

Friday, November 21, 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 Wild Coast, LLC

**Primary Contact** John Dunlap

**Address** [REDACTED]  
Sitka, AK, 99835

**Phone Number** [REDACTED]

**Email** [REDACTED]

### DETAILS OF TOUR OR GUIDED ACTIVITY

**Season Start Date** Sunday, March 15, 2026

**Season End Date** Sunday, November 15, 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)				
Goddard Hot Springs (6/14)	✓	6	1	40
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.**


My primary business is operating guided wildlife sightseeing & photography cruises on the waters of Sitka Sound, and on connecting waters up to about 60 nautical miles of Sitka. The only commercial activity I engage in that requires access to CBS Lands is occasional water taxi service to Goddard Hot Springs. I provide this service at the request of clients who are a mix of fellow Sitkans, residents of other communities in Alaska, and visitor from outside the State. Most trips are for private parties of 2-6 individuals, and 4-persons is probably the average group size. The majority of trips operate in the morning and mid-day hours, and the majority of these trips are booked for the months of May through September. The usual duration of one of these trips is 4 hours from dock-to-dock, and, on average, my clients are ashore for approximately 90-minutes to enjoy a soak in one of the tubs. I do not go ashore with my clients. I anchor up or drift somewhere close (but mostly out of view) while they are enjoying their soak. Prior to their stepping ashore, I provide the clients with a brief orientation on how to regulate water in the tubs and the local customs for interacting with other folks who may be enjoying the area during their time ashore.


**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**

 2026 CBS Land Use Permit Applicatio... .doc

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**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.

<b>Terms and Conditions</b>	Accepted
<b>Date</b>	Friday, November 21, 2025
<b>Signature</b>	

**Permit Application for Commercial use of CBS Lands**  
**Goddard Hot Springs Water Taxi Service**  
**ALASKA WILD COAST – OPERATING PLAN**

**Description of Primary Activity**

From about March 15<sup>th</sup> through November 15<sup>th</sup>, 2026, Alaska Wild Coast, LLC (AWC) endeavors to provide commercial water taxi service to Goddard hot springs. This is a service that AWC's owner/captain, John Dunlap has been providing since at least 1999. This service is made available to Sitkans, other Alaskans and visitors to the area that do not have the where-with-all to make the trip to the hot springs without the assistance of a skilled boat operator who knows how to safely navigate the potentially dangerous waters that must be transited.

Most requests for Goddard hot springs water taxi service are made for the early-May through mid-September timeframe. Trips are typically 4 hours in total duration, operating during daytime hours, except for the trips arranged with clients who are combining their soak(s) at the hot springs with an overnight stay at the nearby Tom Young cabin.

The maximum number of clients per group is six persons and the average group size is four persons. The average time ashore for groups is about 90-minutes with about 60-75 minutes of actual time in a tub. Clients are given the option to sightsee in Sitka Sound with any time that they have paid for that was not needed for the transit to-and-from the hot springs, plus their actual time ashore.

The vessel captain does not go ashore with the clients, either to soak, or to assist with regulating water flow in the tubs, or to provide interpretive services while they are there. All information regarding safety ashore, operation of the tubs, or etiquette for interacting with others who might already be present or arriving during their visit, is presented prior to the clients disembarking from the boat.

**Incidental Activities**

Most client groups, once ashore, spend almost all their time taking a soak, not including the time it takes for them to walk between the intertidal drop-off zone and a tub shelter, and changing clothes. Occasionally, if both tubs are occupied when clients arrive ashore, they may spend a bit of time (but seldom more than 20 minutes) sitting on the steps, engaging in photography or exploring the intertidal zone while they wait for a tub to come available. Some clients take breaks from soaking in a tub to do cold plunges and swims in the bay.

Clients who are combining time at the hot springs with an overnight stay at Tom Young cabin will frequently use kayaks and/or small tenders (brought with them during the water taxi transport) to transit back and forth and to explore the nearby islands.

All client activities except for berry picking are non-consumptive in nature and done with respect for preserving the surrounding natural environment. Quite frequently, clients return to the boat with garbage and cast-off clothing items that had been left in or near the tubs by other users. (NOTE: This happens so often that the captain has taken to offering trash bags as part of the clients "going ashore" kit.)

## **Method of Access**

Water taxi transportation to and from Goddard hot springs is provided about the *M/V Peregrine*, a 30-foot, high-speed passenger landing craft built by Munson Marine in 2008.

