



MARYSVILLE
WASHINGTON

ADMINISTRATIVE CONDITIONAL USE PERMIT APPROVAL

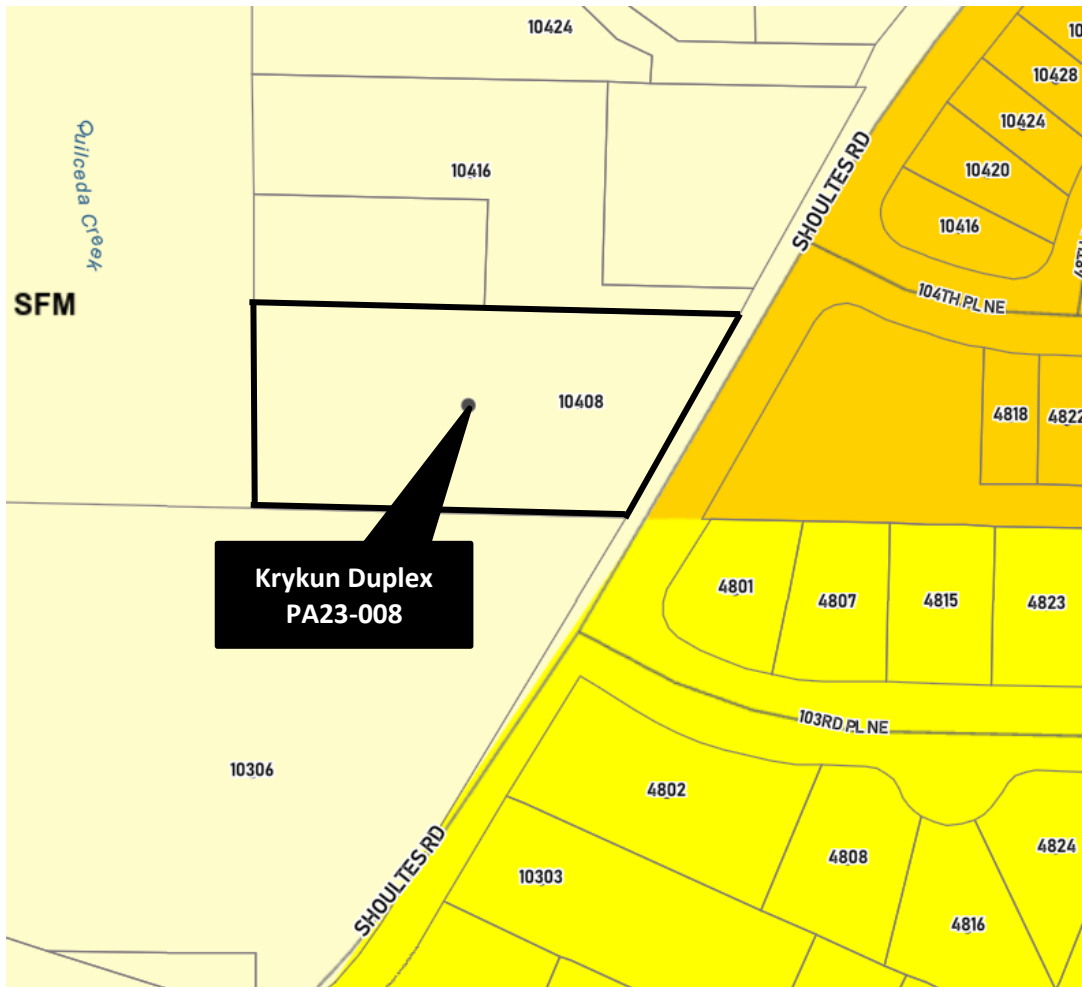
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

