

City of Gold Bar

EST. 1910

107 – 5th Street, Gold Bar, WA 98251



Project: Short-Term Rental Conditional Use (LS-002-2025)

Applicant: Scott Anderson

Site : 1509 Alder Lane, Gold Bar, WA 98251

Exhibits

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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-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 RENTALS.

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

EXHIBIT

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City of Gold Bar

EST. 1910

107 - 5th Street, Gold Bar, WA 98251



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, WA 98251

My/Our address is 12618 Robinhood 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: [Signature] 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



EXHIBIT

3

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: _____

296

APPROVAL DATE: _____

EXHIBIT

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EXHIBIT

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107 – 5th Street, Gold Bar, WA 98251

NOTICE OF COMPLETE APPLICATION

December 11, 2025

Owner/Applicant
Scott & Alison Anderson
12618 Robinhood Lane
Snohomish WA 98290

Type of Application: Land Use- Conditional Use Permit. Application No. LS-002-2025

Location of Site: 1509 Alder Ln
Gold Bar, WA 98251
Tax Parcel No.(s) 01236300002500

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-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

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-002-2025)

Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on January 21, 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: 01236300002500. The location is **1509 Alder Lane, Gold Bar, WA**. The applicant for the proposed Conditional Use Permit is Scott and Alison Anderson, 12618 Robinhood Lane, Snohomish, WA 98290

The application was determined to be technically complete for processing and public review on December 11, 2025. Completed application material evaluating the proposed project referred to as the Conditional Use Permit - Short-Term Rental (LS-002-2025) 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, January 16, 2026. Written or verbal comments may be presented at the public hearing. City staff will post an exhibit list on January 14, 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: **854 7687 8881**. The Zoom “Meeting Password” for this hearing is: **331673**. To join the hearing by computer, log on to <https://us02web.zoom.us/j/85476878881?pwd=UbxffX-72AlYhID30jwpulevwtIS0sd.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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Raju Pulivandlas 1528 Alder Lane Gold Bar 98251	Jose Canchola & Juanita Ramos 1526 Alder Lane Gold Bar 98251	Kyle Butler & M Meladi 1524 Alder Lane Gold Bar 98251
Shon Switzer & Ashley 1522 Alder Lane Gold Bar 98251	Jessica Evans & Philip Hayden 5609 101st St SW Mukilteo 98275	Paul Rich Jr & Ranee Hailey 1518 Alder Lane Gold Bar 98251
Michael & Michael Harmon 1514 Alder Lane Gold Bar 98251	Tanner Gibson & Camille Thiessen PO Box 1154 Sultan 98294	Joshua Stomberg & Tawnya 1510 Alder Ln Gold Bar 98251
Veronica Calayan 1508 Alder Lane Gold Bar 98251	Lease Kevin Michael 1506 Alder Lane Gold Bar 98251	Jakob Lunde & V Stephanie 1504 Alder Lane Gold Bar 98251
Tara Cox 1502 Alder Lane Gold Bar 98251	Thomas Fischer & Lee Rhonda 1430 Alder Lane Gold Bar 98251	Tor Kristiansen & Grace Adami-Heiner 1425 Alder Lane Gold Bar 98251
Nolan & MacKenzie Nicholas 1429 Alder Ln Gold Bar 98251	Christopher Willette & Samantha 1501 Alder Lane Gold Bar 98251	Taylor & Amanda McGlocklin 1519 Alder Ln Gold Bar 98251
Jaime & Donna Olson 1521 Alder Ln Gold Bar 98251	Dennis Deminter & Ann Carol 1523 Alder Lane Gold Bar 98251	Matthew Rhodes 1612 Birch Court Gold Bar 98251
Lesly Arce & Joseph Castro 1611 Birch Ct Gold Bar 98251	Benjamin Johnson & Kallie 1619 Birch Court Gold Bar 98251	City Of Gold Bar 107 5th St Gold Bar 98251
Cornerstone Homes NW LLC 13805 Smokey Point Blvd Ste 101 Marysville 98271	Khuu Chung & Hung Khuu 21432 Royal Anne Drive Bothell 98021	Vikrant Singh & Gurjeet Kaur 1516 Alder Ln #b Gold Bar 98251
Grace Watson & Jacob Gabel 24201 2nd Pl W Bothell 98021	Shawna Wood 1505 Alder Lane Gold Bar 98251	Cornerstone Homes NW LLC 13805 Smokey Point Blvd Ste 101 Marysville 98271

