

DRAFT MINUTES HEARING OFFICER March 17, 2026

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

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 March 31, 2026 at 3:00 PM, to the Community Development Department.

1. **Agenda Item No. 1**

February 17, 2026 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated that the February 17, 2026 Hearing Officer Minutes had been reviewed and were approved.

2. **Agenda Item No. 2**

Request approval to abate public nuisance items at the WRIGHT PROPERTY located at 1409 S. Mill Ave. The applicant is the City of Tempe (CE256722).

- **CASE WITHDRAWN**

3. **Agenda Item No. 3**

Request approval to abate public nuisance items at the TALK TALK 3 LLC PROPERTY located at 702 W. Howe Ave. The applicant is the City of Tempe (CE257310).

- Kevin Kowalski, Code Inspector Supervisor, gave the following overview of this case:
 - Inspector Kowalski requested a 180-day open abatement for 702 W Howe Street.
 - The case was initiated on 11/21/25 for over height weeds and deteriorated landscaping.
 - No progress has been made to clear the violations.

- Additional complaints have been submitted to the Code Compliance Division during the course of this case
- 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 CE257310.

4. Agenda Item No. 4

Request approval to abate public nuisance items at the STARLING PROPERTY located at 4710 S. La Rosa Dr. The applicant is the City of Tempe (CE256625).

- Andres Lara-Reyes, Code Inspector, gave the following overview of this case:
 - Inspector Lara-Reyes requested a 180-day open abatement for 4710 S La Rosa Drive.
 - The case was initiated on 10/24/25 for over height weeds and deteriorated landscaping.
 - No progress has been made to clear the violations.
 - Additional complaints have been submitted to the Code Compliance Division during the course of this case.
 - 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 CE256625.

5. Agenda Item No. 5

Request approval to abate public nuisance items at the SHELDAHL PROPERTY located at 4518 S. Grandview Ave. The applicant is the City of Tempe (CE243951).

- **CASE WITHDRAWN**

6. Agenda Item No. 6

Request approval to abate public nuisance items at SUNRISE INVESTMENT III LLC PROPERTY located at 107 E. Broadway Rd. The applicant is the City of Tempe (CM251553).

- Sammy Baptiste, Code Inspector, gave the following overview of this case:
 - Inspector Baptiste requested a 180-day open abatement for 107 E Broadway Road.
 - The case was initiated on 9/15/25 for trash and debris, deteriorated landscape and property maintenance issues.
 - No progress was made to clear the violations.
 - Additional complaints have been submitted to the Code Compliance Division during the course of this case.
 - 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 CM251553.

ANNOUNCEMENTS

- Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on April 21, 2026 in the Tempe City Council Chambers and broadcast live through Tempe 11.

With no further business, the public hearing adjourned at 5:25 PM.

Prepared by: Cassidy McFerran
Reviewed by: Drew Yocom

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

DY: cm