PROJECT INFORMATION										
Project Title	Krykun Duplex Conditional Use Permit			Date of Report	March 28, 2024					
File Number	PA23-008			Attachments	Site Plan (Exhibit 27)					
Administrative Recommendation	Approve the Conditional Use Permit (CUP) subject to the conditions of approval contained in Section 2.0.									
BACKGROUND SUMMARY										
Owner/Applicant	Pavel Krykun									
Request	Administrative Conditional Use Permit approval to construct a duplex and associated improvements in the R-4.5 zone.									
SEPA Status	N/A									
Site Address	10408 Shoultes Road			APN(s)	30051600100800					
Acreage (SF)	1.00 acres (43,560 sf)			Section	16	Township	30N	Range	05E	
Comprehensive Plan	SFM	Zoning	R-4.5	Shoreline Environment			N/A			
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed		
	Marysville		Marysville			Marysville		Marysville		
Present Use of Property	Property is vacant and cleared									
REVIEWING AGENCIES										
Marysville	Local Agencies & Districts		State & Federal		County		Other			
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe			
ACTION										
<input checked="" type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Planning Commission										
Date of Action	3 April 2024			<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued		
STAFF CONTACT										
Name	Kathryn Bird		Title	Associate Planner		Phone	(360) 363-8232		E-mail	kbird@marysvillewa.gov

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Single-Family Medium	R-4.5	Vacant
North	Single-Family Medium	R-4.5	Residential & Vacant
East	Low Density Multi-Family	R-12	Residential
South	Single-Family Medium	R-4.5	Residential
West	Single-Family Medium	R-4.5	Quilceda Creek Critical Area

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 EVALUATION

- 1. **Description of Proposal:** The applicant requested Conditional Use Permit (CUP) approval to construct a duplex on an approximately 1 acre lot, in the R-4.5 zone. A Conditional Use Permit is required for duplexes in the R-4.5 zone, with a minimum lot size of 12,500 square feet.
- 2. **Location of Proposal:** The property is located on the west side of Shoultes Road, opposite and between 104th Place NE and 103rd Place NE. To the north are two vacant lots and one single-family residence. A single family residence is located on the property to the south. A Native Growth Protection area lies to the west of the property, protecting Quilceda Creek. Single-family developments occupy the properties to the east.
- 3. **Site Description:** The site is approximately 1 acre. The eastern portion is relatively flat and has been cleared. The rear of the property remains forested and slopes down into the Quilceda Creek floodplain and associated wetland.
- 4. **Letter of Completeness:** An application was submitted on May 8th, 2023 and determined to be complete on June 2nd, 2023. A letter of completeness was provided to the applicant in accordance with [MMC 22G.010.050](#).
- 5. **Public Notice:** Public notice of the development application was provided in accordance with [MMC 22G.010.090](#). No public comments were received.
- 6. **Critical Areas:** The applicant supplied a Critical Areas Study prepared by Eastside Environmental Pros, Inc., dated July 20, 2022 (Exhibit 05). The report delineates the 200-foot Shoreline Management Area and a 125-foot buffer from the wetland. The new development will be outside the critical area buffers and the 30-foot steep slope buffer.
- 7. **Access, Circulation, and Traffic Impacts:** The site is currently accessed from Shoultes Road. The duplex units will share a single driveway. No Traffic Impact Analysis was required by Public Works Traffic Division. The applicant is required to construct frontage improvements along Shoultes Road.
- 8. **Utilities:** An 8-inch sewer line and an 8-inch water line exist in Shoultes Road and will be extended to serve the duplex.
- 9. **Stormwater Drainage:** According to the Drainage Report prepared by Curt Iffrig, P.E., dated November 7, 2022 (Exhibit 008) (revised May 18, 2023 Exhibit 021)), infiltration trenches will be constructed to manage runoff from on-site impervious surfaces. All water quality and stormwater detention systems will be designed in accordance with Department of Ecology’s 2019 Stormwater Management Manual for Western Washington.
- 10. **Agency Comments:** A *Request for Review* for the proposal was sent to the following Local, County, State & Federal Agencies and Districts:
 - a. *Marysville Fire District:* Assistant Fire Marshall, Don McGhee provided a memo dated June 6, 2023, conditioning the approval as follows:
 - i. 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.
 - ii. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.

