

CITY OF NAPAVINE, WASHINGTON

RESOLUTION NO. 2025-04-161

A RESOLUTION APPROVING ADJUSTMENT OF THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF NAPAVINE AND LEWIS COUNTY, PURSUANT TO RCW 35.13.340, AS SUBMITTED BY PROPERTY OWNER BREEN ACRES, LLC, FOR PARCEL NO. 017904002002, 259 HAMILTON RD., NAPAVINE, WA; ADOPTING A PROPOSED LAND USE ZONING REGULATION FOR THE REAL PROPERTY; AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the City of Napavine, Washington (the “City”) is a Code City under the laws of the State of Washington; and

WHEREAS, RCW 35.13.340 authorizes the adjustment of the boundaries of cities and unincorporated areas of the county where part of a single parcel of land is located within the boundaries of the city, and the remainder of the parcel of land is located within the boundaries of the unincorporated county so that all of the parcel is located within either the city or the county, if the adjustment was requested in a petition signed by the property owner; and

WHEREAS, RCW 35.13.340 authorizes the City to approve said petition for such boundary line adjustment by resolution; and

WHEREAS, the property owners of the Parcel have signed a petition, attached as Exhibit B, requesting the City of Napavine’s boundaries be adjusted to include the remaining portions of the Parcel; and

WHEREAS, the City and Lewis County have worked collaboratively on the review of municipal boundary line adjustments between the City and Lewis County; namely, a parcel located at 259 Hamilton Rd., Napavine, WA (“Parcel”), Lewis County Parcel No. 017904002002, and more particularly described in Exhibit A attached hereto; and

WHEREAS, pursuant to RCW 35.13.340 (“RCW”), the Parcel owner, Breen Acres, LLC, petitioned the City for a boundary line adjustment so the entire Parcel is within the City; and

WHEREAS, pursuant to RCW 35.13.340, in order for the proposed boundary line adjustment to be effective, the petition must be approved by both the City and Lewis County; and

WHEREAS, the Parcel, attached as Exhibit C, is split between the boundaries of the City of Napavine and unincorporated Lewis County; and

WHEREAS, the City Council of the City has determined that approving said petition and adjustment of the boundary line between the City of Napavine and Lewis County pursuant to RCW 35.13.340 is in the best interests of the residents of the City of Napavine and will promote the general health, safety, and welfare; and

WHEREAS, boundary line adjustments under RCW 35.13.340 are not subject to potential review by the boundary review board;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NAPAVINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals Incorporated. The recitals set forth above are adopted and incorporated by this reference as though fully set forth herein.

Section 2. Petition Approved. The City Council approves the petition of Breen Acres, LLC, to adjust the boundary lines between the City of Napavine and Lewis County pursuant to RCW 35.13.340 so as to include within the corporate boundaries of the City of Napavine the remainder of the parcel of land depicted as Lewis County Parcel No. 017904002002, and more particularly described in Exhibit A attached hereto and incorporated herein.

Section 3. Exhibits Incorporated. The following Exhibits attached hereto, are incorporated by this reference as though fully set forth herein:

- Exhibit A: Legal Description of Lewis County Parcel No. 017904002002
- Exhibit B: Signed Petition by property owners of the Parcel
- Exhibit C: Map of Parcel with current City Limits and Proposed City Limits
- Exhibit D: Map of Parcel with detail of property line within City Limits

Section 4. Mayor Authorization. The City Mayor, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Section 5. Zoning Map and Land Use Designation. Upon approval of the boundary adjustment by Lewis County, the official zoning map of the City of Napavine shall be modified to include Lewis County Parcel No. 017904002002 with a zoning and land use designation of R-3 and Commercial.

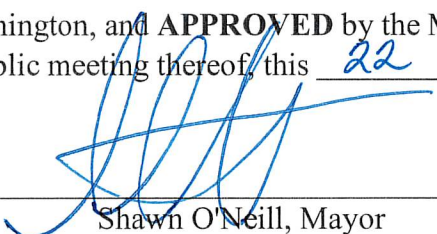
Section 6. OFM Filings. Upon passage of a resolution of the Lewis County Commissioners, the City Treasurer is directed to file all necessary documents with the Washington State Office of Financial Management.

Section 7. Severability. If any section, sentence, clause, or phrase of this Resolution should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 8. Effective Date. This Resolution shall take effect immediately, or as otherwise provided by law, and the City Clerk is directed to file a certified copy of the Resolution with the offices of the Lewis County Auditor and Assessor.

Section 9. Corrections. Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbers, section/subsection numbers, and any references thereto.

