everett.
Gold Bar Park & Ride is also available



TAXI & UBER

Reserve at <https://www.uber.com/>



AIRPORT SHUTTLE

Book Online: shuttleexpress.com
Shuttle Express provides private
vehicle transportation from Everett to
Seatac.
Book Online: seatacshuttle.com
Seatac Airport Shuttle provides direct
transportation from Everett (Paine
Field) to Seatac Airport.



Things TO DO

WHITEWATER RAFTING ON SKYKOMISH RIVER



If you're looking for a rush of adventure near Gold Bar, the Skykomish River offers one of the best whitewater rafting experiences in Washington! The Skykomish is known for Class III-V rapids, meaning you'll find anything from exciting, splashing waves to intense, heart-pounding river sections. One of the most famous rapids is Boulder Drop. Book online through **Alpine Adventures** (<https://alpineadventures.com>). Meeting location in Gold Bar (4 min drive). Season: March - July.



STEVENS PASS SKI RESORT

Stevens Pass is one of the most convenient and rewarding ski / snow-adventure destinations. For those not skiing or boarding, there's also cross-country skiing and snowshoeing available via the resort's Nordic Center. Season: December - April. (45 min drive). <https://www.stevenspass.com/>



PLACES TO SEE Things to do....



REITER FOOTHILLS

The area is well known among off-road and ORV (off-road vehicle) enthusiasts. There are dedicated 4×4 trails, ATV trails, and single-track motorcycle/dirt-bike trails. Beyond the motorized area, Reiter Foothills offers non-motorized recreation: hiking, mountain-biking, trail-running, and horseback riding on several forested trails



WALLACE RIVER SALMON HATCHERY

For guests staying in Gold Bar or nearby, the hatchery offers a quick, low-effort outing — a good half-day trip for families, anglers, or anyone curious about local natural resources.



HORSEBACK RIDING

Skyland Ranch is a working horse ranch in Gold Bar that offers guided and unguided horseback trail rides, riding lessons, and moonlight rides.



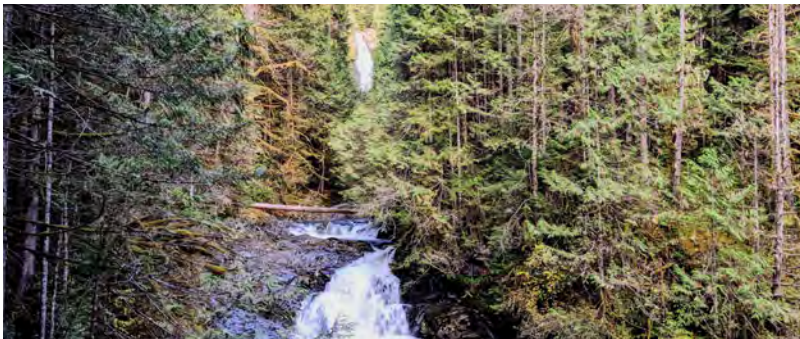
<https://skylandranch.net/>



MUST VISIT

WALLACE FALLS STATE PARK

Wallace Falls State Park is one of the crown jewels of the Pacific Northwest—a lush, forested paradise tucked into the western foothills of the Cascade Mountains near Gold Bar, Washington. It's especially beloved for its dramatic waterfalls, moss-covered forests, and family-friendly trail system. We've enjoyed this hike many times with our three young boys, and the trail to Lower Falls is especially great for families with children. For more experienced hikers, continuing on to the Middle Falls and all the way up to the Upper Falls offers stunning views and a rewarding challenge.



LAKE SERENE TRAIL

Lake Serene is one of Washington's most breathtaking alpine destinations—a crystal-clear lake tucked high beneath the dramatic cliffs of Mount Index, offering sweeping mountain views, turquoise water, and an unforgettable hiking experience and one of our favorite local hikes.





PLACES TO EAT



MAGGY'S FAMILY RESTAURANT

Delicious Mexican food with top ratings.



429 Croft Ave, Gold Bar, WA
98251



GOLD BAR THAI CUISINE

Family owned and good quality cuisine .



101 9th St, Gold Bar, WA
98251



RICO'S PIZZA

Dine in or take out local Pizza!



12345 Anywhere Street,
Any City, State 12345



MOUNTAIN VIEW DINER

Classic Diner with great mountain views



1306 Croft Ave, Gold Bar, WA
98251



PLACES *to drink*

PIE DIVE BAR

201 Croft Avenue, Gold Bar, WA 98251

If you're looking for a cozy, delicious place to eat nearby, Pie Dive Bar in Gold Bar is a gem. Beyond the pies, the atmosphere is warm and welcoming — a relaxed “dive-bar-meets-pie-shop” vibe that locals and travelers alike love



GOOD BREWING

410 Main St Sultan, WA 98294

A relaxed, friendly place to grab a beer and a bite after a hike or road-trip. They brew their own small-batch, craft beers on site — ales and lagers made with locally sourced ingredients. The menu is welcoming and casual, with burgers, pizza, and other comfort food — ideal for families, couples, or groups.

