



STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

Division of Mining, Land and Water

Northern Region Land Office,
Fairbanks
(907) 451-2740

Southcentral Region Land Office,
Anchorage
(907) 269-8503

Southeast Region Land Office,
Juneau
(907) 465-3400

The Department of Natural Resources, Division of Mining, Land and Water's (DMLW) regional land offices are responsible for managing state land and resources. Certain activities on state land require a land use permit, while other activities are considered "generally allowed" or require other authorizations. Commercial recreation facilities that remain no longer than 14 days in any one site may obtain a commercial recreation permit rather than a land use permit. Additional information and forms are available online or at any Division of Mining, Land and Water regional land office and the Public Information Centers in Anchorage and Fairbanks. The following text describes information that is required to be filled out by applicants for your application to be considered complete.

Land Use Permits:

- Authorize the temporary use of state land or resources;
- can be issued for up to five years;
- do not convey any interest in state land;
- are revocable with or without cause;
- are not transferable; and
- do not constitute waiver of any other state, federal, or local laws.

Complete Land Use Permit Application Packages include the following documents:

- A Land Use Permit application form completed and signed by the applicant;
- A completed Supplemental Questionnaire for Use of State-Owned Uplands if the use or activity includes use of state-owned uplands - **including a Site Development Diagram**;
- A completed Supplemental Questionnaire for Off-Road Travel if the use or activity includes travel by or with means that exceed those that are generally allowed; and/or
- A completed Supplemental Questionnaire for Use of State-Owned Waters (Shorelands, Tidelands, and Submerged Lands) if the use or activity includes uses on tide and submerged lands below the mean high tide line in marine environments or uses on state-owned shorelands below the ordinary high-water line in freshwater environments - **including a Site Development Diagram**.
- A Site Development Diagram showing each item labeled so that it corresponds with your description in the Questionnaire. The Site Development Diagram must include:
 - **Location** - Section, Township, and Range lines; North arrow; scale; title; and include a legend (these items may be attached if necessary).
 - **Boundaries** – Boundaries and dimensions of proposed area of use and their relation to geographic features, including water bodies, and existing trails or rights-of-way.
 - **Structures and Storage** - Location and dimensions of buildings, tent platforms, out-buildings and other improvements, and of equipment parking and storage areas, including snow storage areas.
 - **Hazardous substances** – Location and dimensions of storage facilities for hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel. Include method and dimensions of storage (tank, drum, etc.).

Other items that must accompany the application package include:

- **Map** - a topographic map or aerial photo of sufficient scale to show the location of the proposed activity.
- **Filing Fees** - A non-refundable filing fee required by regulation (11 AAC 05.010(5)(B)). See the current Director's Fee Order for applicable fees. Make checks payable to the "State of Alaska".
- **Other Miscellaneous Items:** Items specifically identified and required in any of the supplemental questionnaires.

Completed Land Use Permit Applications must be submitted electronically to an email address below or mailed to one of the following offices closest to the proposed use or activity on state lands:

Northern Region Land Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro.lands@alaska.gov

Southcentral Region Land Office
550 West 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr.scro.permitting@alaska.gov

Southeast Region Land Office
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

Prior to issuance of a permit, an applicant is required to submit one or more of the following:

- **Use Fees** - The use fee depends on the type of activity, length of use and the acreage authorized for use. See the current Director's Fee Order or contact your regional office for applicable fees.
- **Performance Guaranty (Bond)** - A performance guaranty is held by the state to incentivize performance and to pay for corrective action if the use of state land fails to comply with the requirements of the permit. Acceptable types of performance guaranties include:
 - cash or check made out to the State of Alaska;
 - a Certificate of Deposit (CD) in the state's name; or
 - a corporate surety bond.
- **Insurance** – Proof of insurance to protect you and the state from liabilities incurred through the use of state land.
- **Survey and Location** - Surveys are generally not required for land use permits. Many authorizations require a Global Positioning System (GPS) to determine the location of the project. If we determine a survey is required, we will contact you.

