



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

## NOTICE OF HEARING

December 16, 2025

Scott & Christina L Lovell  
11012 S New Era Rd.  
Canby, OR 97013

Julianne Sarah Wilson  
11012 S New Era Rd.  
Canby, OR 97013

**RE:** County of Clackamas v. Scott & Christina L Lovell & Julianne Sarah Wilson  
**File:** V0008425

**Hearing Date:** January 8, 2026

**Time:** This item will not begin before 11:30 am however it may begin later depending on the length of preceding items.

**Location:** Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

**You can access the complete hearing packet at**  
**<https://www.clackamas.us/codeenforcement/hearings>**

You may contact Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, should you have any questions about the violation(s) in the Complaint. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## **STATEMENT OF RIGHTS**

**1. Prior to the Hearing.** You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

**2. Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

**3. Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

**4. Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox  
Attorney at Law  
14725 NE 20<sup>th</sup> Street, #D-5  
Bellevue, WA 98007**

**5. Right to Recess.** If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

**6. Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



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You must have access to the internet or to a telephone line to use the Zoom platform. A copy of the link is provided below. Once you have joined the meeting, **please allow the moderator to promote you to a panelist.**

If you would like to present evidence at the Hearing please email Andrea Hall at [Andreahal@clackamas.us](mailto:Andreahal@clackamas.us) or mail your evidence to Andrea Hall at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing.** Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform, please contact Andrea Hall at 503-742-4467 **within 3 calendar days of receipt of the Notice of Hearing.**

If you are unfamiliar with using the Zoom platform, please perform an internet search of “how to use Zoom” and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/87092510699?pwd=BtjDxqbGVFUS6lTiOX4PjoRgaQkpTf.1>

Passcode: 728821

Phone one-tap:

+13462487799,,87092510699# US (Houston) +14086380968,,87092510699# US (San Jose)

Join via audio:

+1 346 248 7799 US (Houston)

+1 564 217 2000 US

+1 408 638 0968 US (San Jose)

+1 646 876 9923 US (New York)

+1 669 444 9171 US

+1 646 931 3860 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 309 205 3325 US

+1 360 209 5623 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 870 9251 0699

International numbers available: <https://clackamascounty.zoom.us/j/kvw2sNrrU>

## Department of Transportation and Development

### Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**¡LE DAMOS LA BIENVENIDA!** Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**ДОБРО ПОЖАЛОВАТЬ!** Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**欢迎!** Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问  
[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**CHÀO MỪNG!** Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:  
[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

SCOTT & CHRISTINA LOVELL, and  
JULIANNE WILSON,

Respondents.

File No: V0008425

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 11012 S New Era Rd., Canby, OR 97013.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 11012 S New Era Rd., Canby, OR 97013 also known as T3S, R1E, Section 24, Tax Lot 900, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use and is the location of violation(s) asserted by the County.

3.

On or about the 13<sup>th</sup> day of May 2025 and on the 9<sup>th</sup> day of September 2025 the Respondents violated the following laws, in the following ways:

- a. Respondents violated Chapter 9.02.040 as it pertains to the Application and Enforcement of the Clackamas County Building Code by failing to obtain permits to address a failing septic system on the property. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondents in the following manner: Violation Notice dated May 13, 2025 and Citation and Complaint number 2500084 dated September 9, 2025. A copy of the notice document is attached to this Complaint as Exhibits C & D, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for Priority 1 Building Code violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 16<sup>th</sup> day of December 2025.



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

File No.: V0008425

SCOTT & CHRISTINA LOVELL,

and

JULIANNE WILSON,

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

February 28, 2025  
Exhibit A

In response to information from the Clackamas County Septic and Onsite Wastewater Program, a violation file was opened regarding a septic system in active failure.

March 18, 2025  
Exhibit B

A violation notice was mailed to the property owners with a seven day deadline to pump the tank to prevent further discharge and 30 days to submit a major repair permit for the system.

