

REMOTE CABINS

Goals

Providing Opportunities for Private Use of State Lands. Providing opportunities for isolated cabin development in remote parts of the Tanana Basin planning area where survey and conveyance are impractical, where disposal of land would cause potential conflicts with other resources and uses, and where a long-range interest in public ownership and use exist.

Community and Social Impacts. When offering remote cabins, consider the needs and demands of all state residents and minimize the impacts on communities and resources.

Management Guidelines

A. Planning Requirements for the Remote Cabin Program

1. **Planning Requirement.** Remote cabin permits can be offered only in management units where their use has been allowed by this area plan and where a subsequent more detailed interagency planning process decides that permits are in fact appropriate.
2. **Planning Criteria.** A unit may be eligible for remote cabin permits if
 - a. access by road or railroad is not likely for at least ten years; and,
 - b. settlement disposal of land in the local area is not desirable or practical because of public resource values, the area's remoteness, or the expense of surveying or,
 - c. in a settlement area, after disposal offerings are completed or on parcels of land unusable for disposal for reasons such as being too small or scattered.
3. **Location and Amount.** Remote cabins will be allowed only in locations, numbers, and under management guidelines when resource use and management of wildlife habitat, forestry, agriculture, public recreation, and mining are expected to be minimal.
4. **Pacing.** When remote cabins are offered, they should be offered periodically over many years to make them available to as many different

people as possible. The numbers of areas opened and permits available should be set to achieve this. Remote cabin permits also will be offered in several locations at one time and in sufficient numbers to avoid a sense of scarcity.

B. Minimize Conflicts. To avoid conflicts with public access, important fish and wildlife habitat, public use, and trapping, permittees will not be allowed to build remote cabins in the following areas:

1. where public access for hunting, trapping, fishing, recreation, or mining would be hindered; or
2. within one-quarter mile of existing airstrips used by the public.

Persons receiving a remote cabin permit are responsible for installing a wastewater system that complies with the Department of Environmental Conservation's wastewater regulations.

C. Fire Protection. DNR will not alter its fire management plan because of the presence of remote cabins. Cabin permit holders will be advised before permit issuance and in the permit that DNR does not assume liability due to loss or damage to the cabin from wildfires and will not provide fire protection if the fire management plan does not call for such protection in the area.

The Division of Land will notify the Division of Forestry Fire Management Planning Team of the location of all authorized remote cabins.

D. Spacing Cabins. Remote cabins will be spaced at least one-half mile from another remote cabin or trapping cabin unless a different spacing requirement is established for a particular area in an adopted land-use plan or best interest finding. The distance between a remote cabin and a trapping cabin may also be reduced if one person is the permittee for both structures or the adjacent permittee expresses a non-objection.

E. Legal Access. To avoid trespass problems DNR will provide remote cabin permit holders with information on legal access routes to the remote cabin area.

F. Buildings, Density, and Specific Guidelines. Limitations on the number or size of buildings, location of cabin sites, allowed or prohibited forms of access, and any other considerations appropriate to the area and consistent with remote cabin regulations may be established before remote cabin permits are offered.

The densities established for remote cabin permits in each unit are for new cabins and are not affected by the existence of unauthorized cabins or their eventual disposition.

To reduce cost to the state and increase satisfaction for the permittee, remote cabin permittees should be allowed to choose their own cabin sites within the constraints of the guidelines of this plan and the remote cabin regulations, rather than having the department establish the sites.

G. Type of Interest in Land. Remote cabin permits are not intended to be converted to fee simple disposals of land that otherwise would be retained in state ownership. Guidelines for remote cabins in each area are designed to avoid creating future pressures for actual disposal (for example, by setting appropriate number and density limitations).

H. Rights-of-Way. New rights-of-way to remote cabin sites will not be granted unless doing so protects other important public values.

I. Mineral Entry. Unless closed for other reasons than the presence of permitted remote cabins, remote cabin permit areas will remain open to mineral entry.

J. Other Guidelines Affecting Remote Cabins. Other guidelines may affect remote cabin management practices. See in particular the following sections of this chapter:

Fish and Wildlife Habitat and Harvest
Lakeshore Management
Public Access
Settlement
Stream Corridors and Instream Flow