Accommodation on the vessel includes a spacious, heated cabin, comfortable seating, a restroom and wrap-around windows that allow unobstructed viewing in every direction. The large open-air deck is located forward on the vessel and there is a landing craft-style bow door to allow easy beach access.

The *Peregrine* can hold a party of up to 6-guests, plus a 2-person crew. She is outfitted with all necessary navigation & safety equipment and meets or exceeds the standards of the US Coast Guard's Safety Inspection Program.

## **Estimated Goddard Hot Springs Service Days for 2026**

Operating Season – March 15<sup>th</sup> through November 15<sup>th</sup>, with most trips operating in the early-May through mid-September timeframe.

Number of Trips – Based on demand in past years, I expect to provide Goddard hot springs water taxi service to 8-10 total client groups in 2026

Duration of Trips – Trips are typically 4 hours in total duration dock-to-dock, operating during daytime hours. The average time ashore for groups is approximately 90-minutes with 60-75 minutes of actual time in a tub.

Time of Desired Use – Most trips operate between the hours of 8:00am and 4:00pm, except for the trips arranged with clients who are combining their soak(s) at the hot springs with an overnight stay at the nearby Tom Young cabin.

Number of Clients/Trip – Minimum group size per trip will be 2 clients and maximum group size will be 6 clients. Average group size will be 4-5 clients.

Total Service Days Requested – Based on the above-noted trends and estimates, I predict needing 36-48 total “client visits” to Goddard hot springs in the 2026 operating season.

## **Bathing Instructions & Etiquette Provided to Clients**

Upon arrival in the bay where Goddard hot springs is located, and after the captain is able to estimate the number of other bathers who might already be present in the tubs, the following information is presented to each group of clients:

- Once it has been determined that there are few enough other users present to provide a reasonable opportunity for a soak without having to wait too long, the captain will point out the landing spot and ask if the clients are ready with the personal items they will need for their time ashore.
- The captain will explain that other users of the hot springs arrive and depart according to no predetermined schedule or limits – that it is a fluid situation – and that that each of the two tubs can accommodate 6-10 people at a time (depending on personal preferences).

- He will also explain that – if there is not an unoccupied tub when they arrive ashore, and if it appears that at least one of the tubs has enough available space to accommodate the client group – it is customary to ask the already present party if they would be okay with sharing the tub they are in. Most of the time, already present users are happy to share the tub.
- If there is not enough space in a tub for the arriving clients, or if an already present party declines to share the tub they are in, it is customary to wait on the steps near the beach until one of the present parties has finished with their soak. It is uncommon to have to wait more than 15-20 minutes for this to occur.
- On very rare occasions, it may not be possible to take a soak because of the high number of other users at the site. If this occurs, the captain will offer the option for exploring an uninhabited beach in the area and/or to use their remaining trip time sightseeing in other parts of the Sound.
- Clients are advised that other visitors to the site may or may not be wearing bathing suits while soaking, and that it is a matter of personal choice. If clients are invited to join a party that is wearing bathing suits, it is customary to (also) wear bathing suits at least until the other party has departed.
- Clients are provided with instruction for how to regulate the temperature and flow rate of the water coming into the tub and asked to not use a flow rate of water that is any higher than necessary to enjoy a comfortable soak, to preserve water for users in the other tub, as well as for users to follow.
- Clients are cautioned that they may need to attempt trouble-shooting and plumbing repairs if they discover that the hot- or cold-water valve is not working, and to relay to the captain any information they can provide about problems with the tubs or plumbing that cannot be remedied.
- Clients are told that they should not use soaps or shampoos while enjoying their soak because of the time it takes to for the tub water to return to its natural state.
- Captain will explain that he will be departing the bay for about an hour after the clients have settled in for a soak, to help preserve the wilderness experience for all users. He will, however, stay in the area just out of view, in case any type of help should be needed.
- Just before the clients step off the boat, the captain will ask the clients to make note of the time and provide the approximate time for when the clients should plan to be dressed and ready for pick up – usually, about 90 minutes from the time they are stepping ashore.
- Clients are advised that the entire party will need to be mustered at the pick-up spot before the captain will attempt the pick-up maneuver. This is done to limit vessel presence in the pick-up zone, to keep it open to other users as needed.
- Clients are encouraged to leave the Goddard site in a condition as good as – or better – than the condition it was in when they arrived. This is a request that is always welcome and complied with.