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13805 Smokey Point Blvd Ste 101
Marysville 98271

Cornerstone Homes NW LLC
13805 Smokey Point Blvd Ste 101
Marysville 98271

Breeana Montero
1525 Alder Ln #b
Gold Bar 98251

Cornerstone Homes NW LLC
13805 Smokey Point Blvd Ste 101
Marysville 98271

Kenneth & Emily Ellson
40631 May Creek Rd
Gold Bar 98251

Scott & Alison Anderson
12618 Robinhood Lane
Snohomish 98290

EXHIBIT

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Anderson Short-Term Rental Public Hearing. Conditional Use Permit – SHORT-TERM RENTAL (LS-002-2025) Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Wednesday January 21, 2026 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: 01236300002500. The location is 1509 Alder Lane, 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, January 16, 2026. Written or verbal comments may be presented at the public hearing.

EXHIBIT

10

Rich Norris

From: lia.toupin@heraldnet.com on behalf of Legals Everett <legals@heraldnet.com>
Sent: Monday, December 22, 2025 8:31 AM
To: Denise Beaston
Cc: Rich Norris
Subject: Re: Public Hearing 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.

Your notice has been received and scheduled for December 23, 30, 2025.

Thanks,
Lia

Everett Herald December Holiday Closures & Deadlines:

We will not have a print edition on Thursday, December 25th or Thursday, January 1st. There will be no Legal Notices that date.

Our office will be closed the 26th of December and 2nd of January the Early Deadline for Legals to publish on December 26th and 27th will be Tuesday, December 23 at 3pm. For January 2nd Deadline is December 30th at 3pm.

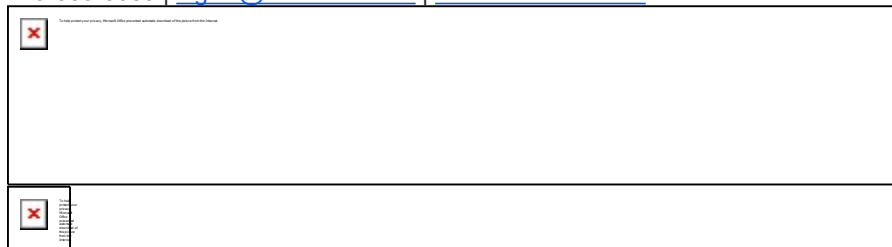
Okanogan Valley Gazette-Tribune:

December 24 - Early Deadline of Friday, December 19 at Noon

January 1 - Early Deadline of Wednesday, December 24 at Noon

Herald Legals

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



On Sun, Dec 21, 2025 at 5:37 PM Denise Beaston <d.beaston@cityofgoldbar.us> wrote:

Good evening,

I'm hoping we can get the below Public Hearing Notice posted on December 23rd and December 30th. Apologies for the short notice and thank you in advance!

Anderson Short-Term Rental Public Hearing. Conditional Use Permit – SHORT-TERM RENTAL (LS-002-2025)
Notice is hereby given that the Gold Bar Hearing Examiner will hold a Public Hearing on Wednesday January 21, 2026 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: 01236300002500. The location is 1509 Alder Lane, 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, January 16, 2026. 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 comments received as of 1/13/2026. Exhibit will be updated at end of comment period.

EXHIBIT

12

WELCOME



THE FALLS

@ Wallace Falls
Gold Bar, WA

Enjoy Your Stay



A WARM WELCOME

We're thrilled to welcome you
as our guest.

