



Thursday, December 11, 2025

Commercial Recreational Land Use Permit Application

As required by Sitka General Code 14.10 No person may conduct commercial recreational activities on city and borough of Sitka lands subject to this title except as authorized by a permit issued by the municipal staff as designated by the administrator.

APPLICANT INFORMATION

Business Name ABC Coastal Excursions, LLC

Primary Contact Jeren Schmidt

Address [REDACTED]
Sitka, Alaska, 99835-9506

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Friday, May 1, 2026

Season End Date Friday, September 18, 2026

Commercial Allocations: For each area, the commercial carrying capacity is indicated in the far left column next to the area name, denoted as (maximum client group size/maximum groups per week). For each area at which you would like to request commercial recreational use, check the "Area of use" box. Additionally, provide your maximum proposed group size (clients only, not including guides) for each area; may not exceed commercial carrying capacity maximum group size. For groups per week, provide your estimated number of groups per week based on a season average that will use each area. Enter an estimated total client number using each area in the far right column.

	Area of use	Group Size	Groups per week	Total Clients
Cross Trail North (12/26)				
Cross Trail South (8/23)				
Gavan Hill Access (7/19)				
Indian River (7/23)				
Thimbleberry/Heart Lake (14/24)				

	Area of use	Group Size	Groups per week	Total Clients
Herring Cove/Beaver Lake (7/18)				
Herring Cove Beach (6/24)				
Blue Lake Road (12/26)				
Blue Lake (6/20)				
Green Lake Road (8/26)				
Green Lake (6/20)				
Swan Lake (6/16)				
Eagle Beach ("Back Beach") (6/18)				
Sitka Sound Islands (6/18)				
Baranof Warm Springs (6/18)	✓	6	1	72
Goddard Hot Springs (6/14)				
Other (please list area below)				

Details of tour or guided activity: Fully describe tour or activity in each area, including guided activity, outfitting resources provided, typical areas of use, etc.

One to two staff members guide groups of up to 6 clients to the open grotto to soak in the springs and then guide the group to the lake for the scenic views. Weather permitting, we may have a picnic on the beach or a swim in the lake.

Please include the following information and attachments with your application.

Safety & Operating plan

Additional documentation (as needed/if applicable):
Copy of permit(s) from other agencies for use of joint-jurisdiction areas. If use of Baranof Warm Springs or Goddard Hot Springs is requested, attach copy of bathing instructions/etiquette provided to clients.

File Upload



BWS_Guest_Bathing_Instructions.docx



ABC_Coastal_Excursions_Operating... .docx

APPLICANT ACKNOWLEDGEMENT

Commercial Use Regulations:

- Applications and permits issued under [SGC 14.10 COMMERCIAL RECREATIONAL USE OF MUNICIPAL LANDS AND FACILITIES](#)
- Guidance provided by the [2026 Commercial Recreational Land Use Plan](#)
- Permits shall expire on December 31st of each calendar year.
- Permits are valid only for the dates, times, activities, and areas specified.
- Permits are not automatically renewable. Issuance of a permit shall not entitle any priority or preferential consideration for subsequent, new, or additional permits for the same area or for related uses.
- Permit Fees will be invoiced after January 4, 2026 application closure.

Upon acceptance of a permit, all permittees shall execute an instrument under the terms of which the permittee shall agree to indemnify, defend, and hold harmless the City and Borough of Sitka from any and all claims for injury or damage to persons or property suffered in connection with the permittee's activities unless such injury or damage is caused by the gross negligence of the City and Borough of Sitka.

I certify that the business/operator(s) are registered with the CBS Sales Tax Office, unless specifically exempt from collecting and remitting sales taxes for sales outside of City and Borough of Sitka jurisdiction, and have no outstanding judgements to the City and Borough of Sitka.

Terms and Conditions

Accepted

Date

Thursday, December 11, 2025

Signature

A handwritten signature in black ink, appearing to read "Jerry S. Johnson".

Abc Coastal Excursions' Guest Bathing Instructions & Etiquette at Baranof Warm Springs

Introduction

Baranof Warm Springs is a beautiful natural feature shared by residents, visitors, and wilderness travelers. To preserve the area and ensure a positive experience for all, please follow the bathing guidelines below.

Before You Enter the Springs

- Wear sturdy footwear to and from the springs; trails, rocks, and boardwalks can be slippery.
- Move carefully on wet and mineral-covered surfaces.
- Bring only what you need, keep valuables and unnecessary items on the vessel, there are no changing facilities at the grotto.

Bathing Etiquette

- Do not use soap, shampoo, conditioner, or other products in any natural pools or waterways.
- Try to avoid stirring sediment.
- Respect the peaceful atmosphere, keep voices low and avoid loud conversations.
- Limit soak time if others are waiting.