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

LAND USE PERMIT APPLICATION

AS 38.05.850

Applicants must complete all sections of this application. In addition, applicants proposing:

- the use of the uplands must also complete the Supplemental Questionnaire for Use of State-Owned Uplands accompanying this application;
- off-road travel must also complete the Supplemental Questionnaire for Off-Road Travel accompanying this application; and/or
- the use of shorelands, tidelands, and submerged lands must also complete the Supplemental Questionnaire for Use of State-Owned Waters accompanying this application.

Other items that must accompany the completed application are:

- a (non-refundable) application fee; see current Director's Fee Order or contact your regional office for applicable fees;
- a topographic map or aerial photo showing the location of the proposed activity;
- additional items identified and required in any supplemental questionnaire(s) to this application; and
- additional pages if more space is necessary to answer the questions completely.

Completed Land Use Permit Applications should be submitted electronically or mailed to one of the following offices:

Northern Region Land Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro.lands@alaska.gov

Southcentral Region Land Office
550 West 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr.scro.permitting@alaska.gov

Southeast Region Land Office
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

LAS # _____

(Applicant please provide if known)

Applicant Information:

Name: Zachery Holmes _____

Doing Business As: Arctic Fat Truck Tours LLC _____

Mailing Address: Private Information _____

Email Address: arcticfattucktours@gmail.com _____

Date of Birth: Private Information _____

Business License #: 2198031 _____

EIN: 99-2928324 _____

Contact Person: Zachery Holmes _____

Home Phone: _____

Work Phone: _____

Cell Phone: Private Information _____

Fax: _____

LAS #: _____

If you are applying for a corporation, give the following information:

Name, address and place of incorporation:

Arctic Fat Truck Tours LLC, 1358 Gilmore Trail, Fairbanks, AK 99712.

Is the corporation qualified to do business in Alaska? Yes ☒ No ☐

If yes, provide name, address and phone number of the resident agent:

Registered Agents Inc, 821 N ST STE 102, Anchorage, AK 99501, (907) 312-5564

Type of User (Select One): ☐ Private non-commercial (personal use) ☒ Commercial Recreation or Tourism

☐ Public Non-profit including Federal, State, Municipal Government Agency ☐ Other commercial or industrial

Duration of Project: The proposed activity will require the use of state land for: **(Check one)**

☐ A single term of less than one year. **Beginning month:** _____ **Ending month:** _____

☒ A multi year term for up to 5 years. **Beginning year:** 2025 **Ending year:** 2030

If multi year and seasonal, mark months of use in each year.

☒ Jan, ☒ Feb, ☒ Mar, ☒ Apr, ☒ May, ☒ Jun, ☒ Jul, ☒ Aug, ☒ Sept, ☒ Oct, ☒ Nov, ☒ Dec

Project Location:

Latitude/Longitude or UTM: _____ or

Section: 5 **Township:** 1S **Range:** 4E **Meridian:** Fairbanks

Section: 6 **Township:** 1S **Range:** 4E **Meridian:** Fairbanks

Proposed project will require the use of up to 9 Miles acres.

(Please add additional sheets for this section as necessary)

LAS #: _____

Project Description: Describe in detail your intended use of state land. (State land also includes all tide and submerged lands beneath coastal waters and all shorelands beneath other navigable waterbodies of the state.) Discuss development and activities. (Attach additional pages as necessary.)

The proposed activity involves operating guided off-road tours using a specialized amphibious all-terrain vehicle known as a Fat Truck (manufactured by Zeal Motor) on designated Alaska DNR trails. The tours will provide visitors with a safe, educational, and unique opportunity to explore Alaska's natural landscapes year-round. The tours will be Monday-Saturday from 8am to 5pm with a total of 6 potential tours a day. The Fat Truck's low ground pressure tires are designed to minimize impact on trail surfaces while providing safe access over a variety of terrain, including snow and water. All operations will comply with DNR trail use requirements. The Fat Trucks have flashing safety lights that will be turned on if and when needed. The tour operator will make sure to allow other public or commercial users of the trails to pass safely and not interrupt that activity.