- iii. 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.
- iv. 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.
- v. 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.
- vi. Maximum hydrant spacing for the proposed use is 600' apart.
- vii. 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.
- viii. 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.

- b. *Tulalip Tribes*: No comments received.
- c. *Stillaguamish Tribes*: No comments received.
- d. *Marysville School District*: No comments received.
- e. *Washington Department of Ecology*: Responded stating no concern.
- f. *Washington Department of Fish and Wildlife*: Responded requesting that site plans show consistent and clear buffers and setbacks and follow BMPs for sediment and run-off control. These changes were made to the revised plans.

11. **Application Review:** [MMC 22G.010.140\(3\)](#) requires the city to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

- a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: The subject property is zoned R-4.5 Single Family, Medium Density. Duplexes are permitted on lots at least 12,500 SF, upon obtaining a conditional use in the R-4.5 zone per [MMC 22.010.060 Permitted uses](#).

- b. Density of residential development in urban growth areas.

Staff Comment: The proposed duplex is within allowable density for the R-4.5 zone. Allowable density for duplexes in R-4.5 is 6 dwelling units per acre. The proposed density is 2 dwelling units/ 1 acre.

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The site will be served by City water and sewer. The City has adequate capacity to serve this new development. The proposed use will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan.

d. Development Standards

Staff Comment: Duplexes in the R-4.5 zone must meet the minimum lot size of 12,500 square feet and comply with the Comprehensive Plan density requirements for the underlying land use designation. Duplexes are permitted as a conditional use with a maximum of 6 dwelling units per net project acre. Compliance with the conditional use criteria of [MMC 22G.010.430](#) is described below under *item 12*.

The proposal shall meet the "Duplex Performance and Design Standards" of [MMC 22C.010.400](#).

After review of the application materials, site plan and information on file with the City, it has been determined that the proposed Conditional Use Permit, as conditioned herein, complies with all the applicable design and development standards outlined in Title 22 –*Unified Development Code*.

12. **Compliance with Conditional Use Permit Criteria:** [MMC 22G.010.430](#), *Conditional Use Permit*, sets forth the following criteria for governing the issuance of a conditional use permit:

- a. The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;

Applicant's response: "Yes, the design and appearance is compatible with our engineer design".

Supplementary staff response: The duplex will be similar in appearance to single family developments in the vicinity.

- b. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

Applicant's response: "This is a standard two story house with a 9 [ft] ceiling height bottom floor and 8 [ft] tall for the top floor"

Supplementary staff response: The proposed structure exceeds the minimum property line setbacks and will not exceed 30 feet in height (the maximum building height for the zone). The front yard landscaping and frontage improvements, including street trees, will enhance neighborhood circulation; the structure is consistent with surrounding development.

- c. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;

Applicant's response: "Normal residential physical characteristics with grass and fence and landscape."

Supplementary staff response: The duplex design proposed is compatible with the topography. The proposed design is similar to other homes in the area.

- d. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

Applicant's response: "We will construct on the flat property only".

Supplementary staff response: No modifications to the standards are requested.

- e. The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;

Applicant's response: "We will have temporary impacts from the time of building but will stay under safety and health regulations."

Supplementary staff response: Construction must adhere to the Best Management Practices and other conditions attached to the approval of the Land Development Application (LDA23-013). Generation of noise, dust, glare, or vibrations will be limited to construction activities during development.

- f. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

Applicant's response: "Our development will be following public city requirements".

Supplementary staff response: The frontage improvements will improve, rather than conflict with current and anticipated neighborhood traffic. A duplex will have minimal impact on local traffic.

- g. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

Applicant's response: "We can connect to the city, sewer and stormwater."

Supplementary staff response: The duplex proposes to connect to city water and sewer. The City can supply adequate connections and will not be adversely affected. Water and sewer capital charges will be required to be paid for the proposed duplex.

