



COMMUNITY DEVELOPMENT DEPARTMENT  
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

12 December 2023

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

Re: PA23-008, Krykun Duplex, *Technical Review 3*

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Dear Mr. Pyatak & Mr. Krykun,

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

1. For each new submittal, provide a response letter addressing each comment item from each reviewer.
2. On Sheet A01.1 of the Site Plan, label the 125' wetland buffer as "125-foot wetland buffer" rather than "125' critical zone buffer".
3. On Sheet A01.1 of the Site Plan, the blue line is not labeled or identified in the legend. This appears to represent the 200-foot Shoreline Management Zone. Label this line.
4. On Sheets A01.1 and L1 amend the driveway to match the civil plans.
5. On Sheets 1, 2, 4, and 5 of the Preliminary Civil Plans, show and label the 200-foot shoreline management zone.
6. On Sheet 1 of the Preliminary Civil Plans, provide the percentage of impervious surface proposed.
7. On Sheet 1 of 8 of the Preliminary Civil Plans, provide street trees placed 30 feet on center between the sidewalk and the street. Street trees must be provided as part of the frontage improvements in addition to the landscaping required for duplexes. See [MMC 22C.120.140](#) for details on street tree requirements.
8. The overall layout of the Site Plan and Landscape Plan do not match that of the Preliminary Civil Plans, including the location of the driveway and infiltration trenches. Ensure the layouts and all other details are consistent throughout.

If you have any questions regarding the above comments, you are welcome 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



**MARYSVILLE**  
**PUBLIC WORKS**

## MEMORANDUM

TO: Kacey Simon, Civil Plan Reviewer  
FROM: Ryan Carney, Surface Water Inspector  
DATE: 12/7/2023  
SUBJECT: PA23-008 Krykun Duplex

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.  
  
(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)
2. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.
3. Please move CB#2 to the back of the ROW or include drainage Easement to City for treatment basin only.
4. Please label the storm run from CB#5 going east to the duplex.

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

## Amy Hess

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**From:** Don McGhee <dmcghee@mfdrrfa.org>  
**Sent:** Wednesday, November 29, 2023 11:15 AM  
**To:** Kathryn Bird  
**Subject:** [External!] RE: Request for Review - PA23-008 Krykun Duplex 3rd Submittal

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

**[CAUTION:]** This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Kathryn

Just to reiterate, a 13D fire sprinkler system will be required to be installed. This was addressed in the review letter and noted on the civil plans today, thanks.

Don McGhee  
Assistant Fire Marshal



360-363-8522  
[dmcghee@mfdrrfa.org](mailto:dmcghee@mfdrrfa.org)

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-----Original Appointment-----

**From:** Kathryn Bird <kbird@marysvillewa.gov>  
**Sent:** Tuesday, November 28, 2023 8:55 AM  
**To:** Kathryn Bird; Chris Holland; Kacey Simon; Ryan Carney; Brad Zahnow; Don McGhee; Mike Snook; Tim King; Kim Bryant; Jesse Birchman  
**Subject:** Request for Review - PA23-008 Krykun Duplex 3rd Submittal  
**When:** Tuesday, December 12, 2023 12:00 AM to Wednesday, December 13, 2023 12:00 AM (UTC-08:00) Pacific Time

(US & Canada).

Where:



**THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED RETURNED BY *December 12, 2023***

<b>File Number:</b>	PA23-008
<b>Project Title:</b>	Krykun Duplex CUP
<b>Project Description:</b>	2-story duplex in the R4.5 zone. Subject property contains steep slopes, a wetland, and wetland and stream buffers.
<b>Applicant:</b>	Pavel Krykun
<b>Project Location:</b>	10408 Shoultes Rd
<b>APNs:</b>	30051600100800
<b>Application Materials:</b>	<a href="#">Download Application Materials – 3<sup>rd</sup> Submittal Krykun Duplex CUP</a>

Please return comments via e-mail to [kbird@marysvillewa.gov](mailto:kbird@marysvillewa.gov) on or before **December 12, 2023**.

If you have any questions regarding the application, please let me know.

Thank you,



**Kathryn Bird**  
*Associate Planner*  
 City of Marysville - Community Development  
 (360) 363 - 8232  
 501 Delta Ave  
 Marysville, WA 98270

## MEMORANDUM

Date: **September 18, 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, or 2021 International Codes with State Amendments after March 15, 2024.
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, or 2021 Washington State Energy Code after March 15, 2024.
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, or 2021 International Codes with State Amendments after March 15, 2024.

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, or 2021 International Codes with State Amendments after March 15, 2024.
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. NEC 2020 with WCEC Amendments, or 2023 NEC with WCEC after January 1, 2024. 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.

**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.