Should a portion of the permitted area be closed to the general public? **Yes** ☐ **No** ☒ .

If yes, explain which portion and provide justification for exclusive use.

These tours will show the beauty of Alaska without infringing on anyone being able to see and experience that same beauty.

Site Description: Briefly describe the current condition of the proposed site of use, noting any trash, garbage, debris or signs of possible site contamination. (If significant, we recommend you provide pictures to establish initial conditions.)

The trails had just a little bit of trash including aluminum cans and plastic wrappers but besides that the trails are in fairly good condition. Arctic Fat Truck Tours will continue to make sure that these trails stay in good conditions for everyone to enjoy.

LAS #: _____

Are there improvements or materials on the site now? **Yes** ☐ **No** ☒ **If yes**, briefly describe the improvements, their approximate value, and who owns them. (We recommend you provide pictures of improvements.)

Describe the natural vegetation – ground cover, trees, shrubs – and any proposed changes. Describe the location of any estuarine, riparian, or wetlands and any noticeable animal use of area.

Trees in the area are black and white spruce, aspen, birch, and willow among other trees. Other vegetation are flowers and plants such as fireweed, yarrow among other plants and shrubs. Moose, porcupine, fox and other wildlife are in the area. Portions of the trail pass the Mullen Slough and the Chena River. Only modifications to the natural vegetation is to ensure safe trail access, clearing minor obstacles from the designated route.

Site Access: Describe how you plan to access the site, and your mode of transportation.

From private property on Baseline Rd with permission from owner is where the tour will start in the fat trucks. We will turn on to Baseline Rd going west where it connects to Pheasant Farm Rd. Turn left on Pheasant Farm Rd going south where the road then becomes Pheasant Farm Rd South. From there is access to the trails that will be taken.

If your access is by aircraft, specify the type and size of aircraft:

To access the site, the aircraft is equipped with **floats** ☐ **wheels** ☐ **skis** ☐.

Number of people:

1. Indicate the number of employees and supervisors who will be working on the site. 2
2. Indicate the number of customers who will be using the site per year or season. 5,600 per yr
3. Indicate the number of days the site will be used per year or season. 312 per yr

LAS #: _____

Environmental Risk / Hazardous Substances: In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons?

Yes ☒ No ☐ . If yes, please describe:

The only hazardous substance associated with the proposed activity is diesel fuel contained in the onboard fuel tank of the Fat Truck, used solely for vehicle operation. No additional hazardous or toxic substances will be generated, stored, transported, or disposed of as part of this activity.

The types and volumes of fuel or other hazardous substances present or proposed:

The Fat Truck uses diesel fuel and has a tank with the capacity of 18.5 Gallons.

The specific storage location(s):

Storage location of the diesel fuel will be off-site, not on DNR Land.

The spill plan and prevention methods:

To mitigate environmental risk, all fueling will be off-site using standard best practices. Routine inspections will be conducted to ensure there are no leaks or mechanical issues. A spill kit will be kept on board the vehicle at all times, and the operator is trained in basic spill response procedures. In the unlikely event of a spill, immediate containment and cleanup will be conducted, and any reportable spills will be reported to the appropriate agencies in compliance with Alaska environmental regulations.

If you plan to use either above or below ground storage containers (like tanks, drums, or other containers) for hazardous material storage, answer the following questions for each container:

Where will the container be located?

N/A

What will be stored in the container?

N/A

What will be the container's size in gallons? N/A

LAS #: _____

Give a description of any secondary containment structure, including volume in gallons, the type of lining material, and configuration:

N/A

Will the container be tested for leaks? Yes ☐ No ☐.

Will the container be equipped with leak detection devices? Yes ☐ No ☐. If no, describe:

N/A

Do you have any reason to suspect, or do you know if the site may have been previously contaminated?

