

**MINUTES
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 John Guy AT 5:30PM.

ROLL CALL

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

CALL TO THE PUBLIC: *Tyler Bradberry spoke regarding embossed wood grain on composite wood siding and asked the Board to ensure the guidelines were enforced.*

OLD BUSINESS: NONE

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: *Xavier Rodriguez presented the application to the Board on behalf of the applicant.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: *Mr. Guy declared the public hearing open.*

PUBLIC COMMENTS: NONE.

DECLARE THE PUBLIC HEARING CLOSED: *Mr. Guy declared the public hearing closed.*

STAFF COMMENTS: *Staff mentioned the variance that was granted.*

BOARD DISCUSSION: *The Board discussed.*

MOTION: *Mr. Ward moved to approve as submitted.*

SECOND: *Mr. Guy*

MOTION PASSED: UNANIMOUSLY

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: *Mr. Conklin presented the application to the Board.*

PUBLIC COMMENTS: NONE.

STAFF COMMENTS: Staff said this building is unsalvageable.

BOARD DISCUSSION: *The Board discussed.*

MOTION: *Mr. Baily moved to approve as submitted.*

SECOND: *Ms. Rogge*

MOTION PASSED: UNANIMOUSLY

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: *Mr. Guy declared the public hearing open.*

PUBLIC COMMENTS: *Alisia Espiriti spoke in favor of allowing demolition.*

DECLARE THE PUBLIC HEARING CLOSED: *Mr. Guy declared the public hearing closed.*

STAFF COMMENTS: NONE

BOARD DISCUSSION: *The Board Discussed.*

MOTION: *Mr. Guy moved to deny the request to allow demolition.*

SECOND: *Mr. Van Norman*

MOTION PASSED: UNANIMOUSLY

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: *Jude Cook of Cook & Co. presented the application to the Board.*

PUBLIC COMMENTS: NONE

STAFF COMMENTS: The Building Inspector said they shut the sign off at midnight, the sign cannot exceed 3k color temperature.

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

MOTION: *Mr. Guy moved to approve as long as the sign conforms to the Dark Sky Ordinance.*

SECOND: *Mr. Van Norman*

MOTION PASSED: 5/1 (Baily)

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: *Mr. Mandanas presented the application to the Board.*

PUBLIC COMMENTS: NONE

STAFF COMMENTS: NONE

BOARD DISCUSSION: *The Board Discussed.*

MOTION: *Mr. Baily moved to approve as submitted.*

SECOND: *Ms. Raphael*

MOTION PASSED: UNANIMOUSLY

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: *A representative presented the application to the Board.*

PUBLIC COMMENTS: NONE

STAFF COMMENTS: Staff noted that this was to hide air conditioning units from street view.

BOARD DISCUSSION: *The Board discussed.*

MOTION: *Mr. Van Norman moved to approve as submitted.*

SECOND: *Mr. Ward*

MOTION PASSED: UNANIMOUSLY

Agenda Item 7.

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

MOTION: Mr. Guy moved to approve.

SECOND: Ms. Raphael

MOTION PASSED: UNANIMOUSLY

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.

The Board asked Mr. Ward to return the next meeting with a proposal to show to City Council with more information on location and historic details for possible recommendation.

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.

The Board will review the materials and make a motion at the next DRB meeting.

STAFF COMMENTS NONE

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 SUGGESTIONS NONE

ADJOURNMENT: 6:44 PM