- h. The use meets all required conditions and specifications set forth in the zone where it proposes to locate;

Applicant's response: "Duplex will blend in with other community houses"

Supplementary staff response: The use meets all required conditions and specifications set forth for the R-4.5 zone.

- i. The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity;

Applicant's response: "We have plenty of room to make for parking."

Supplementary staff response: The use will not be injurious or detrimental to adjoining or abutting property. Building design, landscaping, and frontage improvements will improve the area. With four rather than the minimum of three parking spaces per unit, the development exceeds the parking standards.

The proposed project meets the conditional use criteria set forth in [MMC 22G.010.430, Conditional Use Permit](#).

13. **In House Days:** Pursuant to [MMC 22G.010.200](#), a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made 59 in-house days from the date of completeness.

2.0. DECISION

Based on the foregoing findings and conclusions, review of the application materials submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and Marysville Municipal Code, the Community Development Director hereby grants *Administrative Conditional Use Permit Approval* for the "Krykun Duplex", subject to the following conditions:

1. The site plan date stamped March 29, 2024 (Exhibit 27) shall be the approved site layout.
2. All necessary permits shall be obtained for any building or site improvements, as appropriate.
3. Duplex shall comply with the *Duplex performance and design standards* in [MMC 22C.010.400](#).
4. The applicant shall submit payment to the City of Marysville for park impacts caused by the development in accordance with MMC 22D.020, *Parks, Recreation, Open Space and Trail Mitigation Impact Fees and Mitigation*. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance (credit for the demolished single-family residence shall be given for one unit).
5. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the development in accordance with MMC 22D.040, *School Impact Fees and Mitigation*. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid prior to building permit issuance.
6. The applicant shall submit payment to the City of Marysville for impacts to City roads caused by the development in accordance with MMC 22D.030, *Traffic Impact Fees and Mitigation*. Traffic impact fee is vested at \$6,300.00 per new dwelling unit (If there was an existing SFR that has been demolished, credit shall be given to one unit).
7. The 125-foot wetland buffer is a Native Growth Protection Area and shall be left permanently undisturbed in a substantially natural state. No clearing, grading, filling,

building construction or placement, or road construction of any kind shall occur except removal of hazardous trees when approved by the City. Activities as set forth in MMC Chapter 22E, *Critical Areas Management*, are allowed when approved by the City.

8. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC 22G.090.710(1).

Prepared by: *Kathryn*

Reviewed by: *Amy*

This **Administrative Conditional Use Permit APPROVAL** is issued under [MMC 22G.010.150\(h\)](#). Administrative decisions may be appealed to the Hearing Examiner in accordance with [MMC 22G.010](#), Article VIII, Appeals. Appeals must be filed within fourteen (14) calendar days of the date of the Administrative Conditional Use Permit Approval.