THE WOODSHED ESPRESSO

913 Croft Ave, Gold Bar, WA 98251

Quaint little spot with rustic vibes and a lot of food options such as freshly brewed espresso drinks, coffee, ice cream, milkshakes, and light bites — perfect for a quick treat or relaxed hangout.



BEFORE YOU GO

While we have the cleaning covered, please follow these few basic steps to tidy up before leaving

- ✓ Empty the fridge and take out the trash.
- ✓ Run the dishwasher before you go.
- ✓ Let me know if any damage occurred.
- ✓ Return keys to original place.
- ✓ Close all doors and turn off all lights.
- ✓ Message host when you check out.
- ✓ Safe travel and come back soon!



FAQ

Can I have an early check-in?

Please contact us through the booking portal to request an early check-in. We will do our best to accommodate you; however, if there is another same day booking we may not be able to grant your request.

Is there Wi-Fi in every room?

Highspeed Wifi 6 internet is available from every room. Additionally, there is a small work station in the Master bedroom and secondary bedroom for those working remotely.

Where is the closest grocery store?

Gold Bar Family Grocer has all your food and essentials needs.
Located at: 1111 Croft Ave, Gold Bar, WA 98251.
Hours: 7 days a week 8am -9pm

What essentials are provided?

Toiletries, linens, and towels are provided as well as basic kitchen spices.



GUEST REVIEWS



If you enjoyed your stay with us, please let us know by leaving a review on Airbnb! Thank you!



THANK YOU!

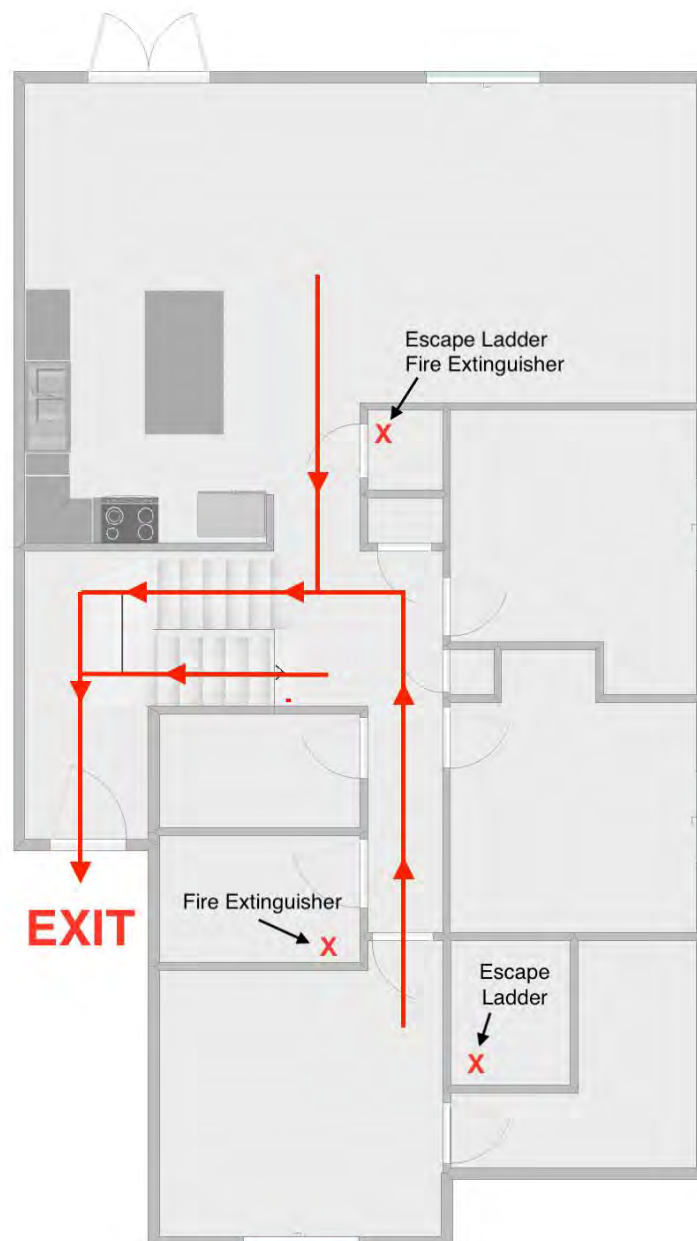
PLEASE ENJOY YOUR STAY
AT THE FALLS GATEWAY

EVACUATION ROUTES

In Case of Emergency Please Dial 911

One fire extinguisher is mounted in kitchen pantry, and a second one in the laundry room.

There is a fire ladder in the kitchen pantry and another one in the master bedroom closet.



