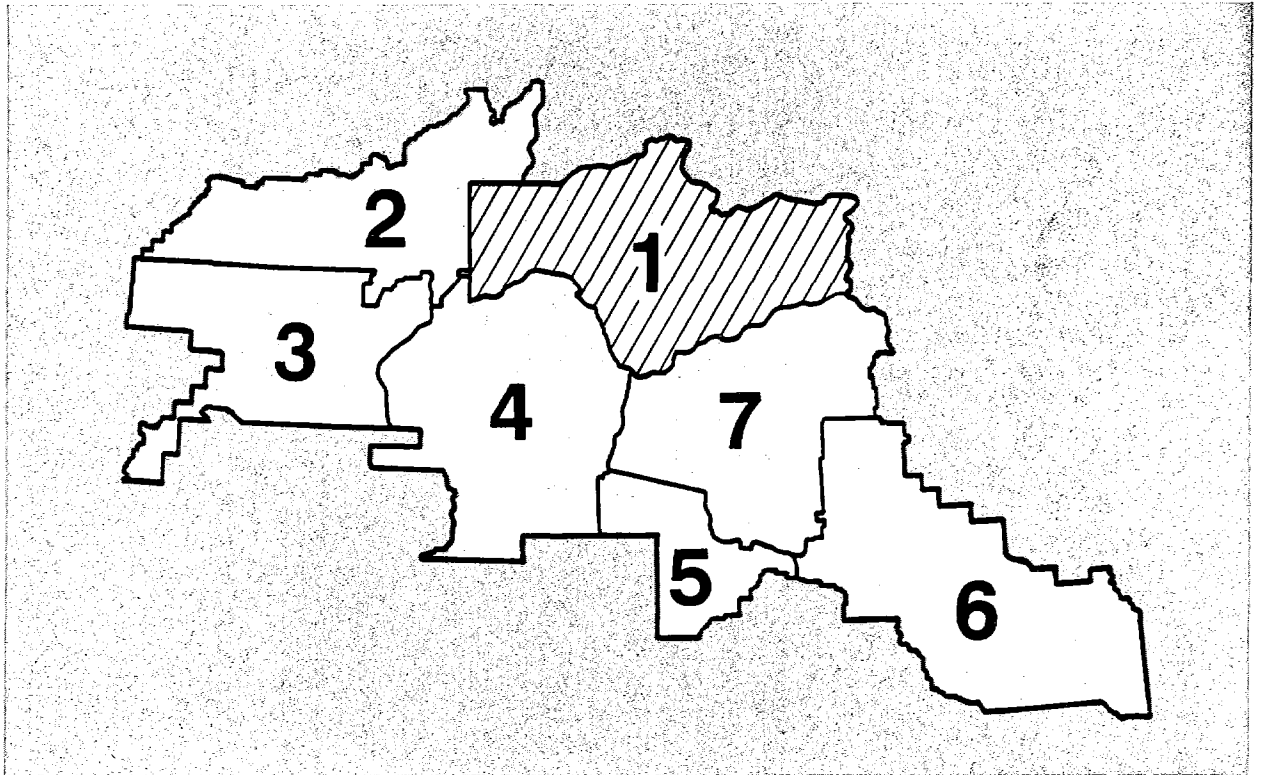

Subregion 1

Fairbanks North Star Borough



Subregion 1

FAIRBANKS NORTH STAR BOROUGH

This is the most populated subregion in the Basin; consequently it receives the most use and also has potential for many land use conflicts.

Most areas close to Fairbanks have good access. There are many roads, trails, and navigable rivers throughout the subregion. Principal land uses include recreation, hunting, fishing, forestry, and mining. Settlement is mainly in the Fairbanks area.

Future uses of the area that will be emphasized in this plan include forestry, mining, recreation, habitat and recreational subdivisions.

AGRICULTURE

Within the Borough, at least 28,930 acres of state land may be available for agriculture. In Subunits with co-primary designations of agriculture and settlement, land may be sold fee simple (for settlement) if soils are not suitable for agriculture.

