



Monday, December 15, 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 Elysium Expeditions

Primary Contact Dustin Hack

Address [REDACTED]
SITKA, Alaska, 99835

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Monday, June 1, 2026

Season End Date Monday, August 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	1	50
Goddard Hot Springs (6/14)				
Other (please list area below)				

OTHER - Areas of proposed use not listed above. Please list each area, group size, maximum groups per week and total client estimates.

Medvejie Lake Trail: max group size 6, 1 group per week, max 50 clients

Takatz Bay: max group size 6, 1 group per week, max 50 clients

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.

Baranof Warm Springs

Activities include walking from shore or the community dock to the warm springs, soaking in the springs, and returning to the boat.

The vessel (M/Y Elysium) will remain anchored in the bay, and guests will be transported to shore via RIB or kayak as appropriate.

Guide-to-guest ratio: two guides for 4–6 guests.

Medvejie Lake Trail

Activities include a guided hike up the Medvejie Lake Trail, canoe transport across the lake to the waterfall area, and hiking back to the trailhead before returning to the vessel.

Guests reach shore via RIB inflatable or kayak, with the vessel anchored or docked nearby.

Guide-to-guest ratio: two guides for 4–6 guests.

Takatz Bay

Activities include guided exploration of shore line and intertidal zone.

Guests reach shore via kayak or paddle board, with vessel anchored nearby.

Guide-to-guest ratio: two guides for 4–6 guests.

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 Etiquette.pdf



EE SOP (1).pdf



Elysium CBS Land Use Permit Attach... .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, December 15, 2025

Signature

ELYSIUM EXPEDITIONS

LAND USE PERMIT: LOCATIONS AND ACTIVITY DETAILS

Locations of Proposed Activities

Elysium Expeditions is hoping to guide small groups (4–6 guests per group) with two guides at the following Sitka area locations:

- Baranof Warm Springs
- Medvejie Lake Trail
- Takatz Bay

We anticipate accessing these locations intermittently throughout the operating season, with a maximum of approximately 10 tours. Each tour hosts 4–6 guests accompanied by 2 guides, resulting in an estimated total of up to 36 guests for the season. Use of each site will vary based on weather, safety considerations, and guest interest. While these locations will not be utilized on every tour, we hope to maintain access to them whenever conditions and guest preferences make a visit appropriate.

Detailed Explanation of Activities

- ❖ Baranof Warm Springs
 - Activities include walking from shore or the community dock to the warm springs, soaking in the springs, and returning to the boat.
 - The vessel (M/Y *Elysium*) will remain anchored in the bay, and guests will be transported to shore via RIB or kayak as appropriate.
 - Guide-to-guest ratio: two guides for 4–6 guests.
- ❖ Medvejie Lake Trail
 - Activities include a guided hike up the Medvejie Lake Trail, canoe transport across the lake to the waterfall area, and hiking back to the trailhead before returning to the vessel.
 - Guests reach shore via RIB inflatable or kayak, with the vessel anchored or docked nearby.
 - Guide-to-guest ratio: two guides for 4–6 guests.
- ❖ Takatz Bay
 - Activities include guided exploration of shore line and intertidal zone.
 - Guests reach shore via kayak or paddle board, with vessel anchored nearby.
 - Guide-to-guest ratio: two guides for 4-6 guests.

Days/Hours of operation: Monday-Wednesday, between 8am-3pm. (Our 4 day expedition trips leave port on Sunday morning, and return on Thursday afternoon, but we don't plan on utilizing City Land during the first and last day because we will be motoring to our destinations.)

We orchestrated it this way because we wanted to make sure the weekends were not overpopulated with tourists, thus ensuring the locals still can access land on their weekends in solitude.

Operating Season: June 1, 2026 - August 31, 2026

Restroom Accommodations, Litter Plan, Emergency Evacuation, and Client Safety Briefing

- ❖ Restroom Accommodations
 - Guests will be encouraged to use onboard restroom facilities prior to departure. If restroom needs arise on the trail, Leave No Trace human waste protocols will be followed.
- ❖ Litter and Waste Management
 - All litter and personal items will be packed in and packed out. Guides will conduct a final sweep of all visited areas to ensure no waste remains.
- ❖ Client Safety Briefing
 - Prior to any shore excursion, guides will provide a safety briefing covering terrain, weather considerations, wildlife awareness (including bear encounter guidelines), group communication, and the use of required safety equipment.
- ❖ Emergency Evacuation Procedures
 - Guides will carry a VHF handheld radio, Garmin satellite communication device, bear spray, and first aid supplies during all shore excursions.
 - In the event of an emergency, evacuation procedures will follow Coast Guard and company safety protocols, including contacting USCG or local SAR services, returning guests to the vessel or closest extraction point, and stabilizing individuals until assistance arrives.

Schedule of Fees / Charges & Third-Party Arrangements

Elysium Expeditions offers privately booked, all-inclusive 4-day charter trips. Fees are charged per trip and disclosed to clients in advance through a written charter agreement. The charter fee is [REDACTED] for four (4) guests, [REDACTED] for five (5) guests, and [REDACTED] for six (6) guests.

Elysium Expeditions books and collects payment directly from clients and does not operate through cruise ship companies. No commissions, royalties, or