

## MINUTES HEARING OFFICER FEBRUARY 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  
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 March 3, 2026 at 3:00 PM, to the Community Development Department.

1. **Agenda Item No. 1**

**January 20, 2026 Hearing Officer Minutes**

**Vanessa MacDonald**, Hearing Officer, stated that the January 20, 2026 Hearing Officer Minutes had been reviewed and were approved.

2. **Agenda Item No. 2**

Request approval to abate public nuisance items at COX PROPERTY located at 1107 West 10th Street. The applicant is the City of Tempe (CE253310).

- Kevin Kowalski, Code Inspector Supervisor, gave the following overview of this case:
  - Supervisor Kowalski requested a 180-day open abatement for 1107 West 10<sup>th</sup> Street.
  - The case was initiated on 6/18/25 for trash/debris in the front and rear yards.
  - Additional complaints have been submitted to the Code Compliance Division
  - 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 CE53310.

**3. Agenda Item No. 3**

Request approval to abate public nuisance items at the NOWROOZ LTD PARTNERSHIP PROPERTY located at 405 West University Drive. The applicant is the City of Tempe (CM251137).

- Sammy Baptiste, Code Inspector, gave the following overview of this case:
  - Inspector Baptiste requested a 180-day open abatement for 405 West University Drive.
  - The case was initiated on 7/3/25 for trash and debris, graffiti and lighting problems.
  - Some progress was made but not enough to clear the violations.
  - Additional complaints have been submitted to the Code Compliance Division
  - 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 CM251137.

**ANNOUNCEMENTS**

- Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on March 17, 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