

city of edmonds  
development information



## STREET VACATION PROCESS

This summary outlines the procedure for filing a Street Vacation application in the City of Edmonds. A Street Vacation is a procedure in which the city may relinquish its interests in a street, alley or easement. Upon receipt of an application, the City will determine whether the right-of-way is no longer necessary for public use.

**FEES:** Refer to fee schedule

### SUBMITTAL REQUIREMENTS

1. A completed vacation petition (attached) containing the owners' signatures of more than two-thirds of the property abutting the portion of the street, alley or easement to be vacated.
2. A legal description of the street, alley, easement or part thereof to be vacated, prepared by a State of Washington licensed surveyor.
3. 5 copies of a site map showing the street, alley, easement or part thereof to be vacated. It is to show all properties with subdivision, block, lots, and specifying open and uponed rights-of-way for a radius of 400 feet from the site of the vacation. These site maps must be to scale and at a reproducible size (11" x 17" max).
4. An 8 ½ x 11 inch transparency of the site map.
5. Address labels containing the names and addresses of owners of all property within 300 feet of any boundary of the street, alley, easement, or part thereof to be vacated, and the notarized affidavit (see Adjacent Property Notification handout).
6. 2 copies of an appraisal prepared by a qualified land appraiser with an M.A.I. designation, establishing the fair market value of the street, alley, or part thereof to be vacated. An appraisal is not required if a utility easement only is proposed to be vacated.

After review of the proposal by the various city departments and determination of a complete application, the city council shall by resolution, fix a time when a public hearing will be held. The hearing will be not more than 60 days nor less than 20 days after the date of passage of the resolution. Following the public hearing, the city council shall either:

## #E76

- a. Adopt a resolution of intent to vacate stating that the city council will, by ordinance grant the vacation if the applicant meets specific conditions within 90 days. The City may require the following as conditions:
- Monetary compensation to be paid to the city in the amount of up to one-half the fair market value for the street, alley, or part thereof to be vacated unless acquired at "public expense", then full appraised value shall be paid; or
  - The granting of a substitute public right-of-way which has value as an access way at least equal to the vacated street, alley or part thereof; or
  - Any combination of the above but not more than one-half the fair market value of the street, alley or part thereof to be vacated OR a grant of an easement to the city in exchange for the easement vacated.

# PETITION FOR STREET OR ALLEY VACATION

TO: THE HONORABLE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON

We, the undersigned owners of two-thirds of the real property abutting upon that public right-of-way described below, pursuant to RCW 35.79.010, do hereby petition the City of Edmonds to vacate said public right-of-way, described as follows:

all situate in the City of Edmonds, County of Snohomish, State of Washington, and request that said City Council by Resolution fix a time and place when this Petition shall be heard and determined by that authority, which time shall not be more than sixty (60) days nor less than twenty (20) days after the passage of such Resolution.

These pages are a group of pages containing an identical text and prayer intended by the signers of this Petition to be presented and considered as one Petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

**WARNING:** Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: For the vacation of

SIGNATURE	PRINTED NAME	ADDRESS	DATE