PASSED by the Council of the City of Napavine, Washington, and **APPROVED** by the Mayor of the City of Napavine at a regularly scheduled open public meeting thereof, this 22 day of April, 2025.


Shawn O'Neill, Mayor

Attest:


Rachelle Denham, City Clerk

Approved as to form:


James M.B. Buzzard, WSBA # 33555
City Attorney

Approved Reading:

Effective Date:

4/22/2025
4/22/2025

Exhibit "A"

The Southeast Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 West, W.M., Lewis County, lying northerly of the thread of the Newaukum River.

Also the West Half of the Southeast Quarter of said Section 15, lying southerly of the southwesterly margin of Hamilton Road and northerly of the thread of the Newaukum River.

Also the West 10.00 feet of even width of Parcel "A" of City of Napavine Boundary Line Adjustment No. 07-11-2022, recorded on August 4, 2022 under Auditor's File No. 3581283 and that portion of said Parcel "A" lying Southwesterly of the thread of the Newaukum River in said Section 15.

	DATE STAMP
RCVD BY	

**PETITION FOR ANNEXATION
TO THE CITY OF NAPAVALINE**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NAPAVALINE

We, the undersigned, being the owners of not less than one hundred percent (100%) in value of the real property herein described, do hereby petition that such territory be annexed to and made a part of the City of Napavine.

The territory proposed to be annexed is within Lewis County, Washington, and the boundaries are outlined on the survey map accompanying petition. The property is described as follows: (See Attachment)

The City Council of the City of Napavine met with the initiating parties at a Council meeting on: ----- and did determine that the City would accept the proposed annexation. At said meeting, the City Council did also determine that:

It would require the simultaneous adoption of a comprehensive plan for the area to be annexed; and

It would require the assumption of existing City indebtedness by the area to be annexed, as disclosed by the minute entry regarding the same in the minutes of said Council meeting.

Petition for Annexation to the City of Napavine

This page contains all signatures of the owners seeking the annexation of territory to the City of Napavine, Washington, as above stated.

The petitioners subscribing hereto agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Napavine, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

(Names of the petitioners should be in identical form as the same appear of record in the chain of title to the real estate. All owners must sign.)

Sterling D. Breen
OWNER'S SIGNATURE

Sterling D. Breen
PRINTED NAME

ADDRESS: 259 Hamilton

ASSESSOR'S PARCEL #: 017904002002

DATE: 2-28-25

APPROXIMATE # OF ACRES: 110.88

Nicola S Ely
OWNER'S SIGNATURE

Nicola S Ely
PRINTED NAME

ADDRESS: 259 Hamilton

ASSESSOR'S PARCEL #: 017904002002

DATE: 2-28-25

APPROXIMATE # OF ACRES: 110.88

NOTICE TO COMMENCE ANNEXATION PROCEEDINGS

100% Petition

CITY OF NAPAVALINE, WASHINGTON TO:

Napavine City Council

The undersigned, being the owners of not less than 100 percent (100%) in value, according to the assessed valuation of general taxation of the property for which annexation is sought, hereby notify the City Council of the City of Napavine of our intentions to commence annexation proceedings to the City of Napavine of the following described property (See Attached). We hereby further request of the City Council to set a date, within sixty (60) days following the City's receipt of this notice, for a meeting with the undersigned parties to determine whether the City of Napavine will accept the proposed annexation, whether it shall require the simultaneous adoption of zoning regulations, and whether it shall require the assumption of existing City indebtedness by the area to be annexed. The property in question is partially within the existing city limits with the balance of the property lying contiguous to the present corporate limits of the City of Napavine, and said property is situated in the County of Lewis, State of Washington, and is legally described as follows (attach separate sheet).

Dated this 28th day of February, 2025

Address, Phone #, and Email	Number of Housing Units	Number of persons in Household	Name of Each Person Residing in Household	Property Owner/Contract Buyer Signature
259 Hamilton Rd. 360-508-1149, sterling@sterlingbreencrushing.com	0	1	Rental	Sterling D. Breen
				Nicola S Ely

Required Documents:

- Legal Description of Property including the tax parcel numbers
- Vicinity Map showing the proposed annexation boundary