STATE LAND RECOMMENDED FOR AGRICULTURE

Future Projects	Subunit	Acres
Aggie Creek East Agriculture	1P1	1,500
Aggie Creek Homestead	1P1	4,000
Aggie Creek East Homestead	1P1	3,000
Aurora Agriculture	1Z1	Undetermined
Bella Agriculture	1H4	80
French Creek Agriculture	1X1a	3,000
Goldstream Agriculture	1B2	17,350
Little Chena Agriculture	1W1	Undetermined
TOTAL		28,930 (plus two undetermined areas)
Existing Projects	Subunit	Acres
Eielson Agriculture	1Q2	2,000

FISH & WILDLIFE

Wildlife values in the borough are concentrated in a few areas because of the high amount of development around Fairbanks. More than in other regions of the Basin, habitat values within the borough are tied to human use and enjoyment of wildlife.

The Tatalina River and the flats to the east will be retained as special value habitat. The Chatanika River corridor has high public use values and will be protected by retention and habitat management. The Goldstream Creek corridor will be managed similarly for recreation and habitat. The Salcha and Chena River corridors will be managed to protect their fish and wildlife values. Both corridors are open to mineral entry, and enforcement of water quality regulations is a high priority.

FORESTRY

The majority of high value state owned forests within the borough are now in the legislatively designated State Forest, with the exception of several areas along the Parks Highway. These areas along the Parks Highway are of moderate to low value for minerals, fish and wildlife, settlement, and recreation, but include some of the most productive timber stands in the Interior. For these reasons, most of the forest along the Parks Highway not included in the State Forest will be designated for primary use forestry.

In the rest of the borough, the State Forest should provide for commercial forestry and personal use wood cutting. Few additional areas will be designated primary use forestry.

MINERALS

Mining is a major industry within the borough. The area from Ester Dome to Cleary Summit is a highly mineralized region with many active claims. In the eastern half of the borough, the Middle Fork of the Chena River is an important mining area.

These areas will be left open to mineral entry, and the areas where there are large blocks of claims (particularly the Cleary Summit and Ester Dome area) will be managed primarily for minerals.

Other areas within the borough that have several active claims or high potential will be left open to mineral entry. Although there are no known coal and oil and gas resources here, most of this subregion will remain open to coal prospecting, and oil and gas and coal leasing.

RECREATION

There are many important recreational resources within this subregion. In general, areas of high recreational use will be managed for recreation. These include the Salcha, Chatanika, and Chena River corridors, Ester Dome, and the Chena Hot Springs area. The Chatanika River is recommended for legislative designation as a State Recreation River to protect its unique values. Important trails will be protected through public easements or public ownership. In addition, all areas retained in public ownership will be available for recreation.

SETTLEMENT

Within the Borough, 19,148 acres of state land may be offered for sale: 4,748 acres for community expansion, and 14,400 acres for recreational use and self-sufficient living.

Land for Community Expansion

Land for community expansion in the borough is in demand. If a site is within reasonable commuting distance (within 25 miles) and has good drainage, it will likely sell. However, most community expansion land in state ownership has already been sold or is otherwise encumbered. When the Tanana Valley State Forest is excluded and when mining claims, past disposals, and poor soils are taken into account,

there are a limited number of areas of state land left in the borough suitable for community expansion.

The following is a list of projects that may be offered for community expansion over the next 20 years by the state.

STATE LAND RECOMMENDED FOR COMMUNITY EXPANSION

Future Projects	Subunit	Acres
Alder Creek II Subdivision	1D1a	200
Aspenwood Subdivision	1D1b	250
Big Eldorado Subdivision	1H1a	150
Bigwood Subdivision	1H1b	120
Emma Creek Subdivision	1D1a	400
Fairbanks Odd Lots	1J1a	160
Fairbanks Parcels	1D1c	160
Fairbanks Parcels	1H1c	378
Fox Subdivision	1H1d	250
Little Birch Subdivision	1D1a	900
Little Willow Subdivision	1E2a	100
Riverwood Subdivision	1J1c	30
Skiview Subdivision	1J1b	300
Smallwood Subdivision	1H1e	250
Snoshoe Subdivision	1O1a	900
Sulliwood Heights Subdivision	1X1b	200
TOTAL		4,748
Existing Projects	Subunit	Acres
Bears Den Subdivision	1E2	134
Desperation Subdivision	1F2	146
Hayes Creek Subdivision	1O1	465
Haystack Subdivision	1E2	5
Haystack Extension Subdivision	1E2	195
Martin Subdivision	1F2	1,000
McCloud Subdivision	1E2	80
Murphy Subdivision	1F2	204
O'Connor Creek Subdivision	1G1	200
Olnes East Subdivision	1J1	132
Wigwam Subdivision	1H1	40
TOTAL		2,601

