



**MILWAUKIE PLANNING**  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206  
503.786.7630  
planning@milwaukieoregon.gov

# Expedited Annexation Application

File # A-2025-002

## RESPONSIBLE PARTIES:

<b>APPLICANT</b> (owner or other eligible applicant): <u>Janice E. Beard, OR</u>	
Mailing address: <u>5706 S.E. Westfork St. Portland, OR</u>	Zip: <u>97206</u>
Phone(s): <u>503-725-3137</u>	Email: <u>Janicebeard@comcast.net</u>
<b>APPLICANT'S REPRESENTATIVE</b> (if different than above):	
Mailing address:	Zip:
Phone(s):	Email:

## SITE INFORMATION:

Address(es): <u>5706 SE Westfork St</u>	Map & Tax Lot(s): <u>152E30AA06201</u>
Existing County zoning: ... <u>R7</u>	Proposed City zoning: <u>R-MD</u> Property size: <u>0.27</u> ... acres
Existing County land use designation: ... <u>LDR</u>	Proposed City land use designation: <u>Low Density (LD)</u>

## PROPOSAL (describe briefly):

## LIST OF ALL CURRENT UTILITY PROVIDERS:

Check all that apply (do not list water or sewer service providers)

<b>Cable, internet, and/or phone:</b>	<input checked="" type="checkbox"/> Comcast	<input checked="" type="checkbox"/> CenturyLink
<b>Energy:</b>	<input checked="" type="checkbox"/> PGE	<input type="checkbox"/> NW Natural Gas
<b>Garbage hauler:</b>	<input type="checkbox"/> Waste Management	<input checked="" type="checkbox"/> Hoodview Disposal and Recycling
	<input type="checkbox"/> Wichita Sanitary	<input type="checkbox"/> Oak Grove Disposal <input type="checkbox"/> Clackamas Garbage
<input type="checkbox"/> Other (please list):		

**SIGNATURE:** Janice E. Beard

**ATTEST:** I am the property owner, or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. I have attached all owners' and voters' authorizations to submit this application. I understand that uses or structures that were not legally established in the County are not made legal upon annexation to the City. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Janice E. Beard

Date: 4-24-25

**CONTINUED ON REVERSE**

**RESET**

**THIS SECTION FOR OFFICE USE ONLY:**

File #: A-2025- <sup>002</sup> <del>001</del>	Fee: \$ 150 <sup>-</sup>	Receipt #:	Recd. by:	Date stamp:
Associated application file #'s:				Materials <del>submitted</del> submitted 4/24/2025
Neighborhood District Association(s): Lewelling				
Notes (include discount if any): Expedited annexation for emergency connection to sewer.				Payment received 4/28/2025



**EXPEDITED ANNEXATION  
PETITION OF OWNERS OF 100% OF LAND AREA  
AND PETITION OF AT LEAST 50% OF REGISTERED VOTERS**

**TO:** The Council of the City of Milwaukie, Oregon

**RE:** Petition for Annexation to the City of Milwaukie, Oregon

We, the petitioners (listed on reverse), are property owners of and/or registered voters in the territory described below. We hereby petition for, and give our consent to, annexation of this territory to the City of Milwaukie.

This petition includes a request for the City to assign a zoning and land use designation to the territory that is based on the territory's current zoning designation in the County, pursuant to the City's expedited annexation process.

The territory to be annexed is described as follows:

*(Insert legal description below OR attach it as Exhibit "A")*

See Exhibit "A"

# PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or voter precinct number.

\*PO = Property Owner RV = Registered Voter OV = Owner and Registered Voter

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
<i>Janice E. Beard</i>	JANICE E. BEARD			<input checked="" type="checkbox"/>	4/24/2025
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
5706 SE Westpark St	1S	2E	30AA	6201	420

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	



9-311

Exhibit 'A'

