



SMITH VALLEY CITIZENS ADVISORY BOARD
Wednesday, February 4th, 2026, 6:00PM
Smith Valley Library
22 Day Lane, Smith, Nevada

Draft Minutes

1. **Call to Order** - Chair Rusty Williams called the meeting to order at 6:00PM.
2. **Roll Call**: Determination of a Quorum. Tom Renner, Joanne Lawson, Mark Phillips, Keri Kidder, Rusty Williams, a quorum was established.
3. **Pledge of Allegiance**. Led by Corporal Powell of LCSO
4. **Invocation**. Led by Tom Renner
5. **For Possible Action**: Approved Minutes of: January 7th, 2026, Motion to accept by Rusty Williams, seconded by Keri Kidder. Approved unanimously.
6. **For Possible Action**: Review and adoption of Agenda for February 4th, 2026. Motion to accept by Rusty Williams. 2nd by Tom Renner. All ayes. Approved.
7. **For Possible Action**: Resource Concepts Inc. (Jerit Shuman) to give us an overview on the Tentative Parcel Maps for Garmsland Limited at Wellington Hills.
 - Jerit explained that they are reconfiguring the lot lines only no new lots. Joanne Lawson asked if it was 20-acre minimums still, but he let her know that it was 5 acres currently. One of the parcels is only 3.92 but no issues. They will be split into 6 lots of parcels that they have outlined into the ask. Motion to approve by Mark Phillips. Seconded by Tom Renner. Approved.
8. **For Possible Action**: CUP for a project at 60 Artesia Rd. (Mark Jones) Vertical Farming on master plan Aug and zoning AG.
 - The site used to be 23 acres. They used it to raise crops and made no money. They went from RR20 to RR5 in 2022. They have had a lot of opposition to taking this property out of AG which is what the master plan was. That ask was rejected and they just mowed the fields in the last few years. Mark Jones has an offer to go to vertical agriculture using very little water and erect very large buildings that are 100,00 square feet inside. Each building that is built for the new project is 22 million dollars. He has been working with his partner/developer and wants the community to

know what is happening. There will be small refrigerator trucks that will leave his property every AM at 7:00am. They will pay \$20-\$21 an hour to work with full benefits and have approx. 70 employees. He stated that traffic will be gone by 7:00am so the traffic will not be an issue. He will re-pave the road and the light pollution are not an issue according to him because there are no windows. More info required before board approves.

9. Community Reports:

- **County Commissioner Dave Hockaday:** Valley Grove cemetery on Smith Gage Road is a historic area (Senator Titus is working on possible designation of that) and citizens and Dave have been working to beautify the area. It has been in play since 1891, and the association owns the cemetery. We are the only cemetery board in all of Lyon County. Smith Valley Park Board, which meets the 1st Monday of each month, is using construction tax for new home builds for a baseball field (practice field) and possibly some basketball parks and walking trails. The head of the Walker River Conservancy stated that 500+ acres are for sale, but no water rights come with it. Walker Conservancy has legal representation about water leaving the basin and selling water rights on private property. He also spoke about a jail in South Dakota that has 650+ people. We only have 97 inmates.
- **Planning Commission:** Wendy Loomis gave update. The Planning Department at Lyon County is a great resource for residents on new buildings etc. She suggests that folks contact them with any questions and that they have the best interest of residents. Wendy will ask that the light pollution issue at the dairy be put on the next agenda in Yerington.
- **Sheriff Office: Ryan Powell** – Ryan Powell spoke to the last year report states that Smith Valley has had a total of calls of 347 only and the fire department has 239 calls. They have 738 reports between Smith Valley and Mason Valley. We have had only 12 calls to the schools in our valley. No arrests have been made for any call to a school. 27 arrests in Smith Valley for 2025. 2069 traffic stops in both Smith Valley and Mason Valley. Most of those are made because of the residents in our meeting complaints about various issues. Response time in Smith Valley is 20 minutes and 31 seconds for Priority 1 calls. Even LA County Sheriff in Los Angeles response time is 20 minutes. The consideration is pretty good even from having to drive from Yerington. 8 deputies and a supervisor for Smith Valley. Budget requests have been made to add deputies to our area. Commander Powell suggests going to the website and see all the great info. Last month there was a fatal traffic accident on Mason Pass Road, and there were 4 teens and none had seat belts on. A very sad accident but preventable by wearing seat belts. There was another interesting arrest, and a K9 officer pulled over a car for traffic and found multiple firearms, controlled substances, and drug paraphernalia. A resident asked about jurisdiction to LCSO- Ryan explained that LCSO can go anywhere they want to go and that they backup YPD.