Respect for the Environment

- Stay on designated trails and avoid trampling vegetation.
- Pack out everything you bring, leave no trace.
- Do not leave clothing, towels, or trash at the springs.
- Keep food and drinks out of the water and away from the pools to avoid attracting wildlife.

Safety Notes

- Natural rocks and boardwalks can be extremely slippery, use caution.
- Drink water to stay hydrated while soaking.
- Be aware of changing weather and daylight conditions.
- Follow crew instructions at all times.

Public Bathhouse Tubs

- Tubs are first-come, first-served.
- Keep the space clean and ready for the next user.
- Do not use soaps or bath products in the tubs, they drain directly into natural waterways.

Thank You

Your care helps preserve Baranof Warm Springs for future visitors and for the community that calls this remarkable place home.

Abc Coastal Excursions

Operating Plan for Commercial Use at Baranof Warm Springs

City & Borough of Sitka Land Use Permit

1. Executive Summary

ABC Coastal Excursions, LLC operates small-group (maximum six guests) eco-tourism and marine adventure charters aboard the M/V Silver Lady. This operating plan outlines proposed commercial use of public lands and facilities at Baranof Warm Springs (BWS) to support guest activities including shoreline access, hiking, warm springs soaking, and scenic exploration. Use occurs during mid-May through mid-September, with an estimated 8–12 visits per season depending on weather and itinerary. Operations emphasize safety, environmental stewardship, minimal impact, and respect for the residential community at Baranof Warm Springs.

2. Vessel & Skiff Operations

- The M/V Silver Lady anchors offshore in Warm Springs Bay; no vessel moorage at the public dock.
- Guests are transported ashore via the 19' skiff, Silver Gal.
- Typically 1 skiff trip is required if all guests travel as a group; 2 trips for drop-off and pickup when necessary.
- Skiff is docked temporarily only for loading and unloading.
- No graywater or blackwater is discharged within Warm Springs Bay. All wastewater is held onboard for proper disposal outside the area.
- Operations generally occur mid-day to afternoon.

3. Guest Use Areas & Activities

Guest access includes:

- Boardwalk and waterfall viewing area
- Grotto warm springs pools
- Trail to Baranof Lake
- Baranof Lake shoreline for picnics and occasional swimming
- Public bathhouse tubs (used less frequently)

Average length of visit: ~5 hours

- 1.5 hours at grotto pools
- 1.5 hours at Baranof Lake
- 30 minutes on boardwalk/waterfall viewing

4. Group Size, Staffing & Supervision

- Maximum of six guests ashore.
- One to two trained crew members accompany guests to the grotto and lake at all times.
- Captain or deckhand remains available to monitor the vessel as needed.
- Crew provides guidance, interpretation, and hazard awareness during all shoreside activities.

5. Safety Procedures & Emergency Preparedness

Safety protocols include:

- Mandatory PFDs during all skiff transport.
- Appropriate footwear required (shoes, boots, or sandals with traction).
- Pre-landing safety briefing covering: slippery boardwalks, fast-moving water near falls, uneven or bare-root trail surfaces, slippery mineral-covered rocks in warm springs, and lack of changing facilities.
- Bear safety: Active bear awareness provided by crew during approach to and from the lake and grotto; food remains secured until consumption.
- Emergency equipment carried ashore: first aid kit, VHF radio, Garmin InReach, drinking water, and snacks.
- Emergency response plan: Return guests to vessel and depart for Sitka if evacuation is required; USCG contacted for urgent medical emergencies.

6. Environmental Protection & Leave No Trace

ABC Coastal Excursions practices strict Leave No Trace principles:

- Guests remain on established trails, boardwalks, and designated access areas.
- No soaps or hygiene products used in natural pools or waterways.
- All trash, food scraps, and personal items are packed out.
- Wildlife distance requirements are communicated and enforced.

- Onboard sustainability measures include recycling (aluminum, paper, plastic, cardboard), composting of galley food scraps, and minimizing single-use plastics.
- Biodegradable vessel cleaning products are used whenever possible.

7. Community Impact & Public Facility Use

- Guests are instructed to respect the privacy of Baranof Warm Springs residents and to avoid private property and cabins.
- Use of public infrastructure is limited to boardwalks, trails, the grotto area, public bathhouse tubs, and the public dock for short-duration skiff loading and unloading.
- ABC Coastal Excursions maintains a self-contained operational footprint and typically contributes the suggested city fee for bathhouse use.

8. Seasonal Use & Frequency

- Operating season: mid-May through mid-September.
- Estimated 8 visits in 2026; long-term goal of 12 visits annually.
- Frequency may vary due to weather, marine conditions, charter itineraries, and guest preference.