




C I T Y O F
RENO
Memorandum

DATE: August 13, 2025
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager 
FROM: Angela Fuss, Development Services Assistant Director
DEPT: Development Services
SUBJECT: StoneGate Denial by Regional Planning Commission and Next Steps

On August 4, 2025, the Regional Planning Commission held a public hearing on the StoneGate application for a Master Plan Amendment and Project of Regional Significance. The Regional Planning Commission voted with five in favor to support and four opposed (5-4). In order to pass, there needed to be a super majority (six Commissioners needed to support the motion), so the motion failed, resulting in a determination of nonconformance with the 2019 Truckee Meadows Regional Plan in Case No. CR25-018 (StoneGate Heinz Ranch Master Plan Amendment).

Under NRS 278.0282(5), a local governing body which has submitted a proposed plan, and which disagrees with the reasons given by the Regional Planning Commission for making a determination of nonconformance pursuant to this section, may file an objection with the Regional Planning Commission within 45 days after the issuance of that determination. The affected entity or local governing body shall attach its reasons why the plan is in conformance with the comprehensive regional plan. The Regional Planning Commission shall consider the objection and issue its final determination of conformance or nonconformance within 45 days after the objection is filed. The determination may be appealed to the Regional Planning Governing Board no later than 30 days after its issuance.

There is a 45-day period within which the City of Reno can file an objection with the Regional Planning Commission, which will trigger a reconsideration of the amendment at the Regional Planning Commission meeting. If the reconsideration upholds the denial, there is then a 30-day period to appeal the decision to the Regional Planning Governing Board.

Planning staff will be bringing an item to Council at the September 10, 2025 City Council meeting for Council to make a recommendation on authorizing and directing staff to file an

objection to and subsequently appeal, as necessary, the Regional Planning Commission's determination of nonconformance.

Tentative Schedule for Next Steps

- September 10, 2025 - Reno City Council meeting for direction from Council on filing an objection to the Regional Planning Commission's recommendation of nonconformance and authorization to appeal the final determination to the Regional Planning Governing Board, as necessary.
- September 25, 2025 – Regional Planning Commission reconsideration of the StoneGate case.
- October 9, 2025 – Regional Planning Governing Board appeal hearing (this only happens if the project is appealed from the Regional Planning Commission meeting).