

Monday, November 24, 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 Bear Paw Charters LLC

Primary Contact Chrystal Rozander

Address [REDACTED]
Sitka, ALASKA, 99835

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Friday, May 15, 2026

Season End Date Tuesday, September 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)	✓	5	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.

See operating plan attached.

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



Permit application for 2026 Season.pdf



Bear Paw - City and Borough.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

Monday, November 24, 2025

Signature



Permit application for 2026 Season - Sitka

Meet MY Bear Paw! USCG DOC #1331484



Application provided by Bill West and Chrystal Rozander

Email: [REDACTED]

Website [REDACTED]

C: [REDACTED]



About Bear Paw Charters LLC and vessel MY Bear Paw

Bear Paw Charters LLC is owned by William (Bill) West. Chrystal Rozander is organizer for the LLC and also Bill's wife.

Home port is Sitka, AK and anticipate the bulk of our charters to depart and drop in Sitka unless otherwise arranged. Bear Paw is 90' in length, steel built with aluminum superstructure and is a 12 passenger vessel with a crew of 3, minimum 2.

MY Bear Paw boasts a 2 man elevator on board to serve all three decks. This unique equipment will allow guests whom may have limited mobilities, to join us on a once in a lifetime experience in the heart of SE Alaska. Each guest stateroom is king sized and is wheelchair accessible throughout the stateroom with exception of the showers and doorways not quite qualifying as ADA compliant to be considered "handicapped accessible." Please view the vessel as more appropriate for guests with limited mobilities. There are cranes and ramps to offer additional support, ship to shore.



Operating Plan

Typical charters expect to be 6-7 night trips up to 6 guests. We anticipate an average of 5 guests. Season for 2023 will begin June 1st, 2025 and end Sept 15, 2025 to reposition vessel south for winter moorage.

We will pick/drop guests via tender or at dock in Sitka harbor and guests are to arrange their own way there for pick up. We are not shuttling guests or involving ourselves with their lodging prior, or after they disembark Bear Paw. Charters starts at noon and ends at noon on the charter dates. Safety briefing upon arriving on board Bear Paw. Crew will consist of a minimum of two named operators whom possess a USGC Marine Merchant license. A third crew member will be an employee and license is not required but useful if they do so they can operate the tender for transporting guests.

Anticipated number of charters per month for the season.

June – We anticipate 2 x 6 night charters per month with proposed use of Goddard Hot Springs and Baron of Warm Springs, to occur once per charter at each location for 2 hours per visit.

July – Aug - We anticipate 3x 7 night charters per month with proposed use of Goddard Hot Springs and Baron of Warm Springs, to occur once per charter at each location for 2 hours per visit.

Sept – We anticipate 1 x 7 night charter with proposed use of Baron of Warm Springs, to occur once per charter at each location for 2 hours per visit.

We anticipate some day charters, we think there might be a 2-6 of these over the course of our season.
Goddard Hot Springs only – 2 hours of use



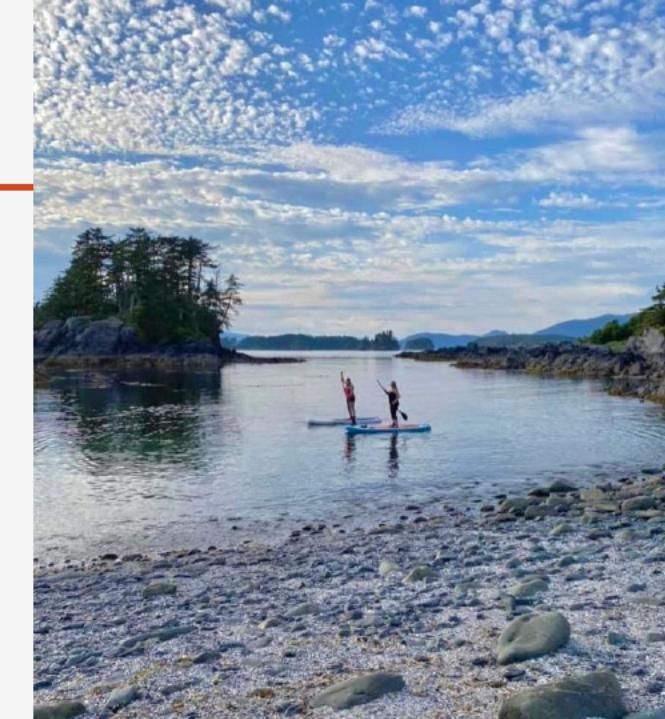
Operation Plan Continued

Main Activities:

Eco-tour by boat, vessel's tender & water toys like paddle board and kayaks etc.

Nature hikes, photographing, whale watching

Salt & Fresh water fishing at times



A 18' tender will provide transport for our guests from ship to shore. Guests may also access shore via kayak or paddleboard



Regarding collection and payments:

We do use brokers and travel agents, average commission is 10-15% of gross, and direct bookings

We collect all payments directly and at times we use a clearing house for holding funds when a broker is used. (Charter Yacht Solutions)

Requested Areas of Use

Baranof Warm Springs

We request permit to allow guests to enjoy the hot springs and walk the boardwalk.

Shall leave no trace

Garbage remains on Bear Paw and will be hauled back to the boat.

Restroom use is only at the restroom which is provided at the public bathhouse, otherwise primarily on Bear Paw where we hold our sewage.



Requested Areas of Use

Goddard Hot Springs

We request permit to allow guests to enjoy the hot springs and walk the boardwalk. We recognize that water taxi's only are approved as of now. Requesting anyways.

Will leave no trace.

All garbage to return to Bear Paw and restroom use only at outhouse provided on site. Guests prefer to use Bear Paw's facilities anyways and offered prior and after guests use the springs.

