

DRAFT MINUTES HEARING OFFICER AUGUST 19, 2025

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
Jack Scofield, Code Compliance Manager
Shawn Daffara, Crime Prevention Planning Coordinator
Cassidy McFerran, Executive Assistant

There were zero (0) interested citizens 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 September 2, 2025 at 3:00 PM, to the Community Development Department.

1. **Agenda Item No. 1**

August 5, 2025 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated that August 5, 2025 Hearing Officer Minutes had been reviewed and were approved.

2. **Agenda Item No. 2**

Request approval to abate public nuisance items at the CULBERTSON & HERBOTS Property located at 1211 East Balboa Dr. The applicant is the City of Tempe (CE253225).

- This request has been withdrawn to be continued to a later date.

3. **Agenda Item No. 3**

Request approval to abate public nuisance items at the HENDERSON CONSTRUCTION CO LLC Property located at 318 East Carver Road. The applicant is the City of Tempe (CE246429).

- This case has come into compliance and no longer needs to be heard at the Hearing Officer. Case withdrawn.

4. Agenda Item No. 4

Request approval to abate public nuisance items at the GRAFFIS Property located at 210 East Vaughn Dr. The applicant is the City of Tempe (CE207434).

- Melissa Ensing, Code Inspector, gave the following overview of this case:
 - Inspector Ensing requested a 180-day open abatement for 210 East Vaughn Dr.
 - The case was reassigned to Melissa on 1/6/25 for deteriorating roof and landscaping as well as an inoperable/unregistered vehicle.
 - Additional complaints have been submitted to Code Compliance.
 - Some contact has been made with the property owner.
 - After speaking with the property owner in person, the property still remains in violation.
 - 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 CE207434.

5. Agenda Item No 5.

Request approval to abate public nuisance items at the COEN Property located at 3511 South Cutler Drive. The applicant is the City of Tempe (CE250951).

- Michael Moreno, Code Inspector, gave the following overview of this case:
 - Inspector Moreno requested a 180-day open abatement for 3511 South Cutler Drive.
 - The case was initiated on 2/14/25 for excessive animal feces, deteriorating landscaping, and junk, trash and debris.
 - Additional complaints have been submitted to Code Compliance.
 - Efforts were made to contact the property owner, but compliance was not obtained.
 - 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 CE250951

6. Agenda Item No. 6

Request approval to abate public nuisance items at the FAULKNER Property located at 725 East Papago Dr. The applicant is the City of Tempe (CE252719).

- Michael Moreno, Code Inspector, gave the following overview of this case:
 - Inspector Moreno requested approval for an emergency abatement for 725 East Papago Dr that took place on 5/8/2025.
 - The case was initiated on 5/5/25 for junk, trash and debris blocking the alleyway.
 - An emergency abatement was conducted on 5/8/25 due to the amount of junk and debris that was blocking the alleyway for City of Tempe Police and Fire and Solid Waste vehicles.
 - After speaking with the property owner, we also referred him to the Tempe CARE 7 team.
 - The inspector then presented photos taken before and after the emergency abatement 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 emergency abatement request found in CE252719.

ANNOUNCEMENTS

- Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on September 2, 2025 in the Tempe City Council Chambers and broadcast live through Tempe 11.

With no further business, the public hearing adjourned at 5:20 PM.

Prepared by: Cassidy McFerran
Reviewed by: Drew Yocom

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

DY: cm