- **Fire Department:** Kelly Nevills here for fire report. She explained that in Smith Valley she is training our community and explains to Matt what our gaps may be. She is available for any fire mitigation assistance we may need.
- **Other:** None

10. Public Participation.

- CUP Comments: Kyle Runge asked if the project could be smaller than 3 stories. He also asked about the trucks and traffic. Mark explained every 4-6 weeks that they will have 3 shifts coming in. The field to the right is not Marks. That belongs to the dairy. Mark will not
- Megan Hunewill – Asked about the maximum out pump of water. She also asked about how many employees and Mark said about 70 workers. Mark says that the water will come from an industrial well that has already been approved by water resources.
- Ruth Iversen- Asks why this will make \$\$ and Mark answered that “this is not their first hurrah”. He then said that his partner had done this before. Ruth then also stated that Smith Valley Dairy promised jobs etc. but that never came to fruition. She then asked why a teen would want to pull lettuce/strawberries. Ruth also stated that trucks will be picking up produce each day will cause traffic issues.
- Nick Maza- Asks if Mark will be the owner of the business “in the end”. Nick is concerned that the property value of his house due to the CUP on Artesia rd. Mark stated, “he cannot answer that”.
- Angie Proffer- Asked what the buildings look like and Mark stated that he has “never seen the outside of the buildings”. But it will be metal and highly landscaped. She then asked if the aesthetics would match the valley. Mark says that this has never been done before, so he is unsure if the next RR20 wants to add big buildings. He then explained to her in the valley that he “smells” manure when he gets home too due to her stating dairy promises
- Mark Vollmer- Asked if there will be full schematics and Mark said for people to go to the meeting here on March 4th, 2026, and his partner will be there with more info
- Carole Krawchuk- Has there been a noise level impact done? Mark says no that there won't be any noise.
- Joanne Lawson asks about his partner Brent Lovett and former legal issues. Mark stated that he will have a presentation on the March meeting to answer this.
- Judy Harker- Asks about power 24/7 and she saw no backup power in the plans. Mark says they are not required. He says, “the grow just shuts down in a power outage”. Judy thought that it would be a requirement but Mark again states, “he does not know” and that at the next meeting the partner will have answers. Judy asked the Fire Reporter about training for our residents who are replaced by BLM land. Kelly will come back and do a presentation later for residents. Judy also asked about brush clearing plan and Kelly let her know that will be part of the plan that will be in Smith Valley.
- Sharon Marangoni- How long will the 2 buildings take to build? Mark answered about 2 years
- Steve Jens- Have you submitted the plans? Mark said yes everything is approved
- Michelle Howard- When you said that the partner has business elsewhere where are they? Mark answered he is all over the world. He is a huge developer. Michelle was worried about the school buses and extra cars and Mark stated that in our valley we have lots of things that we have to contend with like his trucks such as tractors etc.
- Jim Kinninger- Asked about his partner and wants to know exactly where the partner has done business. Mark answered that “he does not care” because he is a great developer.

