

## MINUTES HEARING OFFICER AUGUST 6, 2024

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

### REGULAR SESSION 5:00 PM

**Present:**

Vanessa MacDonald, Hearing Officer  
Jeff Tamulevich, Community Development Director  
Drew Yocom, Deputy Director – Community Enhancement  
Shawn Daffara, Crime Prevention Planning Coordinator  
Cassidy Hernandez, Executive Assistant

There was one (1) interested citizen present.

Meeting convened at 5:00 PM and was called to order by Vanessa MacDonald. Hearing Officer MacDonald stated anyone wishing to appeal a decision will need to file a written appeal within fourteen (14) calendar days, by August 20, 2024 at 3:00 PM, to the Community Development Department.

#### 1. Agenda Item No. 1

##### **July 16, 2024 Hearing Officer Minutes**

**Vanessa MacDonald**, Hearing Officer, stated that the July 16, 2024 Hearing Officer Minutes had been reviewed and were approved.

#### 2. Agenda Item No. 2

Request approval to abate public nuisance items at the TRUJILLO Property located at 6737 South Kenneth Place. The applicant is the City of Tempe (CE240829).

- Jeff Troy, Code Inspector, gave the following overview of this case:
  - Inspector Troy requested a 180-day open abatement for 6737 South Kenneth Place.
  - The case was initiated on 2/6/24 for deteriorating landscape.
  - As the case progressed Inspector Troy noticed the rear yard had trash or debris as well as deteriorating landscape.
  - A citation was also issued. The property owner did not pay the fee and it was sent to collections.
  - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE240829.

### **3. Agenda Item No. 3**

Request approval to abate public nuisance items at the LEVECKE Property located at 1046 East Magdalena Drive. The applicant is the City of Tempe (CE234227).

- Jeff Troy, Code Inspector, gave the following overview of this case:
  - Inspector Troy requested a 180-day open abatement for 1046 East Magdalena Drive.
  - The case was initiated on 7/27/23 for an unregistered vehicle and deteriorating landscape.
  - Additional complaints have been submitted to Code Compliance.
  - A total of three (3) citations were also issued. The property owner did not pay the fees and they were sent to collections.
  - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE234227.

### **4. Agenda Item No. 4**

Request approval to abate public nuisance items at the SHELDAHL Property located at 4518 South Grandview Avenue. The applicant is the City of Tempe (CE243951).

- Sammy Baptiste, Code Inspector, gave the following overview of this case:
  - Inspector Baptiste requested a 180-day open abatement for 4518 South Grandview Avenue.
  - The case was initiated on 5/28/24 for deteriorating landscape, junk/debris, trailer being used as a dwelling unit and broken windows.
  - Additional complaints have been submitted to Code Compliance.
  - A total of two (2) citations were also issued. The property owner did not pay the fees and they were sent to collections.
  - The inspector then presented photos taken earlier in the day showcasing the violations on site.
  - The property owner Robert Sheldahl spoke on behalf of his property stating he will start construction in December of this year and that the junk and debris will be thrown into a roll of dumpster.
- Shawn Daffara stated no contact has been made by any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE243951.

### **5. Agenda Item No. 5**

Request approval to abate public nuisance items at the MERCER Property located at 2112 East Fremont Drive. The applicant is the City of Tempe (CE236288)

- Sammy Baptiste, Code Inspector, gave the following overview of this case:
  - Inspector Baptiste requested a 180-day open abatement for 2112 East Fremont Drive.
  - The case was initiated on 11/16/23 for junk/debris in front and a damaged garage door.
  - Tempe Police Department Information Officer, Molly Enright shared information that this property has now been taken over by The State.
  - A citation was also issued. The property owner did not pay the fee and it was sent to collections.
  - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE236288.

### **6. Agenda Item No. 6**

Request approval to abate public nuisance items at the DUSKO CVIJETINOVIC LLC Property located at 406 East Balboa Drive. The applicant is the City of Tempe (CE236488)

- Sammy Baptiste, Code Inspector, gave the following overview of this case:

- Inspector Baptiste requested a 180-day open abatement for 406 East Balboa Drive.
- The case was initiated on 11/29/23 for an inoperable vehicle.
- Additional complaints have been submitted to Code Compliance.
- A citation was also issued. The property owner did not pay the fees and it was sent to collections.
- The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE236488.

### **ANNOUNCEMENTS**

- Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on August 20, 2024 in the Tempe City Council Chambers and broadcast live through Tempe 11.

With no further business, the public hearing adjourned at 5:50 PM.

Prepared by: Cassidy Hernandez  
Reviewed by: Drew Yocom

Drew Yocom, Deputy Director – Community Enhancement  
For Vanessa MacDonald, Hearing Officer

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