



Saturday, January 3, 2026

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 Alaska Coastal Outfitters
Primary Contact Luke Bastian
Address [REDACTED]
Sitka, Alaska, 99835
Phone Number [REDACTED]
Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Wednesday, April 1, 2026
Season End Date Thursday, December 31, 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 Max	<1	50
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.

We stop off at BWS on our way between Sitka and our hunting area at times and during some of our 5 day fishing/sightseeing trips. We usually walk up to the lake to enjoy the view then stop at the rock tubs for a soak (typically 30-45 minutes). Some clients prefer to use the bath house. We occasionally go out on the lake in rafts.

We typically stop at BWS 2 times in April, 1-3 times June-August, occasionally in September, October and Rarely in November and December.

Please include the following information and attachments with your application.

Certificate of Insurance (City & Borough of Sitka named as additionally insured)

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



ACO Special Use Permit.pdf



Attach D - Safety Plan PDF.pdf



CBS COI.pdf



WARM SPRING GUIDELINES.pdf

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

Saturday, January 3, 2026

Signature

Alaska Coastal Outfitters

P.O. Box 6307, Sitka Alaska, 99835



BARANOF WARM SPRINGS AND WHITE SULPHUR HOT SPRINGS GUIDELINES

Visiting a remote hot spring in Alaska is often the highlight of the trip for many of our guests. Please take into consideration the following guidelines so that your group, others present and future groups can all have the best experience possible!

- Pack it in-pack it out. We follow “leave no trace” principals everywhere we operate. Be sure to take out with you everything you brought in!
- No glass containers allowed.
- Be considerate of other people/groups. If your presence in the tubs will cause crowding we can come back when the previous group leaves.
- Be mindful of others when taking pictures, some folks would rather not be photographed in their swimwear.
- Be “Bear Aware” I’ve never seen a bear in the tubs but I’ve ran into them on the trail. Stay in a group/with your guide and talk so they hear you coming- it’s best not to surprise them at close quarters!

Other Considerations

- Please use the provided striped towels.
- It’s best to wear hiking boots or the provided rubber boots as the trail can be muddy in spots.
- If you didn’t bring a swimsuit-shorts/t-shirt will suffice.
- We will provide bottled water, you should drink it! It’s easy to get dehydrated sitting in the hot springs.
- Beware! You may see naked people. It’s rare but I have run into nude bathers a few times.