

RESOLUTION 1339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT FOR THE RESERVE PLAT, LOCATED ALONG PEACOCK HILL AVENUE NEAR ITS INTERSECTION WITH 100TH STREET COURT, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-24-0001.

WHEREAS, on July 26, 2023, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat approval to The Reserve Preliminary Plat, located along Peacock Hill Avenue near its intersection with 100th Street Court; Pierce County Assessor-Treasurer Parcel Number 0222323134 and 0222323135; and

WHEREAS, on March 28, 2024, the applicant received civil plan approval to begin work on construction of the roads and the public and private infrastructure required in the preliminary plat approval; and

WHEREAS, an application for final plat approval was submitted to the city on October 2, 2024, and deemed complete October 16, 2024; and

WHEREAS, the proposed final plat application materials were circulated to the appropriate departments of the city for review; and

WHEREAS, the street names within the plat were approved by the city on January 7, 2025; and

WHEREAS, the city requested revisions to the final plat drawing and CC&Rs on April 17, 2025; and

WHEREAS, the applicant submitted the requested revisions and the requested landscaping bonds on May 7, 2025; and

WHEREAS, on June 5, 2025, the city accepted the final record and survey drawings submitted by the applicant for the public and private infrastructures required in the civil construction of the plat; and

WHEREAS, the final drawings of the proposed final plat and requested documents were circulated to the appropriate departments of the city and recommendations for approval were obtained; and

WHEREAS, the proposed plat certificate has been reviewed by the city attorney and all certificates of completion as required by GHMC Section 16.06.001 have been received; and

WHEREAS, the city council reviewed the application for the final plat at its regular meeting of July 14, 2025;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington:

Section 1. Findings. The city council hereby finds that, pursuant to Gig Harbor Municipal Code 16.06.005, the Reserve Plat, subject to the conditions imposed in Section 2:

1. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval; and
2. Conforms to all terms of the preliminary plat approval with a landscaping bond accepted in lieu of installation of the required and uncompleted landscaping; and
3. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Title 16 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

Section 2. Approval; Conditions. The city council hereby approves the Reserve Plat, File No. PL-FPLAT-24-0001, subject to the following conditions:

1. Declaration of Covenants, Conditions and Restrictions for The Reserve Homeowners Association shall be recorded with the County Auditor prior to the recording of the final plat.

Section 3. The city council directs the mayor and all other appropriate city officials to inscribe and execute the city's written approval on the face of the plat.

Section 4. The city shall record the final plat with the county auditor, at the expense of the applicant, after all inspections and approvals, and after all fees, charges and assessments due the city resulting from the subdivision development have been paid in full.

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 14th day of July, 2025.

Mary K Barber
Mary K. Barber
Mayor

Attest:



Joshua Stecker, CMC
City Clerk