PARKING MAP

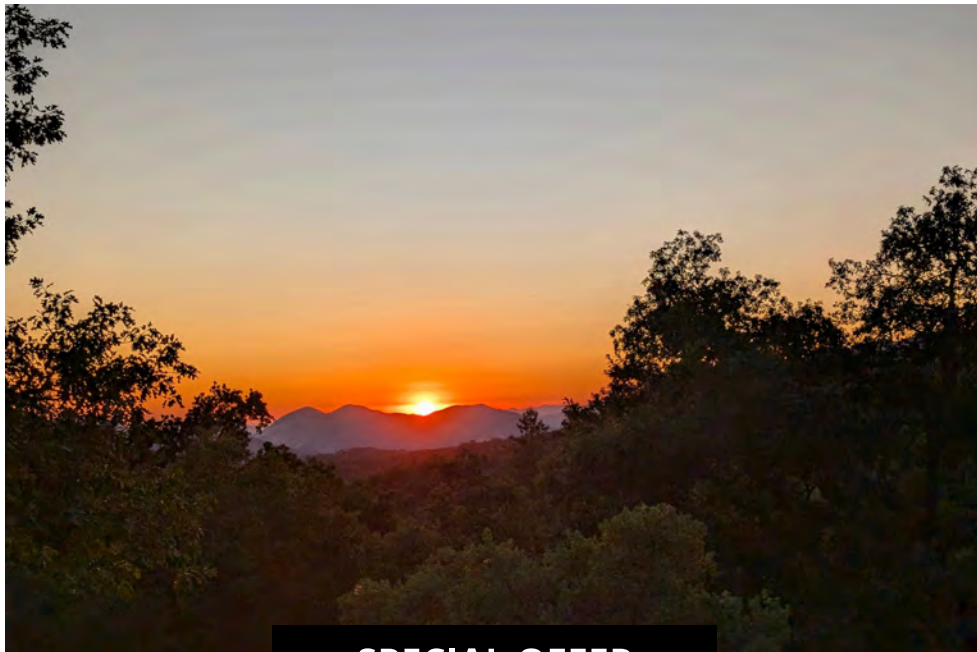
Two vehicles maximum. All vehicles must be parked the driveway. Street parking is for permitted residents only. Unpermitted vehicles parked on the street may be towed.





SPECIAL OFFER

Thank you for staying
with us. Looking forward
to welcoming you back!



SPECIAL OFFER

GOLD BAR LOCAL DISCOUNT

15% discount for local
residents

LONG STAY DISCOUNT

20% discount for
stays of 8 nights or
more!

REPEAT GUESTS

15% discount on
your next booking
as a returning guest

EXHIBIT

13

Short Term Rental Check List

Date: 12-9-2025
Site: 1617 BIRCH CT
Owner: J. + D. PILLION

5.20.020 A. 1. Local Representative

DINAH PILLION 15108 229th DR SE MONROE 98272

5.20.020 A. 2. Occupancy

R.3 10 or Fewer

5.20.020 A. 4. Parking

Residential off STREET 2 IN DRIVEWAY, 2 IN GARAGE

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

ALLSTATE, 3430 NE 45th ST #102 Seattle WA 98105

5.20.020 A. 8. Inspection

12-9-2025

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



YES



NO

PROPERTY OWNER TO BE NOTIFIED UPON APPROVAL.

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



YES



NO

* OWN ADDED DECIBEL METER TO ALERT OWNS + GUEST OF NOISE.

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



YES



NO

Official Use Only

Above list completed on: 12-9-2025

Signature: [Signature]

Printed Name: RICH NORRIS

Title: PUBLIC WORKS DR.

EXHIBIT

14

CITY OF GOLD BAR

Conditional Use Request LS-001-2025

**1617 Birch Court
Gold Bar, WA**

Staff Report and Recommendation: December 11, 2025

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	John and Dinah Pillion 15108 229 th DR. SE Monroe, WA 98272
2. Location	1617 Birch Court 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 is not 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: November 5, 2025

Conditional Use Permit Request: November 10, 2025

Notice of Complete Application: November 13, 2025

SEPA Checklist submitted: None

Notice of Application: November 13, 2025

SEPA determination of non- significance: None

Notice of Open Public Hearing: November 17, 2025

Property posted on: November 17, 2025

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 does not have any 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

The building has an unfinished lower level. Applicant has an approved permit to finish the lower level. No visible construction will take place on the exterior. Permit is NOT part of the short-term rental.

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 December 12, 2025.

**Comment letter from Bill and Margaret May Morgan – Received December 2, 2025
Comment letter from Jeff & Danielle Paliga – Received December 8, 2025**

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 xx) 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, 14 or fewer occupants. Owners have posted a maximum occupancy of x.

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. Two exterior and two in garage.

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 12/09/2025 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

The city will verify the applicant has the required solid waste collection containers on-site if the conditional use permit is approved.

17.16.035 (5), Local Property Representative.

Owner is the local representative and they are located 12.5 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

Having met all the requirements of Gold Bar Municipal Code, city staff has no basis for denial of the conditional use permit for short-term rental. City staff will confirm items listed in this report prior to issuing Short-term Rental License.