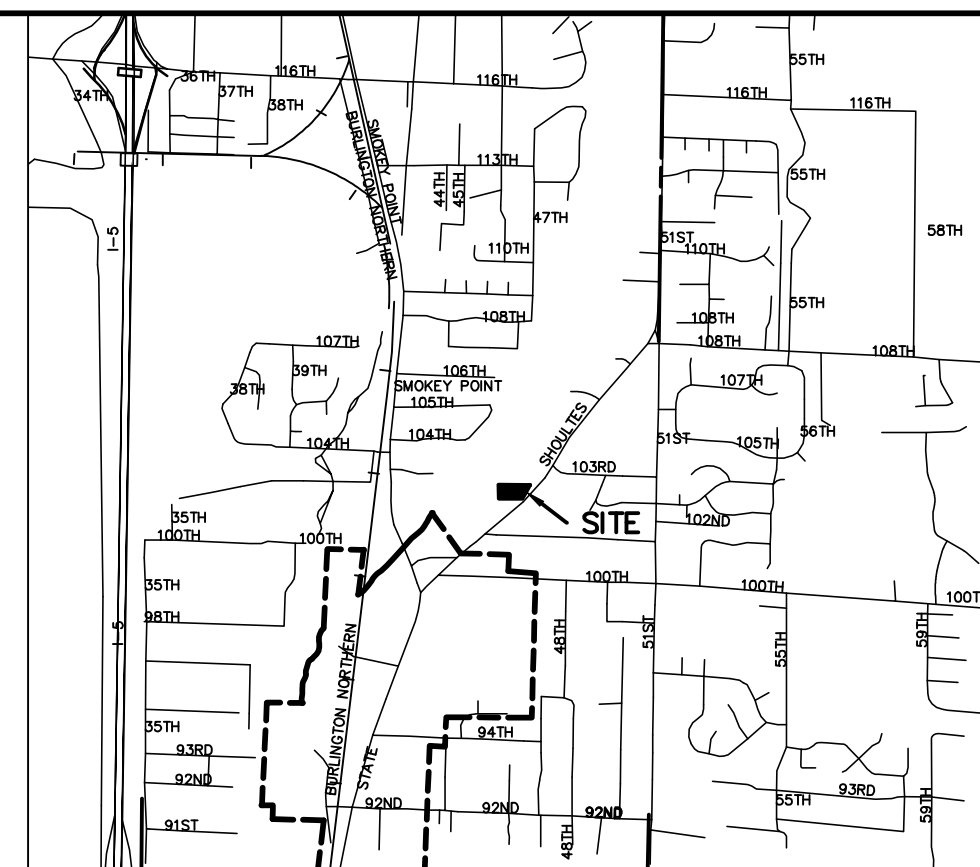
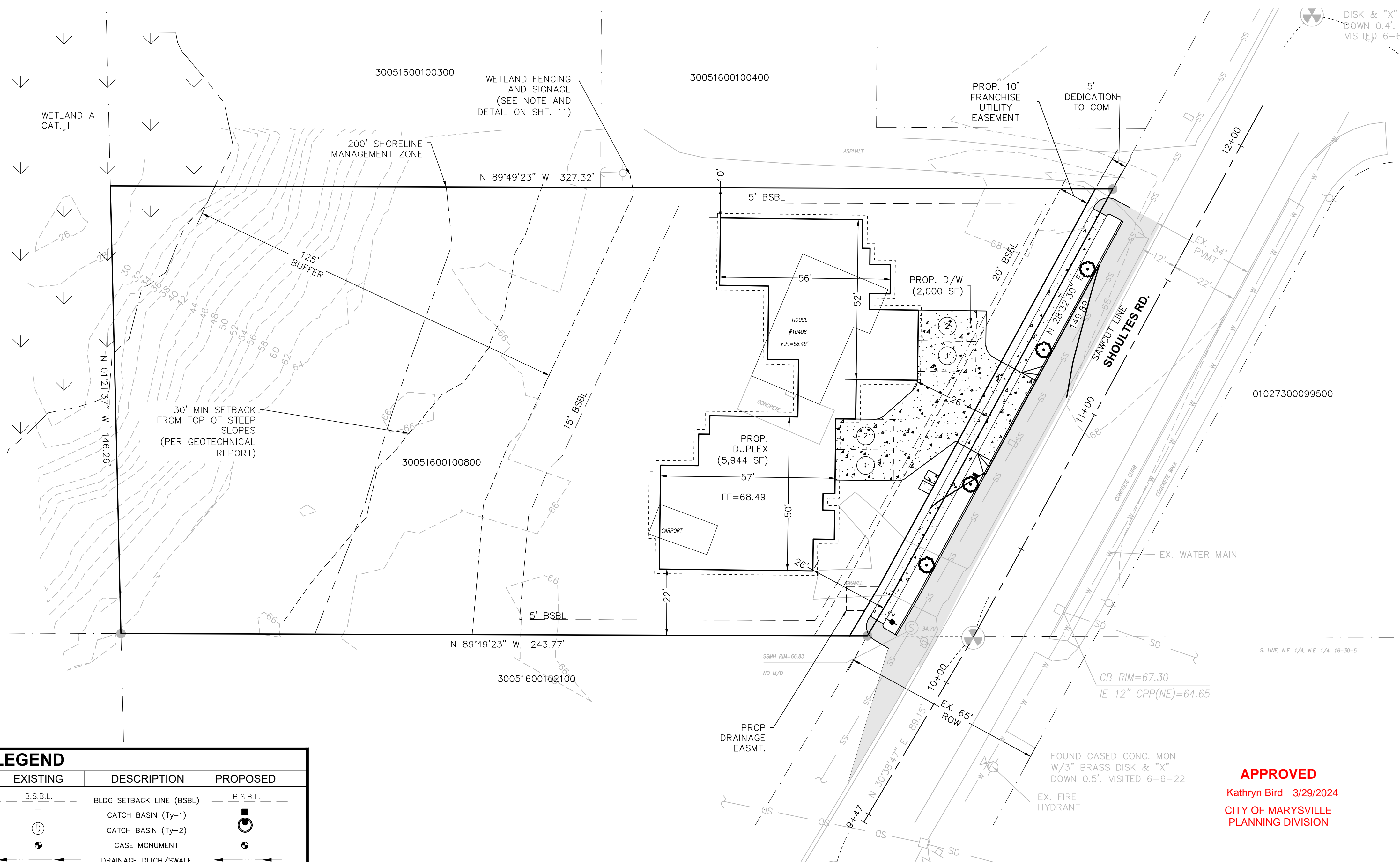
Date: 4/3/2024