May 13, 2025  
Exhibit C

After discovering that one of the property owners had been omitted from the March 18, 2025 letter, an amended violation notice was mailed that included all owners. The notice gave the Respondents seven days to pump the tank and 30 days to submit a major repair permit to the County.

September 9, 2025  
Exhibit D

After a review of County records revealed that a major repair permit had not been submitted to the County, Citation Number 2500084 in the amount of \$514.00 was issued to the Respondents. The citation was mailed first class mail and not returned to the County, the citation remains unpaid.

October 20, 2025

The County spoke with Respondent Julianne Wilson who indicated that they had hired a septic contractor to come out to the property on October 30, 2025 to look at the system.

December 16, 2025

After a review of the County's permit system revealed that a major repair permit had not been submitted to the County, the County referred the matter to the Clackamas County Code Enforcement Hearings Officer.



As the Respondents have not taken all necessary steps to abate the violation, the violation is not due to conditions or circumstances beyond their control and the Respondents have not been cooperative in abating the violation, the County is asking for a Final Order and authorization to move the matter to County Counsel for further enforcement action.

However, should the Hearings Officer find that there are mitigating factors in this case, the County would request a Continuing Order requiring the Respondents to:

- Submit a major repair permit to the Septic and Onsite Wastewater Program within 15 days of the date of the order, respond to all requests for additional information within ten days of the request. The permit must have the fees paid in full within ten days of being notified the permit is ready, and obtain an approved final inspection within 30 days of the date the permit is issued.
- The County will submit a timely Post Hearing Status Report. The report will be sent to the Code Enforcement Hearing Officer and to the Respondents. The report may include the following recommendations:

Payment for Citation Number 2500084 for \$514.00 for the Priority 1 Building Code violation.

Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for the Priority 1 Building Code violation for date cited September 9, 2025.

Assessment of an administrative compliance fee calculated at the rate of \$75.00 per month for June 2025 subtotaling \$75.00.

Assessment of an administrative compliance fee calculated at the rate of \$100.00 per month beginning July 2025 through December 2025 subtotaling \$600.00.

Total administrative compliance fee is \$675.00, however, because this case was opened prior to July 1, 2025 when the County ceased waiving administrative fees, the County is requesting a reduced amount of \$300.00 as a reasonable estimate of the cost of this enforcement matter.

- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondents fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

## Ferber, Christiane

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**From:** Bruck, Kristi  
**Sent:** Friday, February 28, 2025 8:49 AM  
**To:** DTD-CodeEnforcement  
**Cc:** Septic Info; Dennis, Aaron; Goodwin, Robert; Amundson, Drake  
**Subject:** New Septic Violations

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

Please open septic violations on the property addresses listed below. I added a lock on each of the addresses & parcels in Accela with the information listed below. Please let me know if you need anything further. Once the Violation files have been created, please send us the V numbers and my team will get the violation letters sent out. Thank you for your help.

SEPTIC SYSTEM IN ACTIVE FAILURE PER 2024 O&M REPORT. CONTACT SEPTIC DEPT FOR MORE INFORMATION [SEPTICINFO@CLACKAMAS.US](mailto:SEPTICINFO@CLACKAMAS.US).

1. 11012 S New Era Rd
2. 641 S Stonehenge Ter
3. 17588 SE Marna Rd.
4. 24375 SE Three Cedars St
5. 1300 SW Forest Meadows Way
6. 6213 SW Harrington Ave
7. 890 SW Borland Rd
8. 17800 SE Foster Rd.
9. 23971 NE Airport Rd.

