Lincoln County Planning Commission

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July 9th, 2026
Commission Chambers
Lincoln County Courthouse
181 Main Street
Pioche, NV 89043

Planning Commissioners

Ross Stirling, Chair
Daryl Cowley
Bevan Lister
Michael Anderson
Varlin Higbee
Linda Hooper

Minutes for July 9th, 2026

1. **Roll Call, Open Meeting Law**
Chairman Ross Stirling called the meeting to order at 5:30 p.m. Melissa Free called the roll.
PRESENT: Daryl Cowley, Linda Hooper, Ross Stirling, Varlin Higbee & Michael Anderson
ABSENT: Bevan Lister
There is a quorum present and the agenda was posted on July 2nd, 2026 to comply with the open meeting law.

2. **Public Comment**: Randolph Johnston addresses the board with questions about several buildings around Pioche. Mr. Johnston suggested putting a coffee bar in the Courthouse's new addition. He then asked what the plan is for Mt. View Hotel and the Channel of Light buildings. Cory explains the issues with and the plans for the two buildings. Mr. Johnston asked what the plan was for the Old Pioche Club building between the Overland and the GEM Theatre. Cory stated that building is in private hands and the County does not have control over that building. There is further discussion.

3. **Minutes Approval, Denial or Corrections for June 11th, 2026 meeting**: ***Mike Anderson made a motion to approve the minutes from the June 11th, 2026 Planning Commission meeting, seconded by Linda Hooper, motion carries. Varlin Higbee abstains from the vote as he was not in attendance at the meeting***.

4. **Bedroc Limited, LLC Special Use Permit 5-Year Review**: Cory gives an update to the board. The department recommends approval with another 5-Year review. Scott Seastrand with Western Elite, Inc. is in attendance via phone. Mr. Seastrand thanked the board and Cory for the continued support and the great working relationship that is in place. ***Varlin Higbee made a motion to approve the Bedroc Limited, LLC Special Use Permit 5-Year review, seconded by Michael Anderson, motion carries***.

5. **Whipple Cattle Company (WCC) Parcel Map Application**: Cory stated that the map is technically correct and the department has no issues with the map. Betsy Whipple is present to ask the board to table the map indefinitely until the litigation is settled. Ms. Whipple goes through her concerns with the board. The property is agriculture and that is what the property is intended for. It is depleting Ms. Whipple as a minority shareholder of any future profits because there is a tremendous amount of water rights that need to be proved up on and there is barely enough land to prove up on them. Ms. Whipple stated that she would like to point out that there are no bylaws that give her brothers the authority to do what they are trying to do. The brothers have not given her the option to vote on this land division. Ms. Whipple stated that she is the closest residence to this potential land division and explains there is plenty of other acreage to divide without taking away from her agriculture environment or encroach on her privacy. Attorney Bret Whipple is present online to represent the WCC. There is discussion regarding who Mr. Whipple is representing. Ms. Whipple wants to make it known that Mr. Whipple does not represent her or her shares in WCC. Mr. Whipple stated that it is important to give some background history. Mr. Whipple stated the Ms. Whipple is a disgruntled shareholder. Ms. Whipple has sued her entire family three different times. Mr. Whipple discusses the past litigation further. Ms. Whipple asks if she may respond as there are a lot of inaccuracies in his statement to the board. Ms. Whipple discusses the past litigation with the board. Ms. Whipple advised that when she bought her land, she paid $10,000 per acre. Now

the brothers are trying to steal the land at $3,000 per acre. The brothers are trying to get the Planning Commission involved in an embezzlement matter. Ms. Whipple discusses further with the board. Daryl asked what was the status of the injunction. Assistant District Attorney (ADA) Wayne Klomp stated that to his knowledge there is no update. Ms. Whipple asked if the board will just table the application until she or her attorneys can get a hold of the judge regarding the injunction. Ross advised Ms. Whipple that it is not the boards responsibility to decide what is happening with the injunction or litigation. The board has a parcel map to make a decision on. All of the other concerns are a family matter within the court system. Michael stated that his only question is if Cody Whipple is the owner of WCC. Ms. Whipple stated that he owns 20% and it's an S-Corp. Mike asked if he has the authority to sign the application and split the parcel. Ross stated that he signed the document as the president of WCC. Melissa advised that the WCC information has been verified through the Nevada Secretary of State and Cody Whipple is listed as the president. There is further discussion. ***Linda Hooper made a motion to approve the Parcel Map Application for Whipple Cattle Company, seconded by Varlin Higbee, motion carries.***