Signature: 
Haylie Miller, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

KRYKUN DUPLEX

SECTION 16, TOWNSHIP 30 N, RANGE 5E, W.M.



SURVEYOR
PACIFIC COAST SURVEYS, INC
PO BOX 13619
MILL CREEK, WA 98082
425.512.7099
CONTACT: DARREN RIDDLE

OWNER/APPLICANT
PAVEL AND JULIA KRYKUN
10408 SHOULTES RD
MARYSVILLE, WA 98270

CIVIL ENGINEER
OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.903.4852
F: 425.259.1958

GEOTECHNICAL ENGINEER
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98243
425.486.1669

LEGAL DESCRIPTION
SEC 16 TWP 30 RGE 05 - S 1 AC OF THAT PART OF NE1/4 NE 1/4 LY W OF CO RD & S OF A LN PLL TO & 308.5FT N OF S LN OF NE1/4 NE1/4

DATUM NAVD 88
BENCHMARK
FOUND CASED CONC. MON. AT THE INT. OF 104TH PL. N.E. & SHOULTES RD.
ELEV.=68.57
PER GPS OBSERVATIONS

BASIS OF BEARING
THE MONUMENTED CENTERLINE OF 104TH PL. N.E. AS THE BEARING OF N 89°49'22" W.

SITE DATA
SITE ADDRESS: 10408 SHOULTES RD. MARYSVILLE, WA 98270
TAX ACCOUNT NO.: 30051600100800
WATER SUPPLY: CITY OF MARYSVILLE
SEWAGE DISPOSAL: CITY OF MARYSVILLE
GROSS SITE AREA: 1.00 ACRES
ZONING: R4.5

EXISTING SOIL & VEGETATION NOTE:
THE SOIL ANALYSIS FOR THIS PROJECT FOUND THE EXISTING SOILS TO BE TOPSOIL, FINE TO MEDIUM GRAINED SAND WITH GROUNDWATER EXPECTED TO BE 40 FEET BELOW GRADE. THE SITE IN THE AREA OF DISTURBANCE CURRENTLY CONSIST OF LAWN, AND SOME TREES.

