

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON**

**IN THE MATTER OF:**

RESOLUTION NO. 25-193

ISSUE CALL FOR BIDS / PROPOSALS FOR  
CLAQUATO CHURCH PROPERTY - PARCEL NO.  
018520000000

**WHEREAS**, Lewis County assumed ownership of parcel No. 018520000000 via a Quit Claim Deed recorded with the Lewis County Auditor on December 9, 1948, under File No. 451768; and

**WHEREAS**, the Lewis County Board of County Commissioners (BOCC) is poised to declare the real property – parcel No. 018520000000, which is located on Water Street off of Highway 6 in Chehalis, Washington, and is referred to as the "Claquato Church" – as surplus via Resolution 25-203; and

**WHEREAS**, the Claquato Church, which was built in 1858 and is one of the oldest-standing churches in Washington state, is listed in the National Register of Historic Places and the Washington State Heritage Register; and

**WHEREAS**, the church faces costly maintenance and repairs, including the need for a new roof; and

**WHEREAS**, in an effort to preserve – and strengthen and restore – the culturally-significant value of the Claquato Church, the BOCC established a covenant on the property under Auditor's File No. 3623607, prohibiting any development that would result in the destruction, loss or damage to the Claquato Church; and

**WHEREAS**, a copy of the covenant is attached hereto as Exhibit 1 and also is available through the Lewis County Auditor's Office or online at <https://quickdocs.lewiscountywa.gov/recorder/web/>; and

**WHEREAS**, after weighing current and future budget impacts – and considering that the county has no value derived from the property – the BOCC wishes to sell the property, as allowed per RCW 36.34 and Lewis County Code 3.30; and

**WHEREAS**, conditions of the sale shall be as follows:

- Property to be sold to the highest and best bidder, with prospective buyers required to include with their bid package a proposal outlining how they will meet – and uphold – the requirements of the covenant recorded under File No. 3623607.
- Payment to be via cash or a cashier's check.
- Purchaser to pay the full amount at the time of sale.
- The Board of County Commissioners (BOCC) reserves right to reject any and all offers.
- Property to be sold as-is.

**WHEREAS**, for the purpose of this sale, the **highest and best bid**, will be determined by the BOCC as the best combination of the following:

- Monetary return to the county, and
- Proposal that best demonstrates how the winning bidder will act to preserve the historic nature of the Claquato Church adhere to the restrictive covenant.

**NOW THEREFORE BE IT RESOLVED** the BOCC hereby issues a call for bids for the Claquato Church. Bid packages must include a proposal outlining how the prospective buyer will meet – and uphold – the requirements of the above-referenced covenant, and bid packages must be received by 3 p.m. Thursday, July 31, 2025; and

**NOW THEREFORE BE IT FURTHER RESOLVED** the Clerk of Board is instructed to proceed with all appropriate and necessary notifications to advertise for said purpose.

DONE IN OPEN SESSION this 15th day of July, 2025.

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

David Bailey  
By: David Bailey,  
Chief Civil Deputy Prosecuting Attorney

Scott J. Brummer  
Scott J. Brummer, Chair

ATTEST:



Lindsey R. Pollock, DVM  
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC  
Rieva Lester, CMC,  
Clerk of the Lewis County Board of  
County Commissioners

Sean D. Swope  
Sean D. Swope, Commissioner