

**PHILOMATH PLANNING COMMISSION**  
**MINUTES**  
May 15, 2017

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5 **1. CALL TO ORDER.** Chair Shon Heern called the meeting to order at 7:00 PM in the City Hall  
6 Council Chambers.

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8 **2. ROLL CALL:**

9 **Present:** Commissioners Shon Heern, Jacque Lusk, Jeannine Gay, Mark Knutson, Lori  
10 Gibbs, Caleb Nelson, and David Stein

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12 **Staff:** Chris Workman, City Manager; and Jim Minard, Planner.

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14 **3. APPROVAL OF MINUTES:**

15 **3.1 March 20, 2017, Minutes**

16 **MOTION:** Commissioner Gay moved, Commissioner Lusk second, the March 20, 2017,  
17 minutes be accepted as presented. Motion APPROVED 7-0.

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19 **4. PUBLIC HEARINGS:**

20 **4.1 Proposed land donation by Skirvin Farms LLC** – Chair Heern opened the public  
21 hearing at 7:04 p.m. on the proposed land donation from Skirvin Farms to the City. Mr.  
22 Minard reviewed the staff report as background and the ordinance establishing the  
23 Planning Commission that directs such actions be presented to the Commission. While  
24 there has been some confusion as to the future of the rodeo grounds, this transfer of  
25 ownership was designed to the future continuation of the grounds as historically used.

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27 Commissioner Gay asked about the logging operations and the sales clause to remove  
28 the logging and other equipment within two years.

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30 Marlyn Weaver, Agent for Skirvin Farms LLC – Mr. Weaver noted the real intent was to  
31 remove the excess equipment that had spread through the grounds and contain it on the  
32 approximate 2.2 acres where the shop sits.

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34 Commissioner Stein asked about the location of the contemplated right-of-way. City  
35 Manager Workman explained it would be 11th Street, basically extended along the west  
36 edge of the 5 acres identified as Parcel D on the map.

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38 Chair Heern closed the public testimony portion at 7:12, as there was no one wishing to  
39 comment.

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41 **5. NEW BUSINESS**

42 **5.1 Multi-family definition and application to PMC Chapter 18** – Mr. Minard noted  
43 that recent interest in multi-family development brought to light a number of contradictory  
44 statements in the code relating to what constitutes multi-family. In some instances three  
45 or more dwellings equated to multi-family; in others it states four or more. The Code  
46 allows for the City Manager to make formal interpretations and on May 9, 2017, City  
47 Manager Workman signed a written interpretation that multi-family dwellings would be  
48 defined as four or more dwelling units (excluding manufactured homes) on a single parcel  
49 of land.

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51 Commissioner Stein asked if these units could be separated. Mr. Minard noted that in the  
52 past, staff had been quite liberal in looking at “non-connected” units, given the number of  
53 dwellings had the same impact on local infrastructure. However, this rarely occurred.

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55 **6. ADJOURNMENT:**

56 There being no further business Chair Heern adjourned the meeting at 7:26 p.m.

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58 **SIGNED:**  
59 Shon Heern, Chair

**ATTEST:**  
Ruth Post, MMC, City Recorder