



Tuesday, December 9, 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 Alaska Luxury Tours
Primary Contact Travis Holt
Address [REDACTED]
Auke Bay, AK, 99821
Phone Number [REDACTED]
Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Friday, May 15, 2026
Season End Date Wednesday, September 30, 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)	✓	8	1	16
Gavan Hill Access (7/19)				
Indian River (7/23)	✓	7	1	16
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	2	100
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.

Small group guided hikes...see attached Safety and Operating Plan

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



2025 Baranof Warm Springs Insurance.pdf



City of Sitka Operating and Safety Pl... .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

Tuesday, December 9, 2025

Signature



Commercial Recreational Activities on City and Borough Lands.

Alaska Luxury Tours would like to use the dock at Baranof Warm Springs to load and unload guest for a guided hike along the trail to the Hot Springs and Alpine Lake

- A) We would propose to use the public use dock to load and unload guests if there is space available for our vessel. If the public use dock is full, we would propose to use the dinghy dock as a drop off and pick up point with our small 11' tender.
- B) We would bring guests on our 58' Riviera yacht and use the public dock to load and unload guests if available. If the public use dock is full, we would anchor our yacht away from the bay so as not to block the view for the residents or the fishing lodge and use our small 11' tender to pick up and drop off guests on the dinghy dock.
- C) Annual total not to exceed 100 guests. We would have small groups of 6 guests. We also make every effort to coordinate with the other permit holders to try and stagger our arrivals so we are not there at the same time.
- D) We are requesting the permits for May 15th – September 30th. Each visit would primarily be 2 hours or less.
- E) We would use the restrooms on our yacht for our guests. All garbage will be kept on our yacht and hauled out with us. All guests briefing will be done on our yacht prior to disembarkment so as to not create any additional traffic or loitering on the dock or in the community. All emergency evacuation will be done using our yacht and/or tender. The coast guard would be notified of all medical emergencies beyond first aid that would require emergency evacuation. The yacht is equipped with an EPIRB, cell phone, Inreach satellite, 24/7 Starlink satellite connection along with a satellite phone in the event of a non life threatening emergency that required other measures such as chartering a float plane etc. in addition each guide would carry a handheld VHF and satellite phone.
- F) All guides will have CPR, AED & First Aid certifications as well as bear safety, trail etiquette and as USFS permit holders leave no trace principles. In addition to a USCG licensed captain.
- G) We will not be bringing any cruise ship guests or other tour brokers or agents. We will not be charging clients specifically to come to Baranof Warm Springs. We specialize in small group all inclusive luxury yacht charters and Baranof Warm Springs would be an occasional stop where we would like to lead a guided hike.
- H) 2015 Riviera 515 SUV. USCG # 1272415. Hull Identification # AU-RIY51009F415. 2018 Walker Bay 11LTE. Hull Identification # US_EWVGL047C818

Indian River and Cross Trail South

Alaska Luxury tours would like to lead small group guided hikes on these two trails on an occasional basis only a few small groups per year.