We love to make you feel at home,
even when you're away.

We're here to ensure your time at
The Falls is nothing short of amazing.

We look forward to welcoming you.
Have questions? Simply reach out through
your booking text stream anytime.

Enjoy!

SCOTT & ALISON

CHECK IN

4:00pm

CHECK OUT

10:00am

YOUR GUIDE

TO THE FALLS

SCROLL TO LEARN MORE ABOUT:



Directions



Check In & Out



Wifi



About The Falls



Things to Do



Places to Eat
& Cafes

Directions

ROUTE TO THE FALLS

1509 Alder Lane

Gold Bar, WA 98251



FROM Hwy 2 Eastbound

1. Take the last Monroe exit and turn LEFT at light onto Hwy 2.
2. Drive straight on Hwy2 to Gold Bar.
3. Turn LEFT on first street. Turn RIGHT at the end of the road on May Creek Rd.
4. Turn LEFT on Alder Lane. The house will be on your right. (1509)

FROM Hwy 2 Westbound

1. Take Hwy 2 W. to Gold Bar.
2. Turn RIGHT on first street. Turn RIGHT at the end of the road on May Creek Rd.
3. Turn LEFT on Alder Lane. The house will be on your right. (1509)

Arrival Info

4PM

CHECK IN

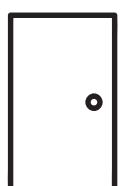
You may arrive *anytime* after 4PM and use your door access code (sent separately) to enter.



PARKING

Free Parking is available to you in the driveway only.

Only those registered to stay in the house are allowed to park a car here. The area is ticketed due to the popularity of Wallace Falls.



TO ENTER & EXIT

Wake the keypad by pressing the ROUND button on bottom.

Enter CODE (in your welcome text)

Touch GREEN checkmark to unlock.

When leaving, wake the keypad again and touch the GREEN checkmark to lock. (Do *NOT* lock inside doorknob)



FREE WIFI

NETWORK

The Falls

PASSWORD

TheFalls1509

Ammenities

ABOUT YOUR HOME



TEMPERATURE SETTING

Keep your home at a comfortable temperature for you and your group. Using the remote under the heat/AC unit, you can choose from Heat, A/C or Fan settings. Each bedroom has its own heater and fans for your comfort. During warm weather, leave bedroom doors open for best A/C distribution.



OUTDOORS

Your backyard patio includes a BBQ with tools and eating area.

The extended patio includes a fire pit for your enjoyment. One bundle of firewood is included with your stay. Lighter is with BBQ tools in kitchen



GAME ROOM

Right off the kitchen is the game room. This room includes board games and puzzles, a shuffleboard table, ping pong and 2 standup arcade machines with 24 different video games. There is also room to sit and watch the festivities!

To Turn on Colored Lights: Use stationary remote to your RIGHT when entering.

To Turn on additional room lighting and/or fan: Use removable remote on your LEFT when entering.

House Rules

FRIENDLY REMINDERS

1

NO SMOKING OR VAPING

Our property is **smoke-free**. Thank you for your consideration.

2

GUESTS/EVENTS/FIREWORKS

Only registered guests (6max) are permitted to be on the property during your rental period. Kindly note, if you are planning to have a guest stop by, we want you to feel comfortable doing so. However, if they plan to park a vehicle, please let us know. We ask that all unregistered guests are off property by 10pm.

NO Events, parties or gatherings are allowed at this location.

NO FIREWORKS allowed in the City of Gold Bar.

3

NOISE

In compliance with Gold Bar City regulations and in consideration of our neighbors and community, there will be **no noise after 10pm or before 7am***.

4

PETS

In consideration of the health needs of our cleaning team, **this is a no animal property**. Thank you for your cooperation.

|

*Section I, Title 5.20: The renter is responsible for complying with this chapter (of The City of Gold Bar, WA Ordinance #757) and the renter may be cited or fined by the city for violating any provisions of this chapter.