APPROVED
Kathryn Bird 3/29/2024
CITY OF MARYSVILLE
PLANNING DIVISION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BLDG SETBACK LINE (BSBL)	
	CATCH BASIN (Ty-1)	
	CASE MONUMENT	
	DRAINAGE DITCH/SWALE	
	DRAINAGE FLOW PATTERNS	
	EASEMENTS (ESM'T)	
	EDGE PAVEMENT (EOA)	
	FIRE HYDRANT (FH)	
	LOT LINE	
	MAILBOXES (MB, CBU)	
	PROPERTY LINE (P/L)	
	RIGHT OF WAY (R/W)	
	ROAD CENTER (CTR) LINE	
	SANITARY SEWER MANHOLE	
	YARD BASIN (YD)	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
	SEWER STUBOUT	
	STORM STUBOUT	
	UTILITY POLE (PP, UP)	
	BLOW-OFF (BO)	
	WATER SERVICE (WS)	
	WATER VALVE (WV)	

GRADING QUANTITIES:
CUT = 500 C.Y.
FILL = 500 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

FIRE SPRINKLER NOTE:
RESIDENTIAL FIRE SPRINKLER PROTECTION IS REQUIRED FOR ALL DWELLING UNITS AND FUTURE DEVELOPMENT.

TOTAL AREA - 0.95 Ac = 41,796 SF

TOTAL HARD SURFACE AREA SUMMARY TABLE

	PGHS (sf)	NPGHS (sf)	Total (sf)
Existing	527	1,703	2,230
Removed	527	247	774
Replaced	0	1,456	1,456
New	3,952	5,221	9,173
New + Replaced	3,952	6,677	10,629
Total Hard Surfaces	3,952	6,677	10,629

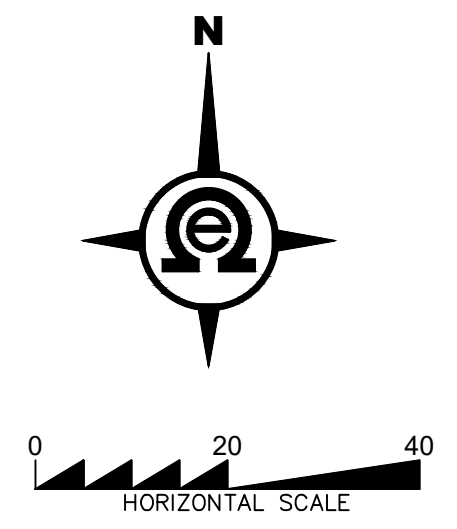
FRONTAGE IMPROVEMENTS

	New PGIS	1,952
New NPGIS	733	
Total New	2,685	

SITE IMPROVEMENTS

	New PGIS	2,000
New NPGIS	5,944	
Total New	7,456	

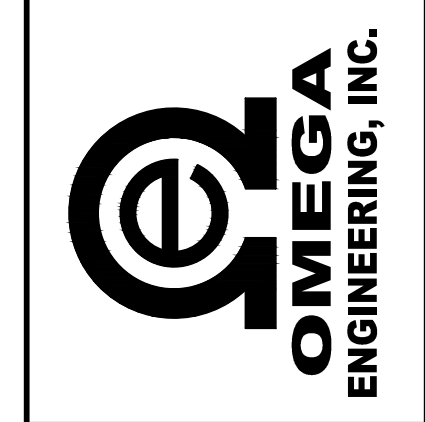
MAX BUILDING LOT COVERAGE: 40%
BUILDING LOT COVERAGE: 14%
IMPERVIOUS LOT COVERAGE: 18%



R#	DATE	DESCRIPTION	BY

COVER SHEET

2707 WETMORE AVE.
EVERETT, WA 98201
1425.903.4852
1425.259.1958



811
Know what's below.
Call two business days before you dig.

PFN: LDA23-013

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE, OR FEDERAL PERMIT REVIEW & APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF, AND COMPLIANCE WITH ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE, OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.030

PROJ. NO.	DATE	DESIGNER
23-0911	2/22/2024	RR

SCALE: 1" = 20'

DRAWING NO. **1** OF **12**

CITY OF MARYSVILLE, Washington
PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.