

MINUTES HEARING OFFICER March 17, 2020

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Tempe City Council Chambers located at 31 E 5th Street, Tempe, Arizona 85281 at 5:00pm.

REGULAR SESSION 5:00 PM

Present:

Vanessa MacDonald, Hearing Officer
Jeff Tamulevich, Code Compliance Administrator
Drew Yocom, Code Compliance Analyst
Shelbie Meyer, Administrative Assistant

There were (0) interested citizens present at the regular session.

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 March 31, 2020 at 3:00 PM, to the Community Development Department.

1. The following was noted:

• **Agenda Item No. 1**

February 4, 2020 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated the March 3, 2020 Hearing Officer Minutes had been reviewed and were approved by Wendy Springborn.

2. Request abatement of public nuisance items at the STUTZMAN PROPERTY located at 1717 E. Pebble Beach Drive. The applicant is the City of Tempe (CE197161).

Julie Scofield, Code Inspector, gave the following overview of this case:

- Inspector Scofield explained this case has been open since November 2019 for: deteriorated landscaping, junk/debris, broken pool fence, lawn parking, unregistered vehicle, green swimming pool.
- Scofield indicated as of March 17, 2020, the only violation that remains is the deteriorated landscaping.
- Scofield indicated this property has been in violation many times and has been in contact with the property owner regarding the deteriorated landscaping. Therefore, she requests a 180-day open abatement.

Hearing Officer MacDonald approved the 180-day abatement.

3. Request abatement of public nuisance items at the C&C WAY PROPERTY located at 3318 S. Terrace Road. The applicant is the City of Tempe (CE197243).

Julie Scofield, Code Inspector, gave the following overview of this case:

- Inspector Scofield requested a 180-day open abatement to address the unregistered vehicles and junk/debris in the front and back yards.
- Property owner has been cited; Inspector Scofield has been in contact with the tenant.
- The vehicles' registration tags will expire in two (2) days and the backyard has had major improvements, however items in back need to be removed.
- Hearing Officer MacDonald acknowledged that the scaffolding needs to be organized and out of right-of-way view.
- Jeff Tamulevich, Code Compliance Administrator, explained excess storing in backyard is a code violation, even if the scaffolding is neatly stacked.

Hearing Officer MacDonald approved the 180-day abatement.

4. Request abatement of public nuisance items at the ROBBINS PROPERTY located at 513 W. 17th Place. The applicant is the City of Tempe (CE192456).

Ashley Nichols, Code Inspector, gave the following overview of this case:

- Inspector Nichols requested a 180-day open abatement to address the deteriorated landscaping and inoperable/unregistered vehicles.
- Nichols indicated that this property has been in a fire, that is why the case has been open since April 2019.
- Nichols indicated the owner is no longer in correspondence and subsequently was cited. Owner failed to appear in court.

Hearing Officer MacDonald approved the 180-day abatement.

5. Request abatement of public nuisance items at the KUHN PROPERTY located at 2625 S. River Drive. The applicant is the City of Tempe (CE197587).

Michael Glab, Code Inspector, gave the following overview of this case:

- In December of 2019, Inspector Glab noted there was junk/debris in carport and green, stagnant water on top of the pool cover, which the property owner addressed.
- Due to lack of maintenance, the entire pool was green and deteriorated.
- Glab indicated there were two (2) notices mailed and posted to structure with extensions given, yet still has failed to comply.
- As of March 2020, Inspector Glab is seeking to abate this property due to deteriorated landscaping and deteriorated swimming pool.

Hearing Officer MacDonald approved the 180-day abatement.

6. Request abatement of public nuisance items at the BRUNSON PROPERTY located at 1108 E. Alameda Drive. The applicant is the City of Tempe (CE196360).

Michael Glab, Code Inspector, gave the following overview of this case:

- In October 2019, Inspector Glab responded to an online complaint regarding junk/debris and deteriorated landscape on the property.
- Glab indicated there has been improvement on the landscaping in the front yard, but none for the junk/debris in the back.
- Inspector Glab has issued two (2) citations, one to each property owner, only one (1) defendant was found responsible as a result of two (2) people being cited at once.
- Inspector Glab gave two (2) extensions: one (1) two-week extension, and a two-month extension due to an arm injury the property owner had.
- Property remains in disrepair with excessive junk/debris in the backyard, Inspector Glab requested a 180-day open abatement period.
- Hearing Officer MacDonald noticed that the abatement cost was low considering the amount of work needed to be done, she also noticed that police presence was missing from the bid.
- Subsequently, Inspector Glab indicated that he would be needed to amend this cost because police presence is necessary.

Hearing Officer MacDonald approved the 180-day abatement.

ANNOUNCEMENTS

- Drew Yocom announced that the next meeting will take place on April 21, 2020 at the Council Chambers.
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With no further business, the public hearing adjourned at 5:28 PM.

Prepared by: Shelbie Meyer
Reviewed by: Drew Yocom

Drew Yocom, Planning and Research Analyst
For Vanessa MacDonald, Hearing Officer

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