6. **Steven P. Martter Zone Change Application**: Melissa advised the board that she had forwarded an objection to the board she received via email and that she has received two additional objections this week. Ross advised that there were nine notices sent with three objections and two approvals with a total of five responses. Cory stated that he did not do a specific staff report on this. Cory goes through the zone change request with the board. A division of large parcels was approved by this board a few years back. Michael asked about the object that Melissa forwarded to the board with regards to the spring. Cory advised that it is a non-issue as the spring is on BLM land. There is further discussion. Daryl stated that in the aerial there is already 5-Acre lots in development just to the south. Cory stated that those are 10-Acre parcels. Cory advised the board that when the department gets these types of requests, we look at all of that. The issue we run into is there is a dedicated County maintained road, Side Hill Road, that goes right through the middle of private property and there is also a power line that goes right up to the private property as well. Cory continues on stating that he did not want to convolute this item, but the next item is a parcel map. As the board can see, there is an 8.8-Acre and a 9.1 Acre. Getting to that 10-Acre minimum zoning didn't work out because of the lay of the land and that Side Hill Road goes through the parcel. There is further discussion. ***Michael Anderson made a motion to approve the Zone Change Application for Steven P. Martter, seconded by Linda Hooper, motion carries***.

7. **Steven P. Martter Subsequent Parcel Map Application**: Cory presents the map to the board. There is one minor thing that needs corrected on the map by the surveyor. The surveyor needs to add the point of beginning on parcel 1-A. There is discussion regarding Side Hill Road. ***Michael Anderson made a motion to approve the Parcel Map Application for Steven P. Martter contingent upon the surveyor adding the point of beginning to parcel 1-A, seconded by Linda Hooper, motion carries.***

8. **Scott Mathews Special Use Permit Application**: Cory stated that Scott Mathews is present if the board has any questions. Ross stated that there were 37 notices sent out, one objection, fourteen approvals for a total of 15 responses. Melissa advised that those notices were sent out before the first time this was on the agenda and the item was tabled. Connie Simkins stated that she has concerns as she lives right next to the proposed project. The NE corner of their property meets the SW corner of her property. Connie stated that she has many concerns, but her biggest concern is safety. The intersection of US 93 and SR 319, as you drive through, you can see the skid marks from vehicles. Unfortunately, a year ago or so, there was loss of human life in an accident where one didn't look and one didn't stop. Connie discusses her concerns further with the board. Scott Mathews stated that he received the staff report from the Planning Department. There were some contingencies and Scott had a few questions. Under general conditions, item J – Maintain clearance with no permanent structures or recreation vehicles within the 20-foot right-of-way for the overhead power line running along the eastern boundary of the property. Scott thought that the septic could be put under the power line. If the power line could be moved, but it is too expensive. Cory stated that the power line is not moving. Scott stated that the

