

RESOLUTION 1346

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING THE WASTEWATER COMPREHENSIVE PLAN BY PROVIDING FOR AN INTERIM POINT OF DISCHARGE FOR THE SUMMER LANE PLAT FROM BASIN #10 TO BASIN #8.

WHEREAS, the City of Gig Harbor has received a request from the developer MP12 Inc. (the Developer), of the proposed Summer Lane Plat (PL-PPLAT-07-0004) for a technical amendment to the city's 2018 Wastewater Comprehensive Plan (WWCP); and

WHEREAS, the Summer Lane Plat is a 4.92-acre residential plat consisting of 16 single family lots on parcel 0221172003 located in the 5900 block of 38th Avenue; and

WHEREAS, the parcels comprising the plat are located in sewer basin #10, which does not possess a sewer lift station to serve the Plat as of the date of adopting this resolution; and

WHEREAS, the plat is adjacent to the sewer basin boundary with basin #8 and active sewer conveyance discharging to sewer lift station #8; and

WHEREAS, the Developer's technical amendment requests an interim sewer discharge point at the active sewer conveyance in sewer basin #8 by way of individual grinder pumps at each lot within the plat; and

WHEREAS, Section 1.4.2 of the WWCP requires technical amendments to be adopted by resolution by the city council; and

WHEREAS, the owner has provided a report prepared by Contour Engineering dated August 2025 that describes the proposal: and

WHEREAS, city staff has reviewed a request by the owner for a WWCP technical amendment, related technical information from both Contour Engineering; and

WHEREAS, the public works director believes the information provided by the developer sufficiently justifies a technical amendment to the WWCP if certain conditions are met; and

WHEREAS, in 2008 as part of the city's 56th Street/Olympic Drive Improvement Project the city installed over \$200,000 worth of dry sewer mains for sewer basin #10 intended to serve properties on and around 38th Avenue, including Plat; and

WHEREAS, as part of the city's 38th Avenue Half-Width Improvement Project the city is preparing to install over \$1 million worth of dry sewer mains intended to serve plats along 38th Avenue, including the Summer Lane Plat; and

WHEREAS, if the requested technical amendment is approved the city's 2008 and 2025 dry sewer investment in sewer basin #10 will continue to go unused; and

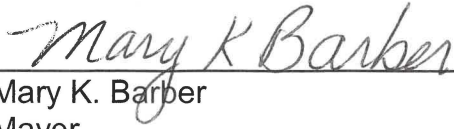
WHEREAS, at the city's council's October 30, 2025, study session, the city council heard the owner's requested comprehensive plan amendment and recommended the request move forward to the city council.

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

Section 1. Appendix B of the Wastewater Comprehensive Plan shall be revised to note the interim allowance of grinder pumps for the Summer Lane Plat discharging from basin #10 to basin #8 without the construction of LS#10A provided that the conditions set forth below are met:

1. The development will only temporarily convey sewer from the Summer Lane plat into wastewater basin #8 until such time the dry gravity sewer 38th Avenue adjacent to their subject parcel is connected to LS#10A and is then operable.
2. The Developer shall construct a dry gravity sewer that is consistent with Public Works Standard for the development that maximizes gravity sewer to the development based on the depth of the sewer manhole located in 38th Ave.
3. The owners of those developed parcels that can be served by gravity sewer after LS#10A is operable shall be required to abandon their low-pressure sewer system at their cost and in accordance with state and local regulations. The Developer shall record a deed of restriction for each of the lots within the Plat that can be served by gravity, on a form approved by the city noting required connection by each lot to the city's gravity sewer main within 180 days of the dry sewer mains becoming active and accepted by the city within basin #10 along with payment of any sewer latecomers fees, reimbursement area fees, or payment of any local improvement district fees.
4. Those developed parcels that cannot be served by gravity sewer after LS#10A is operable may remain connected through their existing low-pressure sewer system to basin #8.
5. Each parcel subsequently created through the Summer Lane plat shall include on the face of the plat a statement that each parcel owner shall not protest a utility local improvement district, a reimbursement area, or a latecomers agreement.
6. Acceptance of any hydraulic report or technical comprehensive plan amendment does not constitute approval of the sewer design provided thus far.

ADOPTED by the City Council of the City of Gig Harbor at a regular meeting thereof, held this 24th day of November, 2025.



Mary K. Barber
Mayor

Attest:



Joshua Stecker
City Clerk