Land for Recreational Use and Self-sufficient Living

Sales for recreational use and self-sufficient living are generally popular. Excluding land purchased for speculation, the cumulative need for this type of land in the borough is estimated between 4,000 and 19,000 acres by the year 2000 (see Settlement Element, DLWM, 1983).

The two principal owners of this type of land are the borough and the state. The borough owns about 30,000 acres of land suitable for this use, most of which is likely to be sold within 20 years. The state owns land along the Chatanika River, Chena Hot Springs Road, and the Steese and Elliott highways suitable for recreational parcels.

Over the next 20 years, the state can make available over 21,400 acres (including agricultural homesteads) for recreational use and self-sufficient living, which is more than the maximum projected need for this type of land. To control settlement density, the total number of parcels in each fee simple homestead area should not exceed the net acres divided by forty, except as noted in the management unit.

STATE LAND RECOMMENDED FOR RECREATIONAL SUBDIVISIONS OR FEE SIMPLE HOMESTEADS

Future Projects	Subunit	Acres
Harding Lake East Subdivision	1Z2	Undetermined
Nenana Ridge West Subdivision	1A2	1,000
Springview Subdivision	1U3g	300
Any Creek Homestead	1G1	100
Caribou Creek Homestead	1U3a	400
Chena South Homestead	1U3b	600
Far Mountain Homestead	1U3c	2,400
Hunts Creek Homestead	1U3d	600
Mt. Ryan Homestead	1U3e	3,000
West Fork Homestead	1U3f	4,000
White Mountain Homestead	1L2	2,000
TOTAL		14,400 (plus undetermined area)
Existing Projects	Subunit	Acres
Riverview Subdivision	1L2	1,723

TRANSPORTATION

The following access corridors have been identified by the Department of Transportation and Public Facilities (DOT&PF). There are no proposals for actual construction of access within these corridors, but the option to eventually develop access in these areas should not be precluded.

Alaska Railroad Extension. A route has been identified through the Tanana River and Richardson Highway corridors for an extension of the Alaska Railroad from Fairbanks to the Canadian border.

Twin Mountain Access Route. Three alternatives have been identified as possible access routes to the Twin Mountain area. One route is an extension of Chena Hot Springs Road (approximately 65 miles) along the Middle Fork Chena River valley. This was identified as the most feasible route by the Interior Alaska Transportation Study. Two other less preferable routes are the extension of Johnson Road and a new road up the Salcha River valley. The Salcha River valley route, however, conflicts with land use objectives as defined in this plan.

Alaska Natural Gas Pipeline. A route basically parallel to the existing Trans-Alaska Pipeline is proposed for the construction of a gas line from the North Slope to Fairbanks, continuing either to the Canadian border via the Alaska Highway corridor or to Prince William Sound via the Richardson Highway and Trans-Alaska Pipeline corridor. A third alternative follows the Parks Highway - Alaska Railroad corridor from Fairbanks to Cook Inlet. However, this alternative route would conflict with land use objectives for the Nenana River corridor area (Management Unit 4R).

Steese and Elliott Highways Realignment. DOT&PF plans to reconstruct and realign portions of the Elliott and Steese highways. DOT&PF will work with the planning team to choose the routing that best meets the land use objectives described in this plan and complies with appropriate highway standards and project costs.

Parks Highway Improvements. DOT&PF is examining possible improvements to the Parks Highway. This plan does not preclude improvements recommended by DOT&PF for engineering and public safety consideration.

Trails and Revised Statute (RS) 2477 Roads. Many trails and minor roads exist in this subregion. See Chapter 2, Public Access and Trails Management for additional information.