Lewis County GIS Web Map

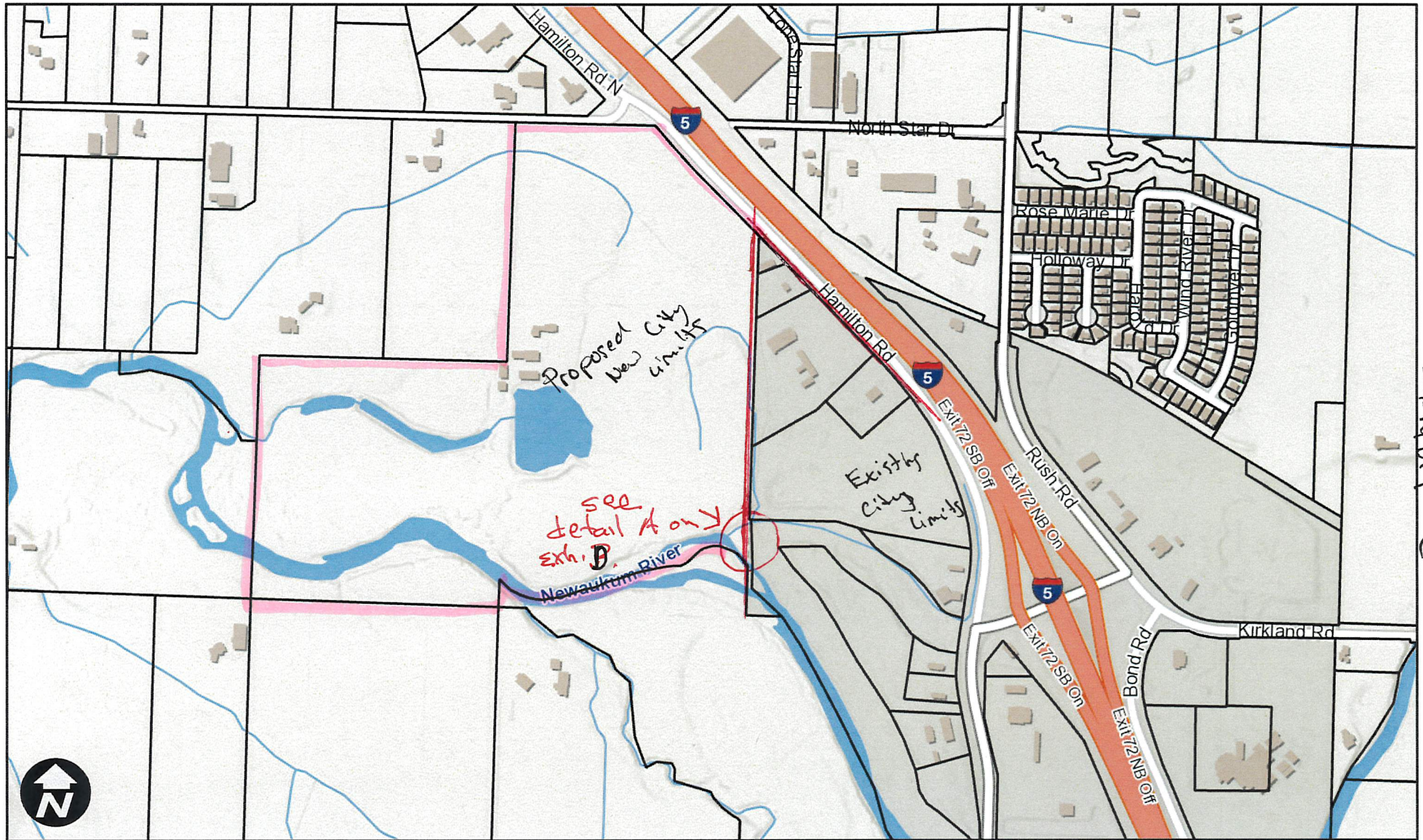


Exhibit "C"