Yes ☐ No ☒. If yes, please explain:

Zach Hohul

Signature of Applicant or Authorized Representative

Title

08/27/2025

Date

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing your permit. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

For Department Use Only
Application received date stamp

Receipt Type: ☐ 7A ☐ RR ☐ FF

LAS #: _____

Land Use Permit Application Form 102-1084A

(Rev.9/21)

From: [Arctic Fat Truck Tours LLC](#)
To: [Lehman, Diana J \(DNR\)](#)
Subject: Re: LAS 35688 Arctic Fat Truck Tours application
Date: Tuesday, August 19, 2025 9:51:35 PM

You don't often get email from arcticfattrucktours@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1. Please provide an updated map/site diagram. This might include trail names, nearby road names, PLSS, or indicator box showing where the site is in relation to the greater area. The map helps inform the public of the location of your requested activities and needs some identifiable location information. We can help with these details if needed.

I will stop by the DNR tomorrow to get help providing an updated map/site diagram.

2. The manufacture specs for a Zeal Fat Truck start at a base shipping weight of 4200 lb. for the pickup, or 5440 lbs. for the wagon. Could you confirm the curb weights of your vehicles?

The weights of both Fat Trucks are 4,900 each. They are both the 2.8 Wagon model Fat Trucks.

3. Will you have scheduling alterations for spring thaw on the trails?

Scheduling alterations for spring thaw is not necessary due to the fat trucks weight distribution, width of tires and tire pressure.

4. Are slough and/or river crossings intended as part of the proposed route? If so, please note where and which seasons will this happen.

The tours won't have any slough or river crossings.

5. How wide is the Fat Truck footprint compared to the existing trail widths? Would the trail need to be altered to accommodate your proposed activity?

The Fat Trucks are 5 feet 8 inches wide, the trails I am proposing to do the tours on are wide enough to accommodate that width.

6. Have you considered winter trail grooming if the Fat Trucks create ruts and snow berms that may impede other users?

Yes I have considered winter trail grooming if necessary so that the trails are good for everyone using them.

Best regards,

Zachery Holmes

LAND USE PERMIT APPLICATION SUPPLEMENTAL QUESTIONNAIRE FOR: Off Road Travel

Answer the following questions if your proposed activity includes off-road travel:

Terrain: Check the following terrain type(s) that best describes your route of travel:

- ☒ Wetlands
- ☐ Open, non-tundra or wetland areas
- ☒ Rivers or other waterbodies
- ☒ Wooded areas with trees of 6" or greater diameter (at breast height)
- ☐ Tundra areas

Vehicles and Weight: List the number and kinds of vehicles to be used for motorized travel, the weight of each vehicle and the weight of each trailer or sled (including loaded weight) to be carried by that vehicle:

Arctic Fat Truck Tours has 2 Fat Trucks (Manufactured by Zeal Motor) that will be used for tour purposes. Each Fat truck weighs 2,200 pounds. With the fat truck weight and the occupants inside the total weight would be about 3,520 pounds. As mentioned earlier the Fat Truck is equipped with oversized, low-pressure tires that provide exceptionally low ground pressure. This allows the vehicle to traverse snow, tundra, wetlands, and other terrain with minimal surface disturbance or soil compaction. Its design enables safe travel while reducing impact on the trail system and surrounding environment.

Mileage:

- State the average total miles traveled in one round trip: 9 Miles
- State the number of trips proposed: 1,872 per yr

Season: Proposed date(s) of travel will be: **From:** Year Round **To:** _____

Stream and Waterbody Crossings: Note who you contacted in the ADF&G, Division of Habitat:

Date: _____ Person: _____

Fuel and Hazardous Substance Factor: The volume of fuel and hazardous substances to be used is the total volume in gallons to be carried on one vehicle and any trailers or sleds that vehicle is towing.

- Maximum volume of fuel (in gallons) that is being transported by one vehicle and any trailers or sleds it is towing: _____ gallons.
- Hazardous substances other than fuel:

Substance: _____

Substance: _____

LAS # _____

- Do you have an Oil Discharge Prevention and Contingency Plan approved by the Alaska Department of Environmental Conservation? **Yes** ☐ **No** ☒
 - Do you have either a trained spill response team or a contract with a spill response company? **Yes** ☐ **No** ☒
-

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing your permit. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.