

7 July 2023

Vlad Pyatak & Pavel Krykun  
2309 119<sup>th</sup> Street SW, Unit B  
Everett, WA 98204

Re: PA23-008, Krykun's Duplex - *Technical Review 1*  
Location: 10408 Shoultes Road

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Dear Mr. Pyatak,

The Planning Division has reviewed the above referenced application and has the following comments:

1. Consistent with the attached comments from the Washington Department of Fish and Wildlife, update the site plan to show the 125-foot buffer with 15-foot building setback. Show the point from which the buffer is being measured. It is recommended to separate the "Property Site" from the "Site Plan" onto separate pages. Show one with the existing conditions and the other with the proposal.
2. Remove the 20' rear building setback line. The 15-foot buffer setback will be the effective edge of the buildable area.
3. Clearly show on the site plan (Sheet A01.1) and on sheets C3, C4, C6, and C8 the 200 foot shoreline management zone, 125 foot wetland setback, 20 foot steep slope setback (per geotechnical engineer's recommendation) and 15 foot building setback line. Clearly show the infiltration trenches relative to the buffers and setbacks.
4. Any activity that potentially affects critical areas or their established buffers is subject to the [Title 22E Environmental Standards](#). If the infiltration trenches, associated clearing or other land disturbing activity is to occur within the critical areas buffer, the *Critical Areas Study*, prepared by Eastside Environmental Pros, Inc. (July 20, 2022), must be modified address whether this activity has potential adverse effects. If it does have potential adverse effect, mitigation is required in the following priority sequence, and a mitigation plan shall be prepared and submitted pursuant to [MMC 22E.010.140](#).
  - a. Avoiding the impact altogether by not taking a certain action or parts of actions;
  - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
  - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
  - d. Reducing or eliminating the impact over time by preservation and maintenance operations;
  - e. Compensating for the impact by replacing or providing substitute resources or environments;
  - f. Monitoring the impact and taking appropriate corrective measures.
5. The proposed building footprint is 5,185 sq. ft. The total lot area is 41,796. This is 12% of the lot coverage. Correct the "Total Structural Coverage" percentage on the site plan.
6. Provide the total proposed impervious surface as a percentage.
7. Provide a landscape plan pursuant to [MMC 22C.010.400 Duplex performance and design standards](#).
8. Pursuant to [MMC 22C.010.400 Duplex performance and design standards](#), "each duplex structure shall have horizontal or vertical variation within each dwelling unit's front building face *and between the front*

*building faces of all adjacent units/structures to provide visual diversity to the duplex structures and individual identity to duplex units.” Modify the units so that the siding on each unit is unique.*

9. The following table lists applicable impact fees, vesting dates, and due dates. Impact fees are charged per new dwelling unit. Since the duplex is replacing a recently demolished single-family residence, the fees for only one unit are required.

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
<b>Marysville Traffic</b>	\$6,300	Complete Application	Prior to Recording
<b>Parks</b>	\$1,825	At time of BP Submittal	Prior to BP Issuance
<b>Marysville School District</b>	\$0	At time of BP Submittal	Prior to BP Issuance

If you have any questions regarding the above comments, feel free to contact me at (360)-363-8232 or [kbird@marysvillewa.gov](mailto:kbird@marysvillewa.gov).

Sincerely,

*Kathryn Bird*

Kathryn Bird  
Associate Planner

e-Cc: Chris Holland, Planning Manager

## MEMORANDUM

To: Kathryn Bird, Associate Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Krykun Duplex CUP, File# PA23-008  
2-story duplex in the R4.5 zone  
10408 Shoultes Rd & Parcel # 30051600100800

Date: 6/12/2023

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The following comments are offered after review of the above referenced application.

1. **Existing utilities:**
  - a. Sanitary sewer: Sewer is currently located along Shoultes RD and can be found on record drawing S665.
  - b. Water: Water is currently located along Shoultes RD and can be found on record drawing W544.
  - c. Storm: Storm does not currently run along the frontage.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
  - a. Sewer and water currently extend along the frontage but storm would need to be extended.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
  - a. Shoultes Road is classified as a collector arterial and shall be build compliant with SP 3-201-004. The Comprehensive Plan calls for a three lane road with bike lanes, curb, gutter, sidewalk, planter strip and street lighting.
4. **Dedication Requirements:**
  - a. This project will need a 35' half-width.
5. **Access:**
  - a. The duplexes will need to have a shared driveway (one access point) along Shoultes Rd.