KNOW ALL MEN BY THESE PRESENTS, That..... JAMES C. VAN DAMME AND  
DARLA VAN DAMME HUSBAND AND WIFE

hereinafter called the grantor,  
in consideration of Eleven-thousand nine hundred and fifty and no/100----- Dollars,  
to grantor paid by KENNETH D. BEARD AND JANICE E. BEARD HUSBAND AND WIFE  
hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and as-  
signs, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging  
or appertaining, situated in the County of CLACKAMAS and State of Oregon, described  
as follows, to-wit:

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

**Lot 14, Block 28, DARLINGTON PLAT 4.**

**EXCEPTING THEREFROM the following:**

Beginning at the northwest corner of said Lot 14; thence Southeasterly along the southerly line of Howard Street a distance of 60 feet; thence Southwesterly to a point on the southerly line of said Lot 14 which bears South  $79^{\circ} 21'$  East along said southerly line a distance of 36 feet from the southwest corner of said Lot 14; thence North  $79^{\circ} 21'$  West 36 feet to the southwest corner of said Lot 14; thence North along the west line of said Lot 14, a distance of 171.27 feet to an exterior angle corner in the west line of said Lot 14; thence North-easterly along the westerly line of said Lot 14 to the point of beginning.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT Restrictions in deed from Joseph A. Strowbridge Estate Company, a corporation, to William Peisley and Alvina L. Peisley, husband and wife, recorded March 17, 1923, in Book 69, page 627, Deed records.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

*In construing this deed and where the context so requires, the singular includes the plural.*

WITNESS grantor's hand this 15 day of May, 1969

of May 1969  
James Van Dazime  
Barla Van Dazime

(ORS 93.490)

STATE OF OREGON, County of CLACKAMAS ss. MAY 15, 1969  
Personally appeared the above named James C. Van Damme and Darla Van Damme

and acknowledged the foregoing instrument to be their voluntary act and deed.

*Before me:*

Victor K. Rosen

*Notary Public for Oregon*

My commission expires December 5, 1970

(OFFICIAL SEAL.)

## WARRANTY DEED

JAMES C. VAN DAME  
DARLA J. VAN DAME

TO  
YENNETH D. BEARD  
JANICE E. BEARD

AFTER RECORDING RETURN TO

No.

STATE OF OREGON,  
County of Clatsop.

I, George D. Pappen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and recorded in the records of

