



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 26, 2026

DATE: April 24, 2025

TO: Board of County Commissioners

FROM: Aaron Smith, Division Director Operations
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THROUGH: Eric Crump, Director
Community Services Dept, 328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Grant of Access and Utility Easement between Washoe County, a political subdivision of the State of Nevada ("Grantor"), and Incline Village Crystal Bay Association, a Domestic Nonprofit Corporation ("Grantee"), totaling $\pm 8,196$ square feet, on Washoe County Assessor's Parcel Number (APN) 124-032-36 in support of "The Gateway to Lake Tahoe" roundabout improvements in SR431 and SR28 NDOT right-of-way. (Commission District 1) FOR POSSIBLE ACTION

SUMMARY

Staff is requesting that the Board of County Commissioners approve a Grant of Access and Utility Easement between Washoe County, a political subdivision of the State of Nevada ("Grantor"), and Incline Village Crystal Bay Association, a Domestic Nonprofit Corporation ("Grantee"), totaling $\pm 8,196$ square feet, on Washoe County Assessor's Parcel Number (APN) 124-032-36 in support of "The Gateway to Lake Tahoe" roundabout improvements in SR431 and SR28 right-of-way. This action will facilitate the necessary access and underground utility connections to support the ongoing roundabout and gateway enhancements at the intersection of State Routes 431 and 28, a key transportation corridor serving Incline Village, Crystal Bay, and the broader Lake Tahoe region. The proposed easement is structured as a permanent, non-exclusive right, ensuring that Washoe County retains flexibility for future use of the property while enabling the Grantee to install and maintain essential infrastructure for the benefit of residents, businesses, and visitors.

Washoe County Strategic Objective supported by this item: Economic Impacts - Meet the Needs of Our Growing Community

PREVIOUS ACTION

No previous action

AGENDA ITEM # _____

BACKGROUND

The intersection of State Routes 431 and 28, known as the “Gateway to Lake Tahoe,” has long served as a critical access point for Incline Village, Crystal Bay, and the broader Lake Tahoe region. Over the past decade, this area has experienced increased transportation demands, heightened safety concerns, and a growing need for infrastructure modernization to support both residents and the region’s significant visitor population.

In response, a collaborative effort involving Washoe County, the Incline Village Crystal Bay Association (IVCBA), and other community stakeholders has advanced a series of gateway and roundabout improvements designed to enhance traffic flow, pedestrian safety, and the overall aesthetic character of this key corridor. The IVCBA, a recognized nonprofit partner in local revitalization, has played a central role in community engagement and project stewardship, including the Main Street initiative and related public art and landscaping enhancements. These efforts are consistent with Washoe County’s broader strategic objectives for economic vitality, public safety, and sustainable community development, as reflected in recent Board actions and regional planning documents.

The proposed Grant of Access and Utility Easement on Assessor’s Parcel Number 124-032-36 is a direct outcome of this multi-year planning and design process, providing the legal framework necessary to implement essential utility and access improvements in support of the roundabout project and associated gateway features.

FISCAL IMPACT

There is no fiscal impact to Washoe County and all future maintenance and repair work performed by the Grantee is at their sole cost.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Grant of Access and Utility Easement between Washoe County, a political subdivision of the State of Nevada (“Grantor”), and Incline Village Crystal Bay Association, a Domestic Nonprofit Corporation (“Grantee”), totaling ±8,196 square feet, on Washoe County Assessor’s Parcel Number (APN) 124-032-36 in support of “The Gateway to Lake Tahoe” roundabout improvements in SR431 and SR28 NDOT right-of-way.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to approve a Grant of Access and Utility Easement between Washoe County, a political subdivision of the State of Nevada (“Grantor”), and Incline Village Crystal Bay Association, a Domestic Nonprofit Corporation (“Grantee”), totaling ±8,196 square feet, on Washoe County Assessor’s Parcel Number (APN) 124-032-36 in support of “The Gateway to Lake Tahoe” roundabout improvements in SR431 and SR28 NDOT right-of-way.”