- b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
- 6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
  - a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
  - b. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Standard Comments:

- 7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
- 8. Fire flow will need to be completed prior to 1<sup>st</sup> civil plan review and submitted with 1<sup>st</sup> civil plan review.
- 9. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
- 10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
- 12. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
- 13. Engineering construction plan review fees will be due prior to release of approved civil construction plans.  
Engineering construction plan review per MMC 22G.030.020:  
Residential = \$250.00 per lot or unit (for duplex or condominium projects),  
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.  
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
- 14. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.  
Engineering construction inspection fees per MMC 22G.030.020:  
Residential = \$250.00 per lot/unit (for duplex or condominium projects),  
\$2000.00 minimum  
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

15. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first civil construction plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**

a. Review timing:

- i. First review = 5 weeks
- ii. Second review = 3 weeks
- iii. Third review = 3 week
- iv. Subsequent reviews will be 3 weeks.

16. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



**MARYSVILLE**  
**PUBLIC WORKS**

## MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Ryan Carney, Surface Water Inspector

DATE: 6/15/2023

SUBJECT: PA23-008 Krykun Duplex CUP

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
2. UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.
3. If using infiltration, CB#1 must have pretreatment. It should also be kept in ROW, or a separate Tract.

If you have questions regarding these comments, please contact me at 360-363-8140 or [rcarney@marysvillewa.gov](mailto:rcarney@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

### Instructions Page

#### For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

#### Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

**City of Marysville**  
**Community Development**  
80 Columbia Ave  
Marysville, WA 98270

**Stormwater Covenant and Easement**  
**(MMC 14.15.155)**

<b>DOCUMENT TITLE:</b>  <i>Project Name</i> Stormwater Covenant and Easement
<b>Grantor:</b>  <i>Property Owner Name</i>
<b>Grantee:</b>  CITY OF MARYSVILLE, a Municipal Corporation
<b>Legal Description (abbreviated):</b>
<b>Assessor's Parcel(s):</b>
<b>Address:</b>
<b>Reference Number(s):</b>
 City of Marysville Project No:  City of Marysville Building Permit No:
<b>**Note**</b> The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



## **Stormwater Covenant and Easement (MMC 14.15.155)**

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)
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WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin		Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin		

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
  - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
  - (b) implement the terms of the drainage control plan required for development; and
  - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.
- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.
- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.
- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
  - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
  - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
  - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON )

)ss.

COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

\_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute  
the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.



**EXHIBIT B**

**FACILITIES MAINTENANCE PLAN**



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Kathryn Bird,  
FROM: Brad Zahnow, Associate Planner  
DATE: June 5, 2023  
SUBJECT: PA23-008 Krykun Duplex CUP  
10408 Shoultes Rd  
APN: 30051600100800

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### **Residential Utility Capital Improvement Fees**

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

### **Recovery (Latecomer) Fees**

No recovery fees are applicable to this project.

### **Utility Main Fees**

Main fees for an existing water main within Shoultes Rd will be assessed at \$3.44/ft. of frontage.

### **ULID/LID Fees**

No ULID/LID fees are applicable to this project.



## UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006  
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

### RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

\*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.  
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

### COMMERCIAL / INDUSTRIAL

#### **WATER**

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

#### **SEWER**

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Espresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

#### **SURFACE WATER / STORM DRAINAGE**

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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### METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



# *Marysville Fire District*

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500  
Fax (360) 659-1382

To: Pavel Krykun  
From: Don McGhee, Assistant Fire Marshal  
Date: June 6, 2023  
Subject: PA23-008 Duplex 10408 Shoultes Rd

I have completed a review of the plans for this project proposing development of a 1/2-acre site for a duplex. Fire sprinklers will be required for a duplex over 3,600 SF.

Additional comments related to fire code compliance for this project are noted below:

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
3. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable. Check with the city Public Works Dept. for water system information.
5. The minimum required fire flow for hydrants protecting SFR dwellings is 1,500 gpm (with 20-psi minimum residual pressure) for dwellings exceeding 3,600 square feet in size.
6. Maximum hydrant spacing for the proposed use is 600' apart.
7. **Future homes to be constructed may require residential fire sprinkler installation for a number of reasons, including: If a home is three or more stories tall, exceeds 3,600 SF fire area, the distance from a public ROW to the furthest part of a home exceeds 200', deficient access to any part of a home, lack of hydrants, or if the fire flow from hydrants does not meet fire code requirements.**
8. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

***We Care About You!***

## MEMORANDUM

Date: **June 5, 2023**

**PA23-008**

To: **Kathryn Bird, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Krykun Duplex CUP

**Applicant:** Pavel Krykun

**Proposal:** 2-story duplex in the R4.5 zone. Subject property contains steep slopes, a wetland, and wetland and stream buffers.

