



PLANNING & DEVELOPMENT
PLANNING/ENGINEERING
 DIVISION
 121 5th Avenue N
 P: 425.771.0220

INFORMATION FOR **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.

CODES

Edmonds Community Development Code Chapter 20.70.

CRITERIA

The city council may vacate a street, alley, or easement only if it finds that:

1. The vacation is in the public interest; and
2. No property will be denied direct access as a result of the street vacation.

FEES:

Application fee for a Type V decision as identified in the Planning and Development Fee Schedule.
 Monetary compensation as applicable.

MINIMUM SUBMITTAL REQUIREMENTS

1. A vacation petition with supporting affidavits on forms provided by the planning division;
2. A legal description of the street, alley, easement, or part thereof to be vacated. This legal description shall be prepared by a surveyor registered in the state of Washington;
3. A scaled site plan showing the street, alley, easement or part thereof to be vacated and showing all properties with subdivision, block, lots, and specifying open and unopened rights-of-way for a radius of 400 feet from the street, alley, easement, or part thereof, to be vacated;

4. 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;
5. A completed application and fee as established by ordinance;
6. If the property was originally dedicated by one and only one of the abutting properties, the designation of the property from which the right-of-way was dedicated; and
7. Any additional information or material that the manager of the planning division or his/her appointee determines is reasonably necessary for the city council to consider the requested vacation.

PUBLIC HEARING AND DECISION

1. Planning Board. The planning board shall hold a public hearing and make a recommendation to City Council.
2. City Council. The city council may consider the planning board's recommendation in a public hearing. The council may approve, deny or modify the requested amendment.
 Final decision per City Council.

Note: This information should not be used as a substitute for City codes and regulations. Edmonds City Code may be viewed at <http://www.codepublishing.com/WA/Edmonds/>. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Engineering Division at 121 5th Ave N or (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.

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