

MINUTES HEARING OFFICER December 1, 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
Drew Yocom, Code Compliance Analyst
Shelbie Meyer, Administrative 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 December 15, 2020 at 3:00 PM, to the Community Development Department.

1. The following was noted:

• **Agenda Item No. 1**

November 17, 2020 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated the November 17, 2020 Hearing Officer Minutes had been reviewed and were approved.

2. Request abatement of public nuisance items at the ARROYO PROPERTY located at 1637 N. Sunset Drive. The applicant is the City of Tempe (CE195239).

Hector Heredia, Code Inspector, gave the following overview of this case:

- Inspector Heredia was seeking approval for a 180-day open abatement for the removal of junk/trash/debris in the front/back yards.
- This case has been open for 15 months and 3 weeks with many extensions given.
- Two citations were issued and defaulted on.
- Communication stopped after first citation.
- Property owner stopped communicating with the inspector and left a note saying "The City is not welcomed" at her property.
- Inspector Heredia stated that no improvement has been done since the opening of this case.

- Hearing Officer MacDonald questioned why case was open unusually long, Inspector Heredia responded that property owner is elderly and tried giving her the benefit-of-the-doubt throughout the COVID-19 pandemic.
- Hearing Officer MacDonald questioned if the property owner were to have cleaned the yard, if the dollar amount of the abatement would go down. Inspector Heredia stated that property owner buys and sells items at swap meets.

Hearing Officer MacDonald approved the 180-day abatement.

3. Request abatement of public nuisance items at the KNAPP PROPERTY located at 340 E. Papago Drive. The applicant is the City of Tempe (CE193433).

Hector Heredia, Code Inspector, gave the following overview of this case:

- Inspector Heredia stated this property has been in violation for 18 months and 3 weeks and has similar issues with junk/debris/trash in front/back yards.
- Several notices and citations were issued to the property owner over that span of time.
- The property owner never initiated contact.
- Inspector Heredia noted that property owner put up barricades around property to prevent inspector to see violations in yards.
- Inspector Heredia indicated that he tried to communicate with property with a solution, even issued the H.E.A.R.T. program for assistance with her yard.
- Inspector Heredia stated the Code Compliance Division received multiple anonymous complaints over the 18 months.
- Inspector Heredia believes a 180-day open abatement is necessary to keep property in compliance.

Hearing Officer MacDonald approved the 180-day abatement.

4. Request abatement of public nuisance items at the MOWAHED-ARDBILLIE PROPERTY located at 1015 E. Frost Drive. The applicant is the City of Tempe (CE205035).

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

- Inspector Scofield was seeking a 180-day open abatement for the junk/debris/trash stored in driveway and an unregistered vehicle in the front.
- Inspector Scofield indicated that the Code Compliance Division received numerous complaints regarding the state of this property.
- No contact was ever initiated by the property owner.
- Inspector Scofield stated this case has been open since August of 2020.
- Inspector Scofield indicated that the items are being stored are Amazon boxes and cat food, as well as, license plate tags being expired.

Hearing Officer MacDonald approved the 180-day abatement.

ANNOUNCEMENTS

- Drew Yocom announced that the next meeting will take place on December 15, 2020 at the Council Chambers and online.

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

Prepared by: Shelbie Meyer
Reviewed by: Drew Yocom

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

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