**Address:** 10408 Shoultes Road

**In response to your request for review of the above project. Please see requirements below;**

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit may be required. A Geotechnical report may need to be submitted to the City for this project. This is to be an in-depth report to address the following:
  - Soil Classification
  - Required Drainage Systems
  - Soil Compaction Requirements
  - Type of Footings, Foundations, and Slabs Allowed
  - Erosion Control Requirements
  - Retaining Walls
  - Fill and Grade
  - Final Grade

**Please provide the below information in regards to this overall project the 2018 International Building requirements;**

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage.

3. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
5. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
6. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
7. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

**We look forward to your project coming to our City!**

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or [msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.

# Memo

**To:** Kathryn Bird

**From:** TIM KING UTILITY CONSTRUCTION LEAD

**Date:** June 14, 2023

**Re:** Krykun Duplex CUP PA23-008

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Public Works Utility Construction has reviewed the submittal and has the following comments.

1. No water detail shown
2. Proposed water meter shown as PUD standards use Marysville Standards

If the applicant has any questions about these comments, I can be contacted at (360) 363-8264 or [timking@marysvillewa.gov](mailto:timking@marysvillewa.gov).



**MARYSVILLE**  
**PUBLIC WORKS**

## MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Kim Bryant, Water Operations Supervisor  
Tim King, Utility Construction Lead II  
Ryan Keefe, Water Operations Lead II

DATE: June 16th, 2023

SUBJECT: Krykun Duplex, PA23-008

Public Works Operations has reviewed the Krykun Duplex submittal and has the following comments:

1. Sheet C8 calls out proposed water meter to Sno Co PUD standards, needs to be per City of Marysville standards;
2. Water details not shown.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov).

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## Kathryn Bird

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**From:** DFW R4Cplanning <R4Cplanning@dfw.wa.gov>  
**Sent:** Wednesday, June 14, 2023 9:41 AM  
**To:** Kathryn Bird  
**Cc:** Lakey, Kirk A (DFW)  
**Subject:** [External!] PA23-008 Krykun Duplex CUP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email Warning! Use caution before clicking links or opening attachments.

Hi Kathryn,

Thank you for the opportunity for WDFW to comment on this project (PA23-008). Our comments below are mostly for clarity:

- All site plans must include clear distances (125 ft from wetland with the additional 15 ft setback) clearly depicted. This was only clear on the Critical Area report's map.
- Are any trees being removed for this project? If so, is there a mitigation plan or a landscaping plan?
- What BMPs is the project intending to follow in relation to construction, ensuring no waste materials enter the wetland adjacent to this project? During construction, pollution control BMPs should be used to filter chemicals and sediment from construction runoff before entering stormwater, wetlands, or other water infiltration areas. Standard erosional controls should be in place which could include silt fences, filter fabric, filter fabric catch basin inserts, interceptor swales and check dams, etc.
- Infiltration techniques for the completed development should be clearly outlined for storm water runoff to avoid contamination with the adjacent wetland.

WDFW is available to provide more information if needed. Thank you for the opportunity to comment, and if you have any questions, feel free to reach out to me!

Best,



**Morgan Krueger** (she/her)  
Habitat Biologist, Habitat Division  
Washington Dept. of Fish and Wildlife  
Region 4, Central District

[Morgan.Krueger@dfw.wa.gov](mailto:Morgan.Krueger@dfw.wa.gov)  
206-707-5434



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: June 22, 2023

SUBJECT: PA 23-008, Krykun Duplex CUP, Review

The following comments are providing following review of the provided materials for the proposed Krykun Duplex CUP located at 10408 Shoultes Rd.

1. Based on the proposed quantity of attached single-family units, a Traffic Impact Analysis (TIA) would not be required.
2. Traffic Impact Fees (TIF) are typically required. The current trip rate for attached single-family residential units is 0.57 weekday PM peak hour trips. Based on the proposed quantity of residential units only 1 PM trip would be generated. With credit for the existing permitted single family home, no City TIF would be required.
3. The follow roadway section frontage improvements are required.
  - a. Shoultes Rd – 2-Lane Arterial with Bike Lanes (EDDS Std. Plan 3-201-007)  
Note that based on the existing pavement location and ROW width that exceeds minimum standards, the western curb should be located to satisfy the required 31' curb-to-curb width while maintaining the existing lane channelization. No ROW dedication should occur. The western back of sidewalk shall be located at the 0.5' minimum from the existing ROW limit/property line.
4. Wired utilities along roadways shall be located underground ([MMC 22G.090.710](#)). Electrical wires shall be located in conduit.
5. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
  - a. Street Lights are required along frontage improvements but currently exist on the east side of Shoultes Rd. No new street lights are required.
  - b. A signing and marking plan shall be required as part of civil construction plans. Any existing street signs shall be temporarily maintained during construction and restored by project completion.