

# Fairbanks North Star Borough Land Nominations Program

## 2006 Brochure

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### ◆ Program Overview

The Fairbanks North Star Borough Department of Land Management is inviting all Borough residents to give their input regarding future planning and land development of Borough-owned land. A Land Nomination is a method the Borough has created to organize and receive recommendations for potential uses such as, development and public sale, retention, public parks, schools, or similar uses. The Land Nominations and Land Sale programs' goals are to sell a quantity of land that is compatible with market demands and fosters the growth of our community. In order to ensure this program is satisfying the public's needs, we welcome your participation.

This brochure contains maps and pertinent information to identify Borough owned land available for nomination and includes a **nomination form on page 124**. Meeting the needs of the public is a priority of the Program, therefore it is very important that you, the nominator, fully understand and clearly state the actions you propose for the Borough.

You may notice land throughout the Borough that appears vacant but is not listed in the report. There are many possible explanations for this but some of the primary reasons vacant land exists within the Borough is because it has been set aside for public use, such as schools, parks, emergency services, flood control, or it may already be in the planning process soon to be available at auction or for sale.

Please study the information available for each parcel closely. More detailed information can be found at the Land Management office at the Borough Administrative Center. **The deadline for receipt of Land Nominations is July 31, 2006.** 🏠

Contacting the Department of Land Management is easy.



Call our office at:  
(907) 459-1241

Write or visit our office at:

FNSB Land Mgmt  
809 Pioneer Road  
P.O. Box 71267  
Fairbanks, Alaska 99707



Visit our website  
and send an email:

<http://www.co.fairbanks.ak.us/LandManagement/Nominations>

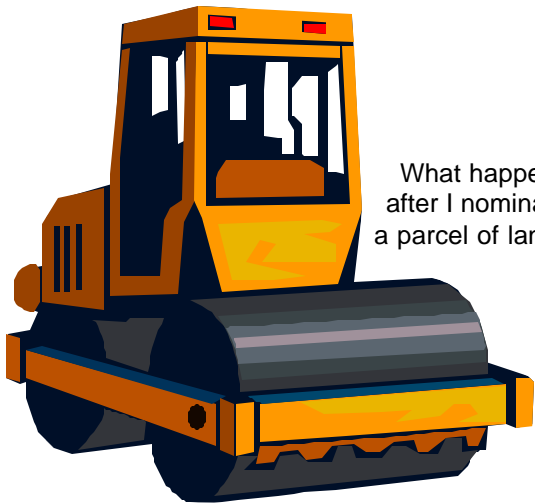
# Common Questions Answered

What are land nominations? ♦ A land nomination is an opportunity for the public to propose the future use of certain available Borough-owned parcels of land. In this case, a use can be defined as retention, development or public sale of residential, commercial, agricultural, or recreational property, or resource sales of timber, gravel and firewood, or another possible use not mentioned.

Who can participate? ♦ Any Borough resident, including Borough staff, can participate in the Land Nomination Program.

How do I know what land is available for nomination? ♦ All Borough-owned lands not already sold, designated for another use, or in the planning process are open and available for nomination. On the pages that follow, there are maps that clearly describe what land is Borough-owned and open for this Program.

Where did the Borough get this land? ♦ In 1978 the State of Alaska, through the Municipal Entitlement (MEL) Act, granted the Borough approximately 112,000 acres. The purpose of the transfer of this land was to foster growth in the community by transferring land to private individuals, generate income for the Borough through leases and sales of land and resources, and create an expanded tax base. MEL lands also provide sites for Borough public facilities



What happens after I nominate a parcel of land?

♦ When a parcel is nominated, you are essentially asking the Department of Land Management to evaluate the parcel you are interested in. All nominations (**see the nomination form on page 124**) are reviewed. This review is guided by sound economic and land management policies. A nomination may be declined if it duplicates a nomination received within the past five years. Field studies are done, research is compiled and a report of the Departments recommendations is produced discussing the ideas put forth by the Nominator and any other potential uses. The recommendations go through a public review process, other Borough Departments, certain Advisory Commissions, the Borough Mayor and Assembly review the report, and a final decision is made. Depending on the outcome of this final decision the property may be developed and sold, proposed for further planning and research or retained.

What is a public review process? ♦ In the Fall following the Open Nomination period a Public Meeting will be held to discuss and gather input on the Departments recommendations. The public is notified for this process through advertisements in the Daily Newsminer, direct mailings to individuals who have expressed interest in the past and adjacent land owners. All public comments received during the public comment period will be considered and presented to Borough Mayor and Assembly. Comments received after the public comment period will become part of the public record but will not be included in the final report.

If I nominate a parcel this year, when will it be available for sale? ♦ Nominations received in the current year are generally available for sale through an outcry auction within 2 years. This process is driven by several factors such as the degree of planning required, survey requirements, and type of access. 🏠

# Guide to the Open Lands Report

Some of the language used in this brochure may not be familiar, please use this as a reference to find the exact information needed to fill in the **nomination form (see p. 124)** properly. Land Management staff reviews the Open Lands Report and makes every effort to provide up-to-date data. If there are any questions, Land Management Staff is available to answer your questions or confirm information regarding a specific parcel.

