

REMOTE CABINS AND TRAPPING CABINS

Goals

Providing Opportunities for Private Use of State Lands. The remote cabin program is the preferred method of providing opportunities for isolated cabin development in remote parts of the Kuskokwim 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.

Trapping Cabins. Support the trapping economy of the region by providing sites for trapping cabins.

Management Guidelines For Remote Cabins⁴

A. 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. Within 50 feet of the ordinary high water mark of a lake, stream, river, wetland, or existing trail unless a greater distance is required in a specific management unit, or;
2. Where public access for hunting, trapping, fishing, recreation, or mining would be hindered.
3. Within 1/4 mile of existing airstrips used by the public.
4. Within 1 mile of a guide site authorized under a state permit or lease.

⁴Under current regulations trapping is not allowed from a remote cabin.

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

B. Fire Protection. DNR will not alter fire management plans 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.

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

C. Spacing Cabins. Remote cabins will be spaced at least 1/2 mile from another remote cabin or trapping cabin unless a different spacing requirement is established for a particular management unit in Chapter 3. 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.

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

E. Pacing the Distribution of Remote Cabin Permits. Remote cabin permits will be offered periodically over the next twenty years in order to make them available to as many different people as possible. Remote cabin permits also will be offered in several locations at one time and in sufficient numbers to avoid a sense of scarcity.

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.

In order 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. Public Notice to Help Avoid Conflicts with Traditional Uses of Fish and Game. See guideline I, Public Notice To Help Avoid Conflicts With Traditional Uses Of Fish and Game, page 2-11 for a description of public notice required for remote cabin permits.

K. Use of Remote Cabins for Trapping. Under the current remote cabin regulations trapping and other commercial uses are not allowed from a remote cabin. Trapping from remote cabins would create significant conflicts with existing trappers in the planning area. Remote cabin permits given in the Kuskokwim Area will contain provisions prohibiting trapping. Therefore, if the remote cabin

regulations are changed to allow commercial uses, trapping will still be a prohibited use from the remote cabins in the Kuskokwim Planning Area.

L. Other Guidelines Affecting Remote Cabins. Several other guidelines may affect remote cabin management practices. See the following sections of this chapter:

- Fish and wildlife habitat
- Public access

Management Guidelines for Trapping Cabins

A. Trapping Cabins in Settlement Areas. New trapping cabin permits may be allowed in designated settlement areas before the area is scheduled for sale (prior to entering the Land Availability Determination System [LADS]). Permits may be issued or renewed in designated settlement areas for up to 10 years or until the time the area is offered for sale or staking, whichever is shorter.

Existing trapping cabin permits will be renewed in proposed disposal areas. When an area is offered for sale or staking, permittees will be given the option of:

1. relinquishing the trapping cabin permit and taking a chance on acquiring fee simple title to the cabin site through staking, or;
2. keeping the trapping cabin subject to the trapping cabin regulations (not acquiring title). If the permittee keeps the cabin, the cabin site will be deleted from the staking area prior to opening staking. At this time there are five existing trapping cabin permits in proposed disposal areas, four in the Tonzona area, and one in the Mount Rich Addition.

Trapping cabins may be allowed in past land sale areas that are not proposed for reoffer.

B. Distance Between Trapping Cabins.

New trapping cabin permits will not be issued within 5 miles of a known actively-used trapping cabin on either state or non-state land unless a physical barrier such as a mountain range separates the two cabins, or both cabins are permitted to one person, or the permittee of the adjacent cabin expresses a non-objection to a lesser distance.

C. Minimize Conflicts. To avoid conflicts with public access, important fish and wildlife habitat, and public use, permittees will not be allowed to build trapping cabins within 50 feet of the ordinary high water mark of a lake, stream, wetland, or existing trail unless a greater distance is required in a specific management unit.

D. Public Notice to Help Avoid Conflicts With Traditional Uses of Fish and Game Resources. Through the public notice and consultation procedures described in guideline I, Public Notice to Help Avoid Conflicts With Traditional Uses of Fish and Game, page 2-11, DNR will make a reasonable effort to provide notice so that an adjacent trapper may learn of the proposed action, including the permitting of another trapping cabin, and make known the location of his or her trapping cabin.

It is the responsibility of the adjacent trapper to prove that his or her cabin or trapping site is actively used by providing evidence such as a valid state trapping license, tax returns, fur receipts showing previous income derived from trapping, or official records of the Alaska Department of Fish and Game or the Division of Fish and Wildlife Protection. Trappers operating under leases or other permits on non-state lands must provide evidence similar to that required for trappers on state land.

E. Other Guidelines Affecting Trapping Cabins. Other guidelines may affect trapping cabin management practices. See the following section of this chapter:

Fish and wildlife habitat

Land Allocation Summary

Background. Very little land with high settlement suitability is required within remote permit areas, because cabin sites can be widely scattered and permits do not convey title to the surrounding land. Based on land characteristics -- vegetation, slope, etc. -- over two million acres of state land are rated moderate to high for remote cabins. However much of this land has no present access. In addition, many lands rated low for remote cabins have some sites suitable for cabin construction.

Cabin Permit Areas. Approximately 2.8 million acres of land in eleven areas will be open to remote cabin permits. Included are lands in the Alaska Range; in the Dishna, Innoko, and Takotna drainages in the northwest part of the planning area, and in the Holitna-Hoholitna drainages. Permits will be allowed at a density of one to three permits per township. A total of 231 permits will be allowed. Areas open to remote cabin permits are listed in Table 2.4.

Trapping cabin permits are allowed on nearly all state lands throughout the planning area. They are not permitted along the shores of a few lakes with high recreation and habitat values specified in Chapter 3, nor in areas proposed for land sales.

Table 2.4 Areas Open for Remote Cabin Permits

<u>Permit Area Name</u>	<u>Subunits Included^a</u>	<u># Permits Allowed</u>	<u>Density of Permits Allowed</u>
Dishna-Folger-Tatalina Area			
A -- Dishna	7c, 7d, 8e, 8f 8g, 9a, 9c	74	3 per township
B -- Folger	6a, 6c, 7c, 7d	36	3 per township
<u>C -- Tatalina</u>	5i, 5j, 9b	<u>11</u>	3 per township
Subtotal		121	
Holitna Basin Area			
D -- Door Mountains	15c, 15d	18	2 per township
E -- Shotgun Hills ^b	15b, 15d (15f)	6	2 per township
<u>F -- Titnuk-Taylor</u>	15b, 15c, 15d	<u>32</u>	2 per township
Subtotal		56	
Alaska Range Area			
G -- Little Underhill	11a, 11b, 12a, 14c, 14d	19	1 per township
H -- Styx River	13a	9	1 per township
I -- Upper Cheneetnuk	11a, 11b, 12a, 12c	4	1 per township
J -- Middle Fork	13a	3	1 per township
K -- Tonzona-South Fk.	2c, 2d, 3a, 3b, 4a, 4b, 13a	19	1 per township
Subtotal		54	
TOTAL		231 remote cabin permits	




^aIn most cases only parts of the subunits are open for remote cabin permits. See Map 2.2 for boundaries of the remote cabin permit areas.

^bFour additional permits may be offered near Boundary Lakes (subunits 15f) if the land quality is not sufficient to justify a disposal.

Remote Cabin Areas

MAP 2.2

REMOTE CABIN PERMIT AREAS

AREA	PERMITS ALLOWED / TOWNSHIP	TOTAL # PERMITS ALLOWED
 Dishna-Folger-Tatalina	3	121
 Holitna Basin	2	56
 Alaska Range	1	54

See Table 2.2 for a list of remote cabin permits allowed in each area.

