

**RRSC Land Policy Recommendation**  
**August 17, 2006**

- ∞ The TVA Board of Directors should instruct staff to recommend a consistent land management policy which would include ongoing review and/or revision of land management plans with an extensive public input process.
- ∞ Continue the existing moratorium on residential development while developing the policy.
- ∞ Existing land management plans should be interpreted and administered under the new policy until subject to the revision cycle.

**Guiding Principles**

1. The lands planning process is good, but needs updates more often to allow additional public comment for changes in land use allocation.
2. The phrase “Is it in the greatest public interest?” should precede any land use decision.
3. Look at the potential to categorize reservoirs based on level of development. Land plan decisions should be made based on a categorization based on a list of characteristics and then weighted accordingly.
4. There should be a criteria for determining and monitoring capacity/threshold for development on each reservoir.
5. Maintain and manage the lands and then enforce the violations. Maintain undeveloped property and be good neighbors to those who live there. Where public use is allowed on TVA land, sanitation and security should be enforced or provided. Develop the capabilities to deal with these issues (e.g., cross-agency agreements).
6. Public lands on each reservoir managed by other State and Federal agencies must be considered when making decisions on whether or not to allow development.
7. TVA should consider existing scientific criteria for determining watershed health (e.g., EPA uses impervious surfaces).
8. Need more objective standards for changing land management plans. Stick with existing plans and reduce flexibility and interpretation by others.
9. Include questions regarding deed modifications and removal of deed restrictions in the policy.
10. There should be a linear relationship between the age of a plan and the flexibility allowed with regard to that plan. Once plans are carefully crafted, received public input, and stamped “official”, proceed in dogmatic manner in response to requests for use while they are still current. Once a plan has been developed it should have integrity for a period of time with no changes unless the request passes a very strict

review process and offers broad public benefits. Plans should be reviewed on a regular basis (every 5 to 7 years).

11. Reexamine TVA's economic development mission as it impacts TVA's federal land management responsibilities. Recognize there are other tools available to support economic development.
12. TVA could better manage public lands to make a contribution toward meeting conservation, recreation, and economic development needs in the Valley by closing the loop (with the public) and reinforcing the rationale behind the decision after the decision has been made.
13. When balancing conservation, recreation, and economic development uses of public land, TVA should add an overarching principle for changes in land allocation done outside the periodic land planning process that the mitigation, swap or sale should increase public benefit, over and above the land's original designated use.
14. Criteria on whether or not development is allowed should be based on the best science available, need for the proposed use and impact on current use and users, not just economics.
15. There should be no net loss in public land-TVA should be adequate stewards of the extraordinary resources.
16. TVA should take a critical look at residential development.

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