- ◆ **Parcel Number:** Refers to the number assigned to a parcel for identification in this report and on the report maps.
- ◆ **Map Number & Name:** Refers to the number and name of the 15 different area maps, which depict the Borough-owned lands open for nomination.
- ◆ **Title Plant Number:** Refers to a permanent identification number system used by the Department of Land Management to locate a specific parcel in the Departments title files, on the computer database, and on the department status maps.
- ◆ **Description:** Refers to additional location descriptions that help identify the parcel. The description entered is usually a general description.
- ◆ **Acreage:** Refers to the size of the parcel, in acres.
- ◆ **Zoning, Wetlands, Comprehensive Plan:** See Terms and Definitions.
- ◆ **Other Resources:** Such as **access**, **elevation**, **vegetation**, and **trails** are some of the resources specific to that parcel. The information listed is what is currently available, there may be additional information provided by Land Management staff. It does not represent a complete list of resources but should act as a guide for discussion.
- ◆ **Nomination History:** Summarizes the record of nominations received on the parcel and the status of the nomination.
- ◆ **FNSB Permits:** Record of permits or licenses issued by the Borough for use of Borough-owned land.
- ◆ **Mining Claims:** Record of any State mining claims filed on the parcel. 🏠



## Terms and Definitions

The reports that follow each area map have fields for Key Resources and Limitations/Capabilities which contain several specific terms that may need explanation. Some of these terms are:

**Hydric:** When determining whether or not a parcel of land is considered a wetland, the U.S. Army Corps of Engineers conducts a soils and vegetation study of the parcel. Hydric soils are those that generally underlie areas designated as wetlands. Wetland vegetation is grouped into facultative (**facw**) species, meaning capable of living under a variety of conditions, and obligative (**obl**) species, meaning limited to a certain environment. **Upland** vegetation like Birch and White Spruce is not indicative of wetlands.

**Land Status - Patented:** Borough-owned Municipal Entitlement Land (MEL) for which the State of Alaska has issued a patent to the Borough. It grants the Borough the right to use and sell the land.

**Land Status - Approved Ta'd:** Borough-owned entitlement land for which the State of Alaska has approved the Boroughs selection of the property but has not issued final patent. Usually the only item needed to convey final patent is to obtain a survey acceptable to the State.

**Non-development clause:** Deed restriction from the State of Alaska that requires certain easements to be identified prior to sale.

**Streamside Easement:** Deed restriction from the State of Alaska that imposes a 50 foot or 200 foot easement on each side of certain streams.

**Cooperative Easement Agreement or CEA:** An agreement between the Borough and the State of Alaska that requires the Borough to identify access routes to adjacent State and private lands prior to sale.

### Zoning Legend:

GU-1 (General Use)	OR (Outdoor Recreation)
RE2 or 4 (Rural Estates)	RA5 or 10 (Rural Agricultural)
RR (Rural Residential)	LC (Light Commercial)
MF (Multi-Family Res.)	LI (Light Industrial)

See the following website for a full description of zoning types [www.co.fairbanks.ak.us/Assembly/CodeofOrdinance.htm](http://www.co.fairbanks.ak.us/Assembly/CodeofOrdinance.htm)

### Comprehensive Plan Legend:

The Comprehensive Plan provides a framework for citizens and officials to makes decisions related to land use, forms the basis for land development, and states the vision that will guide the Borough in the future. Specifics can be found at : [www.co.fairbanks.ak.us/CommunityPlanning](http://www.co.fairbanks.ak.us/CommunityPlanning).

# Map Guides

**F**or the purpose of this brochure, the entire Borough has been broken down into sixteen area maps. **A quick reference to the area maps can be found on page 5.** Each area map clearly shows the parcels open and available for nomination with a red outline and a number. Not all Borough-owned land is open for nomination; land that has already been sold, dedicated or is in the planning process will not show as available on the area maps. An example of land that has been dedicated would be land under current use or being reserved for future use such as schools, flood control, parks, or emergency services. Following each area map is a report describing the parcels in numerical order, listing the size, resources and restrictions. 🏠

## Map Name -Descriptive Location

**Himalaya Road** is west of the Elliott Highway, north of the Chatanika River about 28 miles north of Fairbanks.

**Haystack** is about 25 miles north of Fairbanks on the Elliott Highway.

**Elliott** area is west of the Elliott Highway near the intersection of the Elliott Highway and Old Murphy Dome Road.

**Murphy Dome Road** area is between New Murphy Dome and Old Murphy Dome Roads.

**Goldstream** area is north of Goldstream Road.

**Ester** area is along the Old Nenana Highway, 2 miles west of the town of Ester.

**Northeast Fairbanks** area is approximately bounded Goldstream road to the north, the Steese highway corridor to the east and Skyridge Road to the south.

**Gilmore Trail** area is south and east of Gilmore Trail and north of Chena Hot Springs Road.

**Badger - Nordale Roads** area is east of Nordale and Badger roads.

**Two Rivers** area is south of Chena Hot Springs Road at approximately mile 22.

**Johnson Road** area is approximately 6 mile east of the Richardson Highway along Johnson Road east and north of Pump Station eight.

### **South**

**Salcha** area is east of the Richardson Highway near the Salcha River .

**Harding Lake** area is on the Richardson Highway approximately 55 miles south of Fairbanks.

**Birch Lake** area is within a 4 miles radius of Birch Lake along the Richardson Highway, approximately 58 miles south of Fairbanks.

**Banner Creek** area is north of the Richardson Highway at mile 297. 🏠

