

**CHAPTER 12.44
STREET VACATIONS**

Sections:

- 12.44.010 Authority
- 12.44.020 Processing Fee
- 12.44.030 Appraisal Deposit
- 12.44.040 Compensation

12.44.010 Authority: The city is authorized to vacate streets pursuant to RCW 35A.47.020 and RCW 35.79 as now in effect or hereinafter amended. The city is authorized to collect processing fees, appraisal costs, and compensation charges for all vacation requests in accordance with this chapter. (Ord. 2230, 8/9/05; Ord. 1312, 1988)

12.44.020 Processing Fee: A non-refundable processing fee of two hundred dollars (\$200) shall accompany all petitions for a street vacation. The petition shall not be presented to the City Council nor processed further until the processing fee has been paid. The processing fee will not be refunded to the petitioner, regardless of whether or not City Council agrees to vacate the property. The petition fee is in addition to all appraisal fees and compensation charges due for the vacation request. (Ord. 2230, 8/9/05; Ord. 1984, 11/14/00; Ord. 1893, 12/14/99; Ord. 1660, 1994; Ord. 1312, 1988)

12.44.030 Appraisal Deposit:

A. An appraisal deposit shall accompany all petitions for a street vacation, or the petitioner shall provide an appraisal that is prepared by an appraiser who is certified by the state, or the petitioner may agree with the city's determination of the value of the property. The petition for vacation shall not be presented to the City Council, nor processed further, until the petitioner has either paid the appraisal deposit, or has provided a certified appraisal, or has agreed to the city's determination of the value of the property.

B. Where the petitioner options for the city to have an appraisal completed, the amount of the appraisal deposit shall be established by the Municipal Services Director and shall not be less than four hundred dollars (\$400). The appraisal deposit shall be in addition to processing fees and compensation charges that are due for a vacation request. The cost of appraising the property shall be paid from the appraisal deposit. If the cost for the appraisal is less than the appraisal deposit, the city may refund the difference between the appraisal deposit and the appraisal cost to the petitioner, or the difference may be applied to other fees or charges that are due for vacating the property. Appraisal costs will not be refunded to the petitioner, regardless of whether or not City Council agrees to vacate the property. (Ord. 2230, 8/9/05; Ord. 1984, 11/14/00; Ord. 1893, 12/14/99; Ord. 1660, 1994; Ord. 1312, 1988)

12.44.040 Compensation: The petitioner shall compensate the city for all vacated property pursuant to RCW 35.79.020, unless waived by the City Council. The compensation charge shall be in addition to processing fees and appraisal costs that are due for vacating the property. (Ord. 2230, 8/9/05; Ord. 1984, 11/14/00; Ord. 1893, 12/14/99; Ord. 1660, 1994; Ord. 1312, 1988)