Take care,

**Kristi Bruck**, Permit Technician  
Pronouns: she/her/hers  
Clackamas County Onsite Wastewater Systems Program  
150 Beaver Creek Rd | Oregon City OR 97045  
(503) 742-4740  
[WWW.CLACKAMAS.US/SEPTIC](http://WWW.CLACKAMAS.US/SEPTIC)

## Septic Public Service Hours Change

Effective September 30, 2024

Beginning Monday, Sept. 30, Septic staff will only be available *by appointment* for in-person and online meetings during the following hours:

- 1-4 p.m. on Mondays (or on Tuesday, if Monday is a holiday)
- Thursdays, 8 a.m.-noon

To talk with Septic staff in person or remotely, you can schedule an appointment in two ways:

- Online (<https://apps.clackamas.us/schedule/start.jsp?type=septic>)
- By phone at 503-742-4740

Questions? Email [septicinfo@clackamas.us](mailto:septicinfo@clackamas.us) or call 503-742-4740.

***Thank you for your understanding and cooperation as we work to serve you with limited resources.***

Were you happy with the service you received today?



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DAN JOHNSON  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

March 18, 2025

Scott and Christina Lovell  
11012 S New Era Rd  
Canby, OR 97013

V0008425

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY

SUBJECT: Onsite Wastewater Violation

SITE: Township 3S Range 1E Section 24 Tax Lot 00900  
11012 S New Era Rd, Canby, OR, 97013

To whom it may concern:

Clackamas County Septic Onsite Wastewater staff have confirmed the sewage treatment system serving the above site is currently in violation of Oregon State Rule and Clackamas County Code. The Annual Operation and Maintenance Report submitted by your maintenance provider indicated the onsite wastewater treatment system is failing.

**Insufficiently treated wastewater is a threat to public health. Improper wastewater management is a violation of Oregon Administrative Rule 340-071-130 and Clackamas County Code 9.02.040 (K)**

**340-071-0130**

**General Standards, Prohibitions and Requirements**

**(3) Prohibited discharges of wastewater: A person may not discharge untreated or partially treated wastewater or septic tank effluent directly or indirectly onto the ground surface or into public waters. Such discharge constitutes a public health hazard and is prohibited.**

For compliance, the following corrective actions are required:

1. Plug the outlet of the septic tank and pump out the septic tank as needed to prevent further discharge of partially treated sewage. **This must be completed within 7 days of the date of this letter.**
2. Apply for a major repair permit. **A full application, including payment, must be submitted within 30 days of the date of this letter.**

Please call me at 503-502-8163 or email [septicinfo@clackamas.us](mailto:septicinfo@clackamas.us) if you have questions or concerns. Health and safety is our highest priority.

Sincerely,

Robert Goodwin, REHS  
Soil Scientist  
Enclosures:  
CC:

phone: 503-742-4740

fax: 503-742-4550

[www.clackamas.us/septic](http://www.clackamas.us/septic)

## **Important Notices**

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



DAN JOHNSON  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

May 13, 2025

Scott and Christina Lovell  
Julianne Wilson  
11012 S New Era Rd  
Canby, OR 97013

V0008425

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**340-071-0130**

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Sincerely,

Robert Goodwin, REHS  
Soil Scientist  
Enclosures:

phone: 503-742-4740

fax: 503-742-4550

[www.clackamas.us/septic](http://www.clackamas.us/septic)

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Citation No. 2500084

Case No. V0008425

# ADMINISTRATIVE CITATION

Date Issued: September 9, 2025

**Name and Address of Person(s) Cited:**

Name: Scott & Christina Lovell  
Julianne Wilson  
Mailing Address: 11012 S New Era Rd.  
City, State, Zip: Canby, OR 97013

Date Violation(s) Confirmed: On the 9<sup>th</sup> day of September, 2025 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 11012 S New Era Rd., Canby, OR 97013

Legal Description: T3S, R1E Section 24, Tax Lot(s) 900

**Law(s) Violated:**

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(K)

**Description of the violation(s):**

- 1) Persons cited failed to obtain the required permits and approved inspections to address a failing septic system on the subject property.

Maximum Civil Penalty \$3500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: September 9, 2025  
Department Initiating Enforcement Action: Code Enforcement



## **PLEASE READ CAREFULLY!**

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

**Options:**

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued.  
Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
Clackamas County Code Enforcement Section  
150 Beavercreek Rd.  
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

### STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_