



# CITY OF OREGON CITY PLANNING COMMISSION MINUTES

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Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City  
Monday, November 18, 2024, at 7:00 PM

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## 1. CALL TO ORDER AND ROLL CALL

*Chair Stoll called the meeting to order at 7:00 PM.*

Present:6 – Chair Greg Stoll, Vice Chair Paul Espe, Commissioner Brandon Dole, Commissioner Bob LaSalle, Commissioner Karla Laws, Commissioner Dirk Schlagenhauser

Absent:1 - Commissioner Daphne Wuest - excused

Staffers: 3 - Community Development Director Aquilla Hurd-Ravich, City Attorney Bill Kabeiseman, Water Quality Coordinator Marcos Kubow

## 2. MEETING MINUTES

A. Meeting Minutes for Approval: October 28, 2024.

**A motion was made by Commissioner Espe, seconded by Commissioner LaSalle to approve the meeting minutes for October 28, 2024.**

**The motion carried by the following vote:**

**Yea: 6 - Commissioner Dole, Commissioner LaSalle, Commissioner Laws, Commissioner Schlagenhauser, Vice Chair Espe, Chair Stoll**

**Nay: 0**

## 3. PUBLIC COMMENTS

None.

## 4. PUBLIC HEARING

4C. GLUA-24-00026/ZC-24-00002/LEG-24-00003 Legislative: OCMC 17.47 Erosion and Sediment Control Text Amendment

Chair Stoll opened the public hearing and read the legislative script. He asked if any of the commissioners had any conflicts of interest, and there were none.

Director Aquilla Hurd-Ravich introduced the staff report. This is a Type IV application which requires Planning and City Commission hearings. This text amendment adopts new code

language to address and specifically include construction site runoff. The amendment is necessary to comply with Oregon DEQ requirements in order for Oregon City to maintain its MS4 permit. Construction site runoff is currently addressed in the City's Stormwater and Grading Design Standards, and this amendment does not make any regulatory changes to the way erosion, sediment control and construction site runoff are managed currently.

Director Aquilla introduced the applicant, Marcos Kubow, Public Works Water Quality Coordinator. Marcos explained that this amendment adds statements on construction waste and pollution and addresses pollution beyond sediment. This also reinforces current practices and puts it in writing. It makes enforcement language broader and legally supports current enforcement practices.

Commissioner Laws asked what the process is when a resident complaint comes in regarding sediment runoff. Marcos explained that there is a three-step process for enforcement: 1) Inspection and given a letter of what to do to be in compliance; 2) if they don't comply, they are served with a Stop Work Order; 3) If work continues, they are served with fines and it becomes a court issue. In the past couple of years, there have not been any issues with developers not getting into compliance when served with Stop Work Orders.

Commissioner Schlagenhauser asked about the wording in the code regarding the Manager. Who is the Manager being referred to? The word "manager" pops over all over the place. Whose job is it to serve the Stop Work Order. Director Aquilla spoke to this and explained that it refers to the City Manager or designee. The designee is generally the Director or Dept head overseeing the area of infraction.

Commissioner Laws spoke to a concern of checks and balances regarding the City Manager and all that they oversee: Staff, Land Use, City Attorney, etc. Director Aquilla responded that the City Manager reports to the City Commission which is where the checks and balances comes. Commissioner Schlagenhauser asked if someone did not agree with a City Manager decision, do they have a place to go with their concern. Director Aquilla pointed out the process for Land Use appeal and that those go to City Commission, but it depends on the situation. City Attorney Bill Kabeiseman explained that there are processes in place for code enforcement and some situations can go to court where a judge can make the decision.

City Attorney Bill also explained that Oregon City is a "Strong Manager City", common practice in Oregon. The Oregon City Charter states in section 21.C2 that the City Manager "shall see that all ordinances are enforced and that the provisions of all franchises, leases, contracts, permits and privileges granted by the city are observed." The default provision in our code is City Manager is responsible, but they can delegate elsewhere.

**A motion was made by Commissioner Dole, seconded by Commissioner Schlagenhauser to recommend approval of GLUA-24-00026/ZC-24-00002/LEG-24-00003.**

**The motion carried by the following vote:**

**Yea: 6 - Commissioner Dole, Commissioner LaSalle, Commissioner Laws, Commissioner Schlagenhauser, Vice Chair Espe, Chair Stoll**

**Nay: 0**

## **5. COMMUNICATIONS**

Next week's meeting, November 25<sup>th</sup> is cancelled because the applicant did not get their application completed.

Next meeting scheduled is December 9. This meeting will be addressing a fast-tracked legislative amendment due to a new FEMA requirement for the Flood Plain chapter.

## **6. ADJOURNMENT**

*Chair Stoll adjourned the meeting at 7:40 p.m.*