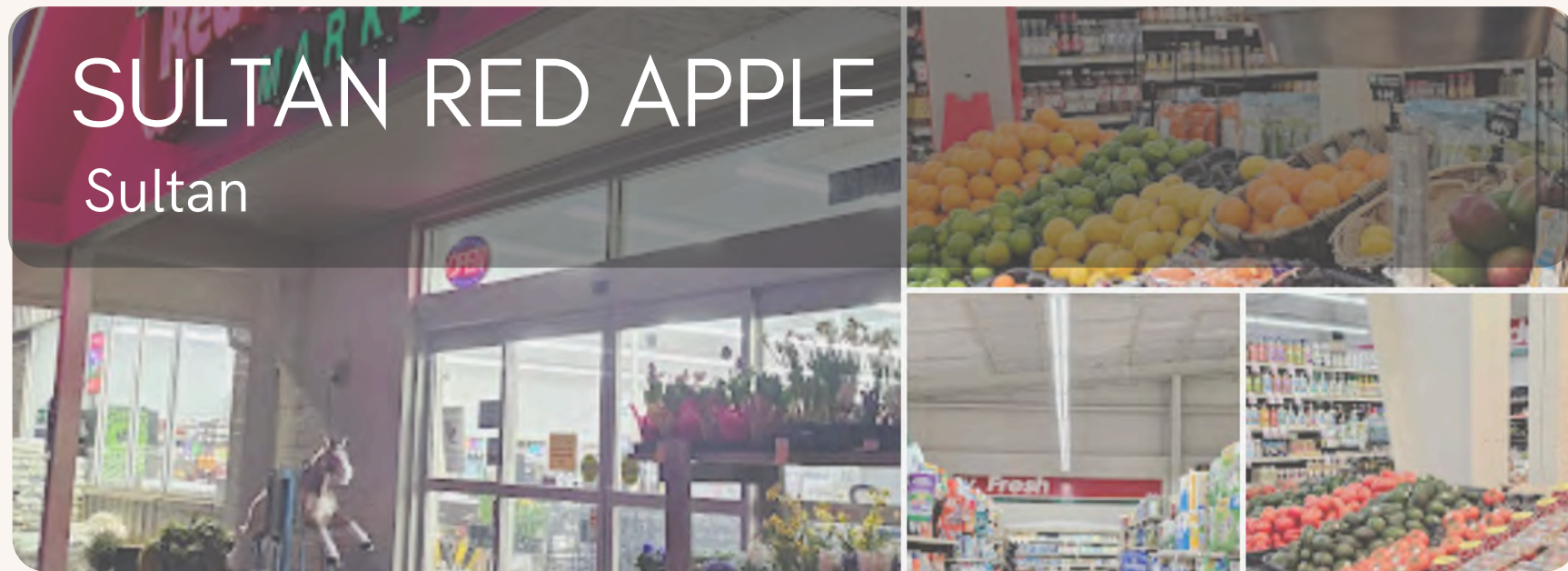
FOOD: GOLD BAR, EAST HWY 2



FOOD: STARTUP & SULTAN, WEST HWY 2



GROCERY



THINGS TO DO



WALLACE FALLS

Woody Trail: The most popular hike to the viewpoints of Lower, Middle and Upper Falls.

Lower Falls: 1.8 mi frm trailhead - several falls & picnic shelter

Middle Falls: 2.1 mi frm trailhead - steepest waterfall in the park. Approx. 2/5h round trip.

Upper Falls: 2.75 miles frm trailhead (1250 ft elev. from parking lot). Approx. 3h round trip.

Old Railroad Grade: 2.5 mi long. At .25 miles frm trailhead, stay to LEFT for a more gradual forest hike. Links to Greg Ball Trail or DNR mainline road.

Greg Ball Trail: 1.9 mi long. Starts at end of Old Railroad Grade and finishes on DNR mainline rd. Trail links to Wallace and Jay Lakes.

