



April 18, 2019

State of Alaska
Department of Natural Resources, Land Sales
3700 Airport Way
Fairbanks, AK 99709

Re: **SD039-17 Mount Ryan RRCS 1st Addition – Corrected Action Letter**

Dear Sirs,

At its regular meeting on August 16, 2017 the Platting Board of the Fairbanks North Star Borough considered your request for a reoffer to open approximately 35,700 acres within Township 6 North Range 7 East; Township 6 North Range 8 East; and Township 5 North Range 8 East, Fairbanks Meridian for remote recreational cabin site staking. Authorizations to stake up to 30 parcels, ranging in size from 5 to 20 acres, for a maximum of 600 acres will be offered. The staking project area is located approximately 50 miles northeast of Fairbanks, and approximately 1.5 miles southwest of the Twelvemile Summit Wayside on the Steese Highway (milepost 85). The request includes an application for the road construction exemption, variances for access both to the subdivision and within the subdivision, as well as a variance for extending the submittal deadline for the final plat application.

The Platting Board granted the following three (3) variances and adopted the Findings of Fact and the Staff Report as indicated:

Variance #1 - A variance from FNSBC 17.52.020 to submit the final plat application more than 24 months after approval of the preliminary plat.

Variance #1 Findings of Fact:

- a) Mount Ryan Remote Recreational Cabin Sites 1st Addition differs from typical subdivision requests in that no lot will be preliminarily located or determined at the time of preliminary plat approval.
- b) The State's process for completing remote recreational cabin site staking, from receiving initial applications for staking each parcel to securing a purchase agreement for each staked parcel, will take several years.

Variance #2 - A variance from FNSBC 17.56.060.A.3 to waive the requirement for providing subdivision road design data.

Variance #2 Findings of Fact:

- a) Subdivision road locations cannot possibly be determined because the location of the future subdivision lots will be established by authorized applicants completing the remote cabin site staking application process.
- b) The nature of the remote recreational cabin site program does not practically allow for a Title 17 roadway network to provide access for future subdivision lots.

Variance #3 – A variance from FNSBC 17.56.020.B to waive the requirement for all subdivision lots to have physical road access constructed to Title 17 standards.

Variance #3 Findings of Fact:

- a) The nature of the remote recreational cabin site program does not practically allow for a Title 17 roadway network to provide access for future subdivision lots.
- b) Legal access to each future lot will be possible via existing established ADL public trails, section line easements and generally allowed uses on State lands.

The Board gave preliminary approval to the request, subject to the following eleven (11) conditions:

1. A final plat for the disposal area shall be submitted for review and approval no later than two years after survey completion.
2. Legal physical access routes to the boundary of the staking area shall be delineated on the final plat.
3. Minimum lot size shall be 5 acres.
4. Staking brochures shall have all legal/seasonal access routes shown and described.
5. DNR shall reserve a minimum of 60 foot wide easement over existing trails within or through proposed cabin sites.
6. DNR shall coordinate with FNSB Planning before survey instructions are issued to identify the selected parcels which may lie within Flood Zone A that will require a Bench Mark (BM) and Base Flood Elevation (BFE).
7. Staking brochures shall clearly indicate that portions of the area lie within the FNSB, and parcels shall be located such that they do not overlap the boundary so as not to create split lots between taxation authorities.
8. A note shall be placed on the final plat which states, ""Legal and physical access to the staking area is from both the Steese Highway via the Circle-Fairbanks Trail described as ADL-408830 (RST 237), and from the Chena Hot Springs Road via the Chena Hot Springs-Steese Highway Trail described as ADL-418498. Both trails are part of the Fairbanks North Star Borough's Comprehensive Recreational Trail Plan and are described in the plan as the Circle-Fairbanks Trail #I-A3, and the Chena Hot Springs-Steese Highway Trail #I-A1. Refer to the current Trail Plan for information and recommendations regarding these trails including the proposed use categories."
9. A note shall be placed on the final plat which states, "Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited."
10. All applicable notes from Plat No. 2013-8 shall be included on the final plat.
11. Approved variances shall be noted on the final plat.

Additionally, the Board adopted the staff report and the following Findings of Fact in support of approval of the subdivision:

- a) FNSBC 17.04.010 includes in the definition of subdivision, "Subdivision is not limited only to the conveyance of title but includes contracts to convey title and leases of land for five or more years."
- b) ADL 408830 is a 300ft wide public easement that overlaps the 100ft wide RS 2477 easement for the Circle-Fairbanks Trail. These easements and the Steese Highway meet the requirements of 17.56.020.C for legal access to the boundary of the subdivision.
- c) The applicant has applied for and shall be exempted from road construction per FNSBC 17.56.060.A for ADL 408830 for access to the project area and for subdivision roads within the project area.
- d) With the three variances and conditions recommended by staff, Mount Ryan Remote Recreational Cabin Sites 1st Addition meets the applicable requirements of Title 17.

If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 907 Terminal Street, 459-1260.

Sincerely,

A handwritten signature in blue ink, appearing to read "George Stefan", followed by a long horizontal line.

George Stefan,
Platting Officer