# DEFD

29.1.1 23 part 2 and County at 4 11

69 9441

## EXHIBIT A

### Annexation to the City of Milwaukie LEGAL DESCRIPTION

Milwaukie Annexation File No. A-2025-002

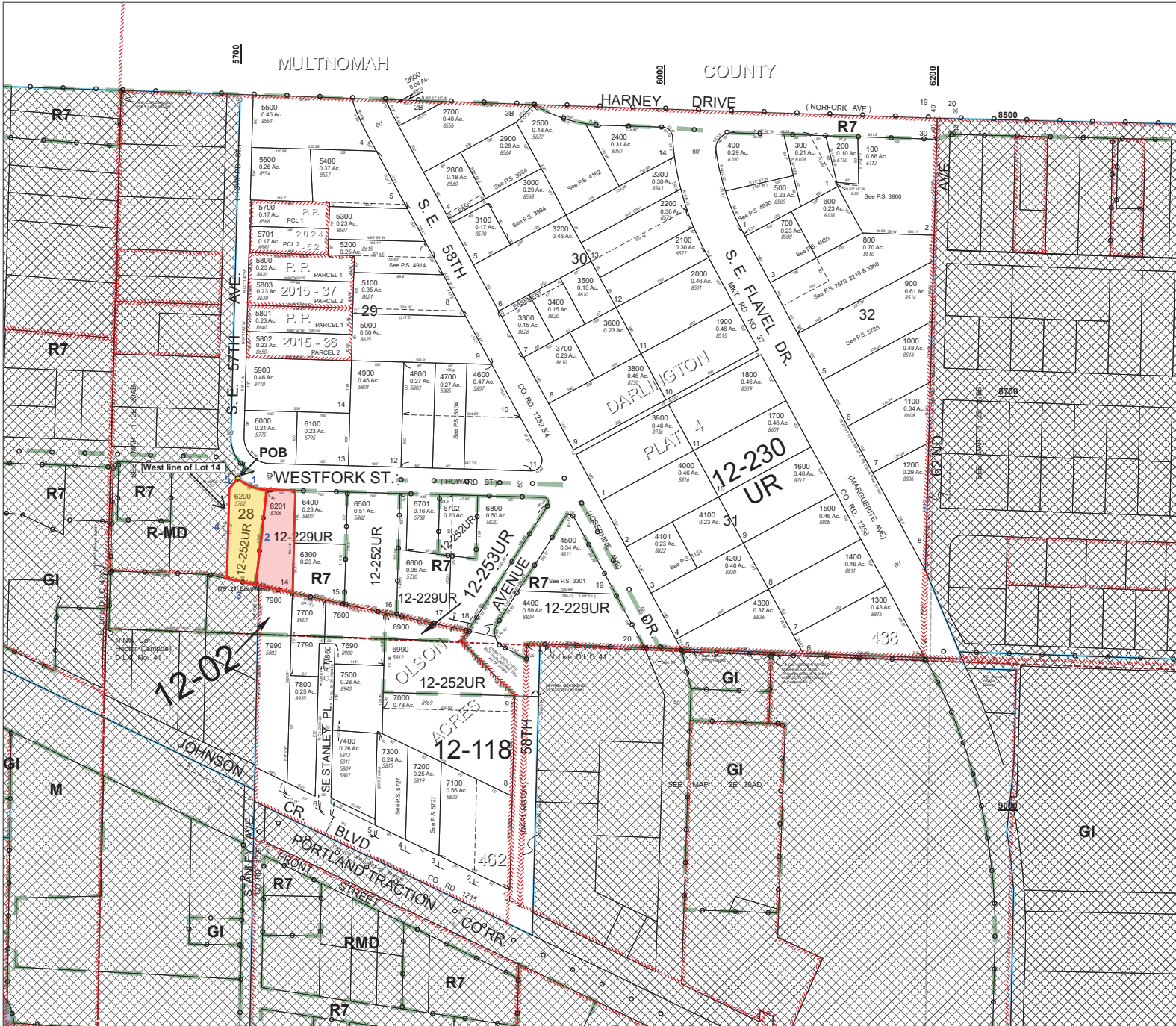
Property Address: 5706 SE Westfork St, Portland, OR 97206  
Tax Lot Description: 1S2E30AA06201  
Legal Description: IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, Lot 14, Block 28, DARLINGTON PLAT 4 (Plat No. 438).

EXCEPTING THEREFROM the following:

Within the N.E. 1/4 N.E. 1/4, Sec. 30, T.1S, R.2E W.M., Beginning at the Northwest corner of said Lot 14; thence Southeasterly along the southerly line of Howard Street *[renamed Westfork Street]* a distance of 60 feet; thence Southwesterly a distance of 184 feet to a point on the southerly line of said Lot 14 which bears South 79° 21' East along said southerly line a distance of 56 feet from the southwest corner of said Lot 14; thence North 79° 21' West 56 feet to the southwest corner of said Lot 14; thence North along the west line of said Lot 14, a distance of 171.27 feet to an exterior angle corner in the west line of said Lot 14; thence, Northeasterly along the westerly line of said Lot 14 a distance of 25 feet to the point of beginning.



# EXHIBIT B



1 2E 30AA

N.E. 1/4 N.E. 1/4 SEC.30 T.1S. R.2E. W. M.  
CLACKAMAS COUNTY

1" = 100'

D. L. C.  
HECTOR CAMPBELL NO. 41

Cancelled Numbers  
6700

Annexation property

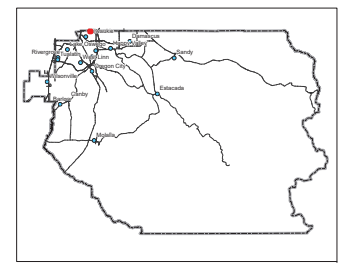


Area of exclusion from Lot 14  
(to describe annexation property)