next question was item L – Privacy fence. Scott planned on the privacy fence along the east property line, but the conditions state north and east property lines. He wanted to know if that is a requirement because the privacy fencing does cost more to have on both the north and east property lines. All of the other conditions see straight forward. Scott stated that he has gone through the county code and have addressed each one. The spaces will be 32-feet long. The customers could stay hooked up if they wanted. There will also be enough space to unhook and park. Scott discusses drainage for the property as well. They have applied for a DOT permit. DOT needs more information. There may need to be a drainage study done right there. The engineer told Scott he would just need a 24-inch culvert. There is further discussion. Mike asked if the trailer storage will be covered. Scott stated that the budget doesn't allow for that at this time. In the future Scott would like to have covered trailer storage. There is further discussion regarding the number of spaces and the cabins. Linda asked if there will be an office on site that will be manned. Scott stated that yes there is a check-in office. It will be manned as much as possible, but not 24-hours. Scott has talked with LCPD #1 and they did some calculations. Scott did not get engineered power plans, but he does have a plan and he has coordinated with the LCPD #1 on what is needed. There is further discussion. Varlin discusses lighting and how the lighting is at the RV park at Ash Springs and the other RV park in Alamo. Daryl asked if there is anything in the Master Plan or County Code that references limited stay for RV Parks. Cory stated that there is nothing specific, but it is something that the board could stipulate in the conditions of approval. Adding short-term, like the board does on short-term rentals for Airbnb's. It is generally less than 30 days. That is the generic language we use. It is not currently in the conditions, but that language can be added. Cory continued on stating that he does not want any of the trailers turning into permanent residences with a built-on porch or skirting. There is further discussion. Assistant District Attorney (ADA) Wayne Klomp stated there are two potential solutions legally that he sees. One is the terms of the SUP. The board could require the applicant to have terms and conditions that prevent the type of blight. The other one is a term that states RV's must be mobile at all times. And after a period of two or three months, the RV must be moved and reset in a new space. There is further discussion. Cory goes through staff report with the board. The discussion items are 1 – Commercial septic system. Scott has already had the commercial septic engineered. 2 – Drainage for the property. This was talked about a little bit. Cory stated that if the owner maintains the flow line even if there is development closer to the intersection in the future as long as they keep a natural flow everything should be good. 3 – Utility Power Requirements & Upgrades. It is going to take a considerable amount of power. With combo hookups for 23 RV spaces and everyone run on a 50-amp hookup now days. 4 – Water Service & Fire Hydrants. Cory's primary concern with the fire hydrants is the distance and the size of the lot in relation to its use. There is further discussion. 5 - Lighting and Area Privacy. There is language in the conditions as it relates to the lighting. 6 – Fencing and Privacy. This is for the neighbors. That way they cannot see in and for the patrons not looking into someone else's backyard. There is also language in the conditions regarding privacy fencing. 7 – Utility Power Easement relative to RV storage and septic leach field. The power easement remaining open. If work needs to be done on those structures, the workers can get to them for maintenance. Cory recommends approval with the following conditions. Cory goes through those conditions with the board. Varlin stated that what really needs to be done is flashing lights need to be placed on those crosswalks on SR 319 and US 93 for the existing walking path. There is further discussion. Cory stated that the only thing he didn't talk about was quiet times. Scott stated that in their internal rules 10:00 P.M. is the quiet time. ADA Wayne Klomp stated that the quiet times can be added to the conditions and reviewed again at the 6-month and 12-month review. There is further discussion. ***Daryl Cowley made a motion to approve the Special Use Permit application for Scott Mathews with the conditions that are listed in the staff report and the addition that the business would ensure that RVs remain mobile and no permanent structures are built on the RVs. Also, the addition of quiet hours to maintain the neighborhood, seconded by Linda Hooper, motion carries***.

9. **Master Plan Update**: Cory stated we do not have any updates.

10. **Department Update**: Cory advised that we are going to get Ken Dixon's resignation. The department will start looking for replacement.
    a) Business Licenses – Melissa has been buried with business license renewals. The business licenses renewals are always at the end of the fiscal year.
    b) Restroom Addition – The new addition/restrooms are open. There were a few minor things that needed to be done. We will start slowly moving our stuff back into the vault space.
    c) Backup Generator and Generator shed still part of the plan. When the Courthouse had the sewer issue last summer it really cut into our funds we had to work on the addition. We are still trying to get the generator project done in the near future.
    d) Master Plan – The office just has not had enough time to really work on the plan right now. It is a busy time of year and it is pretty hard to find the time to work on the plan, but the office will get back to that soon.
    e) BCC will hear the LCTS appeal on 07/20/2026 commission meeting. Wayne stated that the DA's office is working on ordinances to help with the appeal process
    f) August meeting date changed to the 20th.
    g) Estuary next month – PUD, SUP and DLP on the agenda in August. Ross asked for the information as soon as the Department gets the information. Cory discusses the project further with the board.

11. **Public Comment**: None.

12. **Adjourn**: ***Michael Anderson made a motion to adjourn the meeting at 7:06 p.m., seconded by Daryl Cowley, motion carries.***