

As indicated in the general plan, there are approximately 190 miles of shore line at the top of the contemplated power pool at Lake Whitney. There are proposed for immediate development nine sites and for future development seven sites as public park areas. Even with all of these sites fully developed as public parks, there will exist a need for additional privately owned and operated commercial facilities at various points about the lake shore. At the present time, even before the lake has hardly begun to fill, many tracts of land have been acquired and are being now developed for commercial operations in the vicinity of the lake, and many more are contemplated in the near future. These commercial establishments provide a type of service that cannot be expected in the public developed areas and in order to have a well-rounded program, it is absolutely necessary that some provision be made whereby the privately owned and operated commercial establishments on non-government land in the vicinity of the lake can be afforded some means of constructing recreational facilities with private capital under suitable lease agreement and subject to the rules and regulations as prescribed by the government. For example, a proprietor having a group of camp cabins near the lake front on non-government land must have a boat dock, boats and motors for rent, bait supplies, and other things necessary to provide a full and well-balanced recreational camp for the patrons. The proposed plan does not appear to contemplate that in the public park areas cabins will be built or other facilities provided for living quarters, but in such areas the program contemplates that the facilities will be used for recreational activities, camping and other outdoor sports. On the other hand, the private commercial establishments will provide housing and the more permanent type of facilities.

It is, therefore, suggested the plan include the following with respect to commercial activities on government owned property at other than the public park areas:

1. Private commercial enterprises will be granted leases or licenses to construct and operate recreational facilities, such as boat docks, boat and motor rentals, bait fishing supplies and equipment and other similar facilities and services on government owned or controlled lands in compliance with standard specifications and regulations.

2. Where such requests are made, licenses or leases for the above purposes shall be granted to construct the facilities in proximity to privately owned and operated facilities on non-government land.

3. Such licenses and leases shall not be restricted in number and shall be granted so as not to create any monopoly or prevent competition and so as not to give any unfair advantage to one operator over another.

CONCLUSION

By incorporating the above recommendations into the Master Plan, it is felt a well rounded program will thus be formulated, providing for the development of the Whitney Reservoir as a recreational area by the use of both public and private funds and will result in a greater use of the project by the public at large and will more completely serve the public interest. The local counties will greatly benefit from the increase in tax valuations on account of the private construction, and it is believed that the rentals and revenues that will be received through the government leases, fees and collections will be greatly increased through the dual program.

ATTEST:

Louis B. Lee COUNTY CLERK

[Signature] COUNTY JUDGE