● Point of Beginning (POB)  
(NW corner of Lot 14, Block 28, Darlington Plat 4)

- 1 = Southeasterly 60 ft along southerly line of Howard Street [renamed Westfork Street]
- 2 = Southwesterly a distance of 184 feet to a point on southerly line of Lot 14 which bears South 79° 21' East along said southerly line a distance of 56 ft from SW corner of Lot 14
- 3 = North 79° 21' West 56 ft to SW corner of Lot 14
- 4 = North along west line of Lot 14, 171.27 ft to exterior angle corner in west line of Lot 14
- 5 = Northeasterly along westerly line of Lot 14 a distance of 25 feet to POB

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

Print Date: 4/1/2025

1 2E 30AA

## CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the territory included within the attached petition (located on Assessor's Map ~~ZSHE~~ 152E30AA) has been checked by me. It is a true and exact description of the territory under consideration and corresponds to the attached map indicating the territory under consideration.



Name Terry D. Johnson  
Title BIS CARTOGRAPHER 3  
Department AST  
County of Clackamas  
Date 4/28/25



**CERTIFICATION OF PROPERTY OWNERSHIP OF  
100% OF LAND AREA**

I hereby certify that the attached petition contains the names of the owners<sup>1</sup> (as shown on the last available complete assessment roll) of 100% of the land area of the territory proposed for annexation as described in the attached petition.



Name TERRY DONOVAN  
Title GIS CARTOGRAPHER 3  
Department AST  
County of CLACKAMAS  
Date 4/28/25 /

<sup>1</sup> Owner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If a parcel of land has multiple owners, each consenting owner shall be counted as a percentage of their ownership interest in the land. That same percentage shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

## CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.



Name JUSTIN LARSEN

Title Elections Manager

Department County Clerk

County of Clackamas

Date 4/24/2025



# NOTICE LIST

(This form is NOT the petition)

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS AND REGISTERED VOTERS IN THE TERRITORY PROPOSED FOR ANNEXATION.

	Name of Owner/Voter	Mailing Street Address	Property Address
		Mailing City/State/Zip	Property Description (township, range, ¼ section, and tax lot)
1	Janice E. Beard	5706 SE Westhork St	5706 SE Westhork St
		Portland, OR 97206	1S2E30AA06201
2			
3			
4			
5			
6			
7			
8			
9			
10			

# EXPEDITED ANNEXATION CODE EXCERPTS

## MILWAUKIE MUNICIPAL CODE SECTIONS

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### 19.1104.1 Expedited Process

- A. A petition for any type of minor boundary change may be processed through an expedited process as provided by Metro Code Chapter 3.09.
- 5. Approval criteria for annexations are found in subsection 19.1102.3.

**19.1102.3 Annexation Approval Criteria.** The city council shall approve or deny an annexation proposal based on findings and conclusions addressing the following criteria.

- A. The subject site must be located within the city urban growth boundary;
- B. The subject site must be contiguous to the existing city limits;
- C. The requirements of the Oregon Revised Statutes for initiation of the annexation process must be met;
- D. The proposal must be consistent with Milwaukie comprehensive plan policies;
- E. The proposal must comply with the criteria of Metro Code Sections 3.09.050(d) and, if applicable, (e).
- F. The proposal must comply with the criteria of Section 19.902 for Zoning Map Amendments and Comprehensive Plan Map Amendments, if applicable.

## METRO CODE SECTIONS

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### 3.09.050 Hearing & Decision Requirements for Decisions Other Than Expedited Decisions.

- (d) To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (d) and (e) of Section 3.09.045.

## MILWAUKIE COMPREHENSIVE PLAN

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### Section 12: Urban Growth Management Goals and Policies

Overarching Section Goal: Coordinate future urban growth, development, and provision of City services in an equitable, cost-effective, and sustainable manner in cooperation with regional partners.

#### Goal 12.4: Annexation

Annex lands within the Milwaukie Planning Area.

### Applicant Response

The proposal meets all the applicable requirements listed above.

x Janice E. Beard  
(Signature)