

**AGENDA
DESIGN REVIEW BOARD
SEPTEMBER 2, 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			
Kevin Cole Van Norman	---	---	X
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: Amendment to 25-135

Address: 229 A Tombstone Canyon

Contributing/Non-Contributing: (New Construction) ADU

Residential/Commercial: Residential

Property Owner/Representative: Karen Gaddy, Owner / Tyler Bradberry, Representative

Description of Work to be done: Install embossed cement siding instead of smooth cement siding

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 2.

Application Number: 26-90

Address: 100 Clawson Avenue

Contributing/Non-Contributing: (S) Bi-117

Residential/Commercial: Commercial

Property Owner/Representative: Old Bisbee High School, LLC, Owner

Description of Work to be done: Construction of a freestanding outdoor pergola at the Old Bisbee High School S.E parking area

300ft. Notification was sent out August 17, 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 3.

Application Number: 26-94

Address: 103 Ok Street

Contributing/Non-Contributing: (C) #95

Residential/Commercial: Residential

Property Owner/Representative: Gladys Tysdal, Owner / Todd Conklin, Applicant

Description of Work to be done: Stucco front wall

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 4.

Approval of August 5, 2026, Design Review Board Meeting Minutes.

Agenda Item 5. (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.

At the last meeting, it was stated that materials would be brought back for discussion at the next meeting.

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 6.

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

At the last meeting action was postponed until additional information could be presented.

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 26-86 – 11 MAXFILED AVENUE – RETAINING WALL
- DRB Application 26-87- 116 OK STREET - RETAINING WALL
- DRB Application 26-88 – 405 OAK AVENUE – MURAL
- DRB Application 26-89 – 17 LAUNDRY HILL G – STAIRCASE TO DECK
- DRB Application 26-91 – 150 Quality Hill – PANEL UPGRADE
- DRB Application 26-92 – 186 A QUALITY HILL – HEAT PUMP SYSTEM
- DRB Application 26-93 – 435 MAYOR AVE – REROOF
- DRB Application 26-95 – 808 A TOMBSTONE CYN – GABION WALL
- DRB Application 26-96 – 150 KEY AVE – SUPPLEMENTAL COOLING ADDED TO EVAPORATIVE COOLING
- DRB Application 26-97 – 109 BREWERY AVE – BLOCK WALL STUCCO FINISH
- DRB Application 26-98 – 139 HIGGINS HILL – DECK OFF THE REAR ENTRANCE
- DRB Application 26-99 – 120 STAR AVE – WINDOW REMODEL LIKE FOR LIKE
- DRB Application 26-100 – 26 MAIN STREET – INSTALL NEW GUTTERS ON BACK OF BUILDING
- DRB Application 26-101 – 828 SIMS ROAD – HVAC INSTALLATION

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.