- Paul Costa- Has Lyon County talked with the state of Nevada to upgrade Lower Colony Road. Paul was concerned about traffic. Mark stated, "I think sometimes you people don't know what real traffic is". Then proceeded to say that Commissioner Hockaday can finish. Hockaday has stated that he has asked multiple times about NDOT and they are very slow to answer.
- Rick Ferroni- Is there mitigation that will tax our 1 deputy and our volunteer fire fighters to cover this business and the 70 employees. Rick is concerned about crime. Mark said that the building is a farm so should not have issues. He told us about a 250-year celebration at Flying M Ranch that folks should. He also asked Hockaday about possibly oiling the dirt roads, but Hockaday said he will try to put in a request as long as he can.
- Linda Kessler- Stated to Mark that if you are not willing to give a background on your partner and you pass away what happens. Could this builder want to "just get his foot in the door" and then the builder has what he wants. Mark answered that no one else in the valley must answer about business partners and he will not answer that as he does not want to get into the contract terms. Mark stated that "this builder has been trying to get into Lyon County to build and is having a hard time". Mark says he is trying to "make things happen in the valley". He stated that tax growth is also needed.
- Michelle Beach- Why do you think your business partner chose your lot vs. many lots in the valley? Mark said it was because it is zoned AG and no zone change.
- Matt Swain- Vertical farming has been described as energy intensive and he is concerned. Mark stated that, "he does not build transformers and does not know and that this is not why we are here to discuss". But Mark stated that "if the builder is willing to put in 22 million, we should not be worried.
- Patricia Swain- asked Hockaday about water on the 550+ acres he spoke about. She also said that she has spoken to the dairy owners about the lights and how they can change.
- Paul Costa asked about the water rights that are on 550+ acres but the Conservancy is not allowing the water to leave Smith Valley. He also spoke about the dairy and the outside lights and how the lights can stop at the edge of the property and instead of just complaining, Tom Renner suggests that folks go talk to them.
- Jim Marangoni- He is a former police officer in the city of Berkley Calif; He is concerned that the lettuce growth of CUP on Artesia Rd. could then turn into a cannabis operation if the vegetables fail. He wanted to be on record for that.
- Leslie Somme- Hudbay Drilling is starting without change in zoning and will send a letter to them and they have asked for an updated map. She encourages all to check into it. When the CUP issued permits and that now that the dairy has new owners someone could contact the county and have them take a look
- Judy Harper talked about the March 17th dinner and has tickets to the dinner.
- Barry Simmons: Asked if we have a code enforcement lighting commission? Yes, we do according to Dave Hockaday.
- Linda Crane: asked about involving the local high school students to clean up the cemetery, but Tom explained that for liability they won't let us use them.
- Mark Jones- Brad Pope was endorsed by the Governor for re-election. He also stated that this commission is advisory only.
- Tom Renner stated that Lower Colony if widened could affect the speed limit. He also stated that shops are all 27-30 feet already in the valley about the CUP for Artesia Rd, He also wants growth in this valley and please don't let fear "run you ragged".
- Julie Maza- When she first moved here it was a secret, now her concern is about people coming in and flooding the area which then adds crime etc. If the CUP for Artesia project is approved. Rusty Williams stated to Julie that you cannot worry about the "what if's".

11. **For Discussion Only:** Review of Correspondence, email, other communications:

- Narcotics and firearms stop in Fernley. Rusty told folks read the press release.
- Fatal accident in Mason Valley. Commander Powell discussed this in his report.

RECESS TO CONVENE AS THE SMITH VALLEY CEMETERY BOARD

12. **For Report Only:**

- Report on cemetery operations, to potentially include Plot sales and improvements to plots requested by plot owners (who and what has been requested).
- Tom Renner reports that they did not sell any plots this month. There has been some maintenance, but the county pulled them off to work on another project so stand by for more info.
- Maintenance and activities, including a review of projects that need to be accomplished.
- Tom Renner also spoke about the rules and how each person who owns the plots (family) needs to be responsible for cleaning up of the plots. We will have a community clean-up day, but we really need to notify people that they are responsible.
- Tom will talk to the Rotary about an April clean up date so that it will be all ready to go for Memorial Day etc.
- The costs for tree removals is very high so we must be careful not to cover graves with bushes etc.

C. Review of Bills and Financial Report.

- No updates.

13. **Public Participation:**

- None

ADJOURN TO RECONVENE AS THE SMITH VALLEY ADVISORY BOARD

14. Public Participation: None

15. Board Member Comments: None

16. Adjourn. Motion to adjourn by Rusty Williams seconded by Keri Kidder. Meeting adjourned.