

## MINUTES HEARING OFFICER September 15, 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 5<sup>th</sup> 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 zero (0) interested citizens present or online via Webex.

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 September 29, 2020 at 3:00 PM, to the Community Development Department.

1. The following was noted:

• **Agenda Item No. 1**

**September 1, 2020 Hearing Officer Minutes**

**Vanessa MacDonald**, Hearing Officer, stated the September 1, 2020 Hearing Officer Minutes had been reviewed and were approved.

2. Request abatement of public nuisance items at the GULSETH PROPERTY located at 4406 S. Stanley Place. The applicant is the City of Tempe (CE201197).

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

- Inspector Scofield requested a 180-day abatement for an unregistered vehicle in the front driveway and grass/weeds in gravel.
- Inspector Scofield acknowledged there has been improvement to the landscaping in the front, but not enough to comply. Yet, the unregistered vehicle remains unregistered.
- Inspector Scofield has had minimal contact with the property manager.

Hearing Officer MacDonald approved the 180-day abatement.

3. Request abatement of public nuisance items at the MERCER PROPERTY located at 2112 E. Fremont Drive. The applicant is the City of Tempe (CE202303).

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

- Inspector Scofield requested a 180-day abatement for junk/debris in the front/back/side yards and an unregistered vehicle.
- The tenant has cleared most of the property of junk/debris, but not enough improvement to reach compliance.

Hearing Officer MacDonald approved the 180-day abatement.

4. Request abatement of public nuisance items at the DEROUSSEAU YOUNG PROPERTY located at 2030 E. Balboa Drive. The applicant is the City of Tempe (CE200492).

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

- Inspector Glab requested a 180-day abatement for junk/debris in the side/back yards.
- Code Compliance received an initial complaint in January. In February, emails were exchanged the owner with the intention to comply.
- Additional notices were mailed after no change and copies were posted to the structure and emailed to property owner.
- In May 2020, a citation was issued. The property owner defaulted in June 2020, which was then forwarded to collections.
- Junk/debris was still present as of September 15, 2020 and remains in violation.

Hearing Officer MacDonald approved the 180-day abatement.

5. Request abatement of public nuisance items at the MAYHALL PROPERTY located at 2174 E. Palmcroft Drive. The applicant is the City of Tempe (CE196750).

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

- In October 2019, Code Compliance officer received a complaint regarding over height grass/weeds and junk/debris in front/back of property and notices were mailed to property owners.
- In November 2019, property owner spoke with Code Compliance Administrator and was granted additional time to comply. Inspector Glab also granted additional time beyond Code's Administrator initial request.
- In January 2020, violations remained, and a notice was posted to the structure.
- In February and March 2020, property owner contacted the Code Compliance office, asking for an additional extension, which was granted.
- In May 2020, violations remained, and a citation was issued to property owner and posted to structure.
- In June 2020, additional anonymous complaints were received by the Code Compliance office.
- In July 2020, property owner's daughter spoke with Inspector Glab in order to remedy the violations.
- In August 2020, no change was made, and abatement bids were sought for the cleanup of the property.
- Inspector Glab requested a 180-day abatement for junk/debris in front/back yard, inoperable/unregistered vehicles, palm tree obstruction, and over height grass/weeds throughout the property.

Hearing Officer MacDonald approved the 180-day abatement.

6. Request abatement of public nuisance items at the O'CONNOR PROPERTY located at 6818 S. Terrace Road. The applicant is the City of Tempe (CE203493).

Brandy Zedlar, Code Inspector, gave the following overview of this case:

- Inspector Zedlar requested a 180-day abatement for deteriorated landscaping and junk/debris in the front/back/side yards.

- In May 2020, Code Compliance officer received a complaint regarding the violations and first and final notices were sent.
- Inspector Zedlar noted that this particular property was supposed to be on the agenda in February 2020, but the property owner cleared the property prior to the hearing.
- Since August 2020, three (3) additional anonymous complaints were filed.
- Daughter of the owner tried to contact Inspector Zedlar while out on vacation, Zedlar left a voicemail and had no response as of the afternoon of the meeting.

Hearing Officer MacDonald approved the 180-day abatement.

7. Request abatement of public nuisance items at the DUNLAP PROPERTY located at 1002 W. Tulane Drive. The applicant is the City of Tempe (CE201342).

**ABATEMENT REQUEST WITHDRAWN - PROPERTY IN COMPLIANCE**

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**ANNOUNCEMENTS**

- Drew Yocom announced that the next meeting will take place on October 4, 2020 at the Council Chambers and via Webex.

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With no further business, the public hearing adjourned at 5:22 PM.

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Prepared by: Shelbie Meyer  
Reviewed by: Drew Yocom

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

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