



INSIGHT ENGINEERING CO.

October 2, 2024
Amy Hess
501 Delta Ave
Marysville, WA 98270
360-363-8000

Re: **MSR Tuscany Woods**
IECO No. 22-1215

Dear Amy,

The applicant for the above referenced project would like to request a minor revision to the site plan.

The minor revision includes a slight shift of the buildings onsite, slightly increased building size for units 1-27 (3' longer, from 37' to 40' in length), and a slight shift of the road to give better backyards for units xx-27.

The relevant code criteria are in MMC 22G.010.260(1) and parts of MMC 22G.010.260(3), which have been reproduced below and answered in italics.

(a) Short subdivisions shall be limited to no more than one additional lot, provided the maximum number of lots allowed in a short subdivision is not exceeded.

This is not a short subdivision, so this is not applicable.

(b) Subdivisions, single-family detached unit developments, cottage housing, townhomes and multiple-family developments shall be limited to the lesser of:

(i) A 10 percent increase in the number of lots or units; or

(ii) An additional 10 lots or units, provided the additional/lots units will not cause the project to exceed the maximum categorical exemption threshold level established in MMC 22E.030.090.

No additional units are proposed.

(c) A reduction in the number of lots or units.

The same number of units are proposed.

(d) A change in access points may be allowed when combined with subsection (1)(a) or (b) of this section or as a standalone minor revision; provided, that it does not change the trip distribution. No change in access points that changes the trip distribution can be approved as a minor revision.

The access point is not changing, but the drive aisle location in the north portion of the site is shifting to the east by 10' and the northern T will shift south by 3'.

(e) A change to the project boundaries required to address surveying errors or other issues with the boundaries of the approved development application; provided, that the number of lots or units cannot be increased above the number that could be approved as a minor revision to the original approved development application on the original project site before any boundary changes.

No changes to the project boundaries are proposed.

(f) A change to the internal lot lines that does not increase lot or unit count beyond the amount allowed for a minor revision.

This project did not have internal lot lines.

(g) A change in the aggregate area of designated open space that does not decrease the amount of designated open space by more than 10 percent. Under no circumstances shall the quality or amount of designated open space be decreased to an amount that is less than that required by code.

The open space increased on the whole, from 3523 to 4037 sf thanks to the shift in the road.

(h) A change not addressed by the criteria in subsections (1)(a) through (g) of this section which does not substantially alter the character of the approved development application or site plan and prior approval.

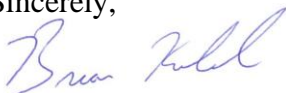
The exact location of the buildings shifted, and the size of buildings A-F increased slightly. These do not significantly change the project's character.

MMC 22G.010.260(3)(d) An application for a minor revision shall be subject to the development regulations in effect as of the date the original development application was determined to be complete.

The number of units has not changed. The location of the buildings have shifted and some of the buildings have gotten bigger, increasing onsite lot coverage from 32,648 sf to 34,430 sf. However, the latter number remains within the zone limit of 50% or 60,186 sf. In addition, the common open space has gotten bigger, and the individual open space areas have also remained acceptable, with at least 100 sf at each lot, and at 4,037 sf, there is ample space to put the substitute space at each lot.

Please feel free to contact me with any questions or comments you may have.

Sincerely,



Brian Kalab, PE