4/16/2025, 2:55:45 PM

1:9,028

Parcels

0 412.5 825 1,650 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

© Lewis County GIS

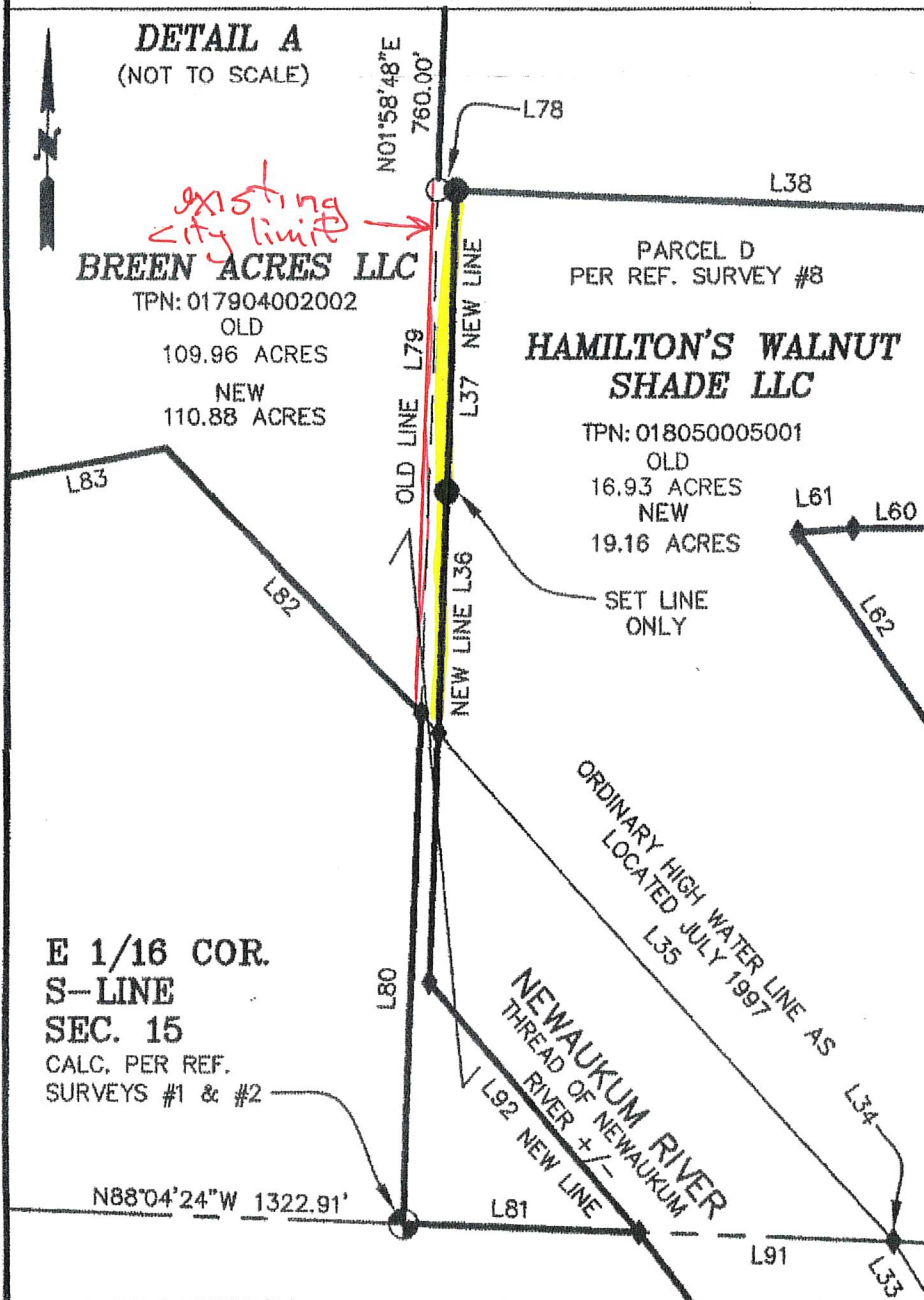
Exhibit "D"

3619032 B: 36 P: 264 SUR

02/25/2025 03:20:49 PM Total Pages: 1 Fees: 42:
Larry E Grove, CPA, Lewis County Auditor, Chehalis, Washi

REVIEWED FOR APPLICABLE TAXES
APPROVED FOR RECORDING
LEWIS COUNTY TREASURER
DATE 2/25/25

REVIEWED FOR COMPLIANCE
WITH RECORDING FORMAT
LEWIS COUNTY ENGINEERING
BY SL DATE 2-20-25



CONVEY.
HAMILTON'S WALNUT
THE WEST 10.00 F
OF NAPAVINE BOU
RECORDED ON AU
3581283 AND THA
SOUTHWESTERLY C
LYING IN THE SOU
QUARTER OF SECT
W.M., LEWIS COUN

NARA
THE PURPOSE OF
MONUMENT THE M
AS SHOWN IN DE

CURV

CURVE	RADIUS
C1	1000.00'
C2	999.30'
C3	1079.30'
C4	1079.30'

BLUHM & ASSOCIAT
MAKES NO WARRANT
UNWRITTEN TITLE SI
ESTOPPEL, ADVERSI
NO ATTEMPT WAS M
AND/OR ALL EASEM
ASSOCIATED WITH 1

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF Feb, 2025 AT
3:20 P.M. IN BOOK 36 OF SUR AT PAGE 204
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

DEPUTY COUNTY AUDITOR Nicol E Hansen

SU

THIS MAP CORR
OR UNDER MY
REQUIREMENTS
REQUEST OF S
IN DECEMBER