Small Falls Trail: 1 mi roundtrip frm trailhead. Starts near start of Woody Trail. Great short hike.

Wallace Lake and Jay Lakes:

WL=4.25 mi frm trailhead via Greg Ball Trail

JL= 5.5 mi one way frm trailhead (1 mi north of WL)

Please Remember:

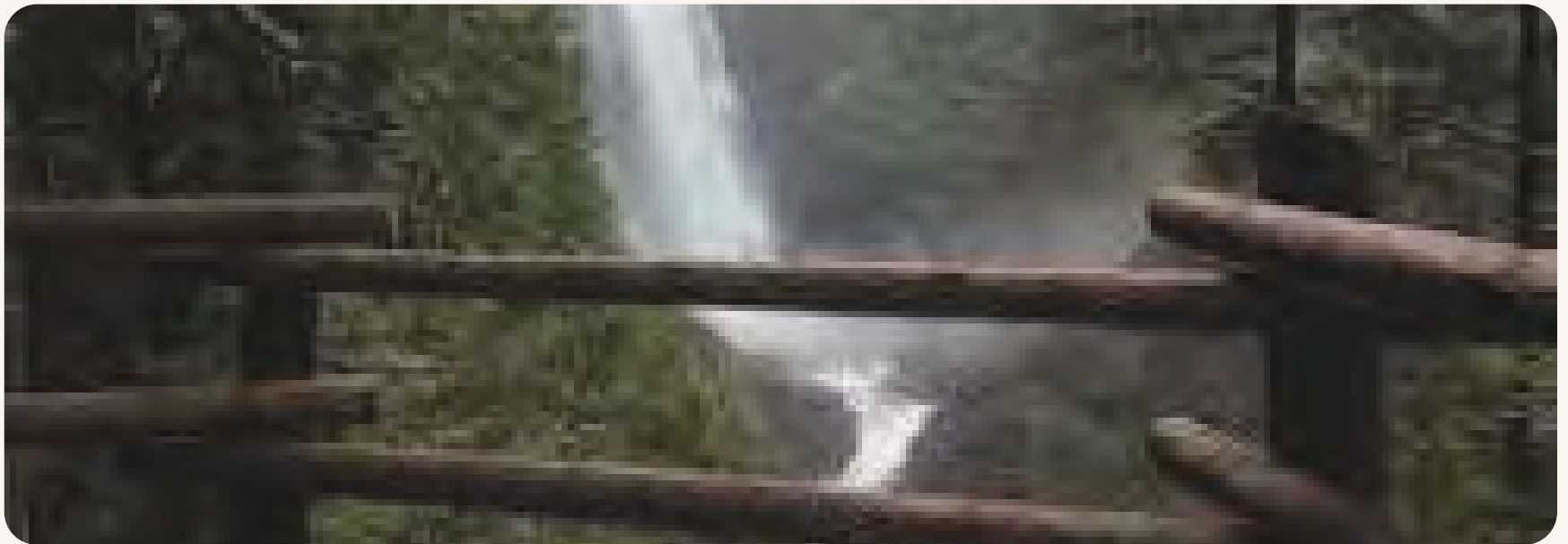
Be aware of sunset times. Bring water and snacks.

Rescue personnel respond to several incidents ea yr i
nvolving lost, late or injured hikers.

Be prepared.

OTHER HIKES, WATERFALLS & ACTIVITIES

NW Forest Passes may be required



LAKE SERENE AND BRIDAL VEIL FALLS

Near the town of Index, approx 7 mi ea on Hwy 2

BARCLAY LAKE

Located near town of Baring, 12 mi ea on Hwy 2.

DECEPTION FALLS

Located near Stevens Pass, approx 25 mi ea on Hwy 2

HEYBROOK LOOKOUT

Trailhead is located off Hwy 2 approx 9 mi ea of Gold Bar

HEYBROOK RIDGE

New trail near Index. Index exit off Hwy 2. Trailhead parking is located 1 mi up the Index Galena Rd, opposite the bridge crossing into town.

FISHING

Both the Skykomish and Wallace Rivers offer Salmon and Steelhead fishing. Licenses can be purchased at Fred Meyer in Monroe or Sky Valley Traders (both off Hwy 2, 25 min W of Gold Bar). Need appropriate vehicle pass.

STATE SALMON HATCHERY

Only 1 mi west of Gold Bar. Chinook and Coho Salmon are spawned, hatched and reared at this facility. Open year round.

WHITE WATER RAFTING

Guided white water rafting trips on the Skykomish River are offered by several local rafting co.s, April to August.

STEVENS PASS SKI AREA

Approx. 40 mi east on Hwy 2.

Late Nov to mid April.

Skiing, snowboarding, sledding and more!

OTHER ACTIVITIES



LEAVENWORTH

Leavenworth is a Bavarian-themed village located on the eastern side of the Cascades over Stevens Pass. It is approx. 1h20min from Gold Bar, east on Hwy 2. It offers restaurants, shops, rec activities and more!

MOVIE THEATHER

The Galaxy Stadium 12 Movie Theater is located in the town of Monroe, approx. 25 min west on Hwy 2.

REPTILE ZOO

The Reptile Zoo is located 1mi east of Monroe on Hwy 2, approx. 20 min from Gold Bar. It has many rare and exotic reptiles and amphibians.

Before You Go

10 AM
CHECK OUT



Place used towels in shower



Place trash in outdoor bin (to your left as you exit slider doors).



Turn off heat in bedrooms



To lock up: Shut door. Wake Keypad. Press the green checkmark to lock the door as you leave.



THANK YOU

for choosing *The Falls*
in Gold Bar, WA



AIRBNB



VRBO



Booking.com

EXHIBIT

13

Short Term Rental Check List

Date: 01/13/2026
Site: 1509 ALDER LANE
Owner: SCOTT ANDERSON

5.20.020 A. 1. Local Representative

OWNER/APPLICANT, SCOTT ANDERSON

5.20.020 A. 2. Occupancy

R-3, THREE BEDROOM

5.20.020 A. 4. Parking

TWO STALL IN DRIVEWAY, ONE IN GARGAGE

5.20.020 A. 5. Outdoor Signage

NONE PRESENT

5.20.020 A. 6. Informational Packet

PROVIDED.

5.20.020 A. 7. Insurance

ALLSTATE, LISTED ON BUSINESS APPLICATION

5.20.020 A. 8. Inspection

1/13/26

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



YES



NO

TO BE MAILED 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

NO OTHER STR WITHIN
250' OF THIS SITE.

Offical Use Only

Above list completed on: 1-13-26

Signature: 

Printed Name: RICH NORRIS

Title: PUBLIC WORKS DIRECTOR

EXHIBIT

14

CITY OF GOLD BAR

Conditional Use Request LS-002-2025

**1509 Alder Lane
Gold Bar, WA**

Staff Report and Recommendation: January 13, 2026

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	Scott Anderson 12618 Robinhood Lane Snohomish, WA 98290
2. Location	1509 Alder Lane 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: December 3, 2025

Conditional Use Permit Request: December 3, 2025

Notice of Complete Application: December 11, 2025

SEPA Checklist submitted: None

Notice of Application: December 11, 2025

SEPA determination of non- significance: None

Notice of Open Public Hearing: December 19, 2025

Property posted on: December 19, 2025

Advertisement in the: Everett Herald,
December 23 & 30 2025

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 by 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 it's 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 construction will is planned or permitted for 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 January 16, 2026.

No comments have been received by the city as of 1/13/2026. The city will update the exhibits if any comments are received after the staff report is issued.

**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 classified as R-3 based on the International Building Code. The unit has three bedrooms. Owners have 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 three (3) off street parking stalls. Two exterior and one in the 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 01/13/2026 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 16.5 miles from the rental unit. This is within the 25 mile GBMC requirement. 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 if conditional use permit is approved.

