

**AGENDA
DESIGN REVIEW BOARD
July 8, 2026, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
118 ARIZONA STREET, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY _____ AT _____ PM.

ROLL CALL

Board Members	Present	Absent	Excused
Cooper Raphael			
Bill Bailey			
Lorriane Rogge			
John Guy, Vice-Chair			
Frank Davis, Chair	---	---	X
Kevin Cole Van Norman			
Joe Ward			
Mel Sowid, Council Liaison			
J. Emanuel Stuart, Staff Liaison			
Xavier Rodriguez, Bldg. Inspector			

CALL TO THE PUBLIC: Residents of the City of Bisbee may speak at this time regarding Design Review Board Topics that **ARE NOT ON THE AGENDA**. Speaking time limits will be observed during the Call to the Public, the speaking time limit is three (3) minutes per person.

OLD BUSINESS:

NEW BUSINESS:

Agenda Item 1.

Application Number: 26-56

Address: 103-63-019A adjacent to 27 High Road

Contributing/Non-Contributing: There is no main structure on property; it was previously listed as parcel 103-63-019A? (C) #455 -27 High Road)

Residential/Commercial: Residential

Property Owner/Representative: David Hallikainen, Owner

Description of Work to be done: Construction of a 240-square foot shed with attached carport.

Note: For reference on April 20, 2026, the Board of Adjustment approved a variance to allow construction of a shed on the property without a main structure, as otherwise required under current regulations.

300ft. Notification was sent out June 1, 2026

No Public Comment was received at the time of this agenda.

PUBLIC HEARING:

APPLICATION: Applicant/Representative will present their application to the Board.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: Opposed / In Favor, speaking time limit is three (3) minutes per person.

DECLARE THE PUBLIC HEARING CLOSED: No additional comments will be made once the public hearing is closed.

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 2.

Application Number: 26-65

Address: 221 B Youngblood Hill

Contributing/Non-Contributing: (NC) #634

Residential/Commercial: Residential

Property Owner/Representative: Todd Conklin, Owner

Description of Work to be done: Demolition of an Unsafe shed non-contributing structure

APPLICATION: *Applicant/Representative will present their application to the Board.*

PUBLIC COMMENTS: *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 3.

Application Number: 26-71

Address: 109 Higgins Hill Rd

Contributing/Non-Contributing: (C) #583

Residential/Commercial: Residential

Property Owner/Representative: Victor H. Winkvist, Owner

Description of Work to be done: Demolition of the house structure.

300ft. Notification was sent out June 22, 2026

No Public Comment was received at the time of this agenda.

PUBLIC HEARING:

APPLICATION: *Applicant/Representative will present their application to the Board.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: *Opposed / In Favor, speaking time limit is three (3) minutes per person.*

DECLARE THE PUBLIC HEARING CLOSED: *No additional comments will be made once the public hearing is closed.*

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 4.

Application Number: 26-72

Address: 202 Tombstone Canyon

Contributing/Non-Contributing: (C)Bi-6

Residential/Commercial: Commercial

Property Owner/Representative: Tempest Reach LLC, Owner / Cook & Co Signmakers, Inc., Applicant

Description of Work to be done: New illuminated signs Front & East Side

APPLICATION: *Applicant/Representative will present their application to the Board.*

PUBLIC COMMENTS: *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 5.

Application Number: 26-73

Address: 729 Tombstone Canyon

Contributing/Non-Contributing: (NC) #418

Residential/Commercial: Residential

Property Owner/Representative: Michael Mandanas, Owner

Description of Work to be done: Revert Back to Garage

APPLICATION: *Applicant/Representative will present their application to the Board.*

PUBLIC COMMENTS: *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 6.

Application Number: 26-75

Address: 67 Main Street

Contributing/Non-Contributing: (S) Bi-65

Residential/Commercial: Commercial

Property Owner/Representative: 67 Main Street, LLC, Owner – Joseph Lewis, Applicant – Miriam Strauss, Representative

Description of Work to be done: Mini Splits

APPLICATION: *Applicant/Representative will present their application to the Board.*

PUBLIC COMMENTS: *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

STAFF COMMENTS:

BOARD DISCUSSION: *No public comments beyond this point.*

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 7.

Approval of May 6, 2026, Design Review Board Meeting Minutes.

Agenda Item 8. (Board member Joe Ward)

Review, Discussion and Possible Recommendation to Mayor and Council regarding placement of historic markers in Old Bisbee at locations of historic significance.

POSSIBLE MOTION: I move that the Design Review Board recommend to Mayor and Council placement of historic markers in Old Bisbee at locations of historic significance.

Agenda Item 9.

Review, Discussion and Possible Recommendation to Mayor and Council regarding the approval of the Design Review Board Policy for Administrative Approval's.

POSSIBLE MOTION: I move that the Design Review Board recommend to Mayor and Council the approval of the Design Review Board Policy for Administrative Approval's.

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 26-52 – 747 Tombstone Cyn A – Re-roof
- DRB Application 26-53 – 43 B Ok Street – 200 AMP Service Upgrade
- DRB Application 26-54 – 17 Art Avenue – Retaining Wall
- DRB Application 26-55 – 24 Main Street – Signage
- DRB Application 26-57 – 104 D Locklin Ave – New AC Condenser / New Air Handler Indoor / New Tankless Water Heater / New Tanked Water Heater
- DRB Application 26-58 – 25 Spring Canyon - Re-roof
- DRB Application 26-59 – 8 Moon Canyon – Retaining Wall
- DRB Application 26-60 – 47 Zacatecas Canyon – Solar Panels
- DRB Application 26-61 – 83 Ok Street – Upgrade Electrical Panel to 200AMPS
- DRB Application 26-62 – 12 Main Street – Decorative Fence
- DRB Application 26-63 – 202 Tombstone Cyn – Structural Retrofit of Roof Assembly
- DRB Application 26-64 – 510 Tombstone Cyn – Front Gate Installation
- DRB Application 26-66 – 55 Ok Street – Install Gate
- DRB Application 26-67 – 310 Curve Street – Roof
- DRB Application 26-68 – 902 Tombstone Cyn – Re-roof
- DRB Application 26-69 – 513 Tombstone Cyn – Re-roof
- DRB Application 26-70 – 3-5 and 7 Main Street – Re-roof
- DRB Application 26-74 – 416 Tombstone Cyn – Mini Split install
- DRB Application 26-76 – 5 Clawson Ave – Replace Balcony Railing

FUTURE AGENDA ITEM SUGGETIONS (Board members may suggest topics for future meeting agendas, but the Board **will not** discuss, deliberate, or take any action on these topics.)

ADJOURNMENT:

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.

Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s).

Anyone needing special accommodation to attend this meeting should contact the City of Bisbee at (520) 520-432-6000 at least twenty-four hours before the meeting.

Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona Street, Bisbee.