

The Benefits of a Street Vacation

For both residential and commercial property owners, vacating an unused or unneeded street, alley or other public right-of-way can be a valuable option.

If your property is adjacent to an unused street, we recommend that you consider a street vacation. The following is a brief step-by-step guide to how you and your neighbors can successfully accomplish a street vacation project.

A Step-by-Step Guide to Vacating Streets, Alleys and Other Public Right-of-Ways

The Application

An application requesting the vacation of a street, alley or other public right-of-way should be filed with the City of Spokane, Department of Engineering Services on the Third Floor of the Municipal Building (see application on back). Engineering Services may be contacted at (509) 625-6700.

The application must be signed by the property owners of at least 66 2/3% of the frontage bordering the right-of-way to be vacated. However, we recommend that you obtain 100% of the bordering property owners' signatures.

When the application is filed, a non-refundable fee of \$400.00 must also be paid to the Department of Engineering Services.

The application should explain:

- The area to be vacated
- The public benefits of the project, and
- The reasons for the proposed vacation.

Proposal Review

When the application is filed, the Department of Engineering Services will review the vacation proposal and verify ownership. Copies of the application will be sent to all concerned City departments and private utilities requesting comments.

Public Hearing

After all comments are received and reviewed the Spokane City Council will set a date for a public hearing on the vacation request and notify property owners by mail. The applicant will need to post notices on the site of the proposed vacation.

Prior to the hearing, the Department of Engineering Services will make a recommendation as to the vacation's feasibility to the City Council. The recommendation will include the specific requirements of the vacation, such as drainage, street closure and necessary easements.

The property owner is responsible for paying for the expense of closing the right-of-way. The cost may include removal and replacement of concrete, asphalt, and other items.

Payment for Land

Payment for vacated land falls into two categories: for right-of-way that has been dedicated less than 25 years the City of Spokane charges one-half the assessed value; for right-of-way that has been dedicated more than 25 years the full assessed value will be charged. The value will be based on the unimproved land value of the adjoining property(s), as determined by the Spokane County Assessor's Office.

City Council Action

If the City Council approves the vacation application at the public hearing, Engineering Services will submit an ordinance to the Council for approval which outlines the terms and conditions of the vacation.

The ordinance may retain easements or the right to grant easements for the construction, repair, and maintenance of public and private utilities and services.

When the applicant completes all recommendations, final reading of the ordinance will be made. Upon approval of the vacating ordinance a 30-day objection period is required by law. If there are no objections filed, the ordinance will then be finalized and recorded.

The City does not determine ownership of the vacated area. It is determined by the original platting of the right-of-way. Typically this would mean that the property would go one-half to the adjoining properties on each side of the vacated area.

This process will take three to six months, possibly more, depending on the circumstances.



Engineering Services
City of Spokane
Skywalk Level
Municipal Building
808 W. Spokane Falls Blvd
Spokane, WA 99201-3343
(509) 625-6700

Date _____

I hereby make application for the vacation of _____

from _____ to _____

The reasons for the vacation are: _____

Public benefits to be derived from the vacation are _____

Lot _____ Block _____

Proponent's (Record Owner's) Signature Phone Number

Addition Print Name

Lot _____ Block _____

Proponent's (Record Owner's) Signature Phone Number

Addition Print Name

Lot _____ Block _____

Proponent's (Record Owner's) Signature Phone Number

Addition Print Name

Lot _____ Block _____

Proponent's (Record Owner's) Signature Phone Number

Addition Print Name

Return completed application to: City of Spokane, Department of Engineering Services,
808 West Spokane Falls Boulevard, Spokane, WA 99201-3343

STREET VACATION



CITY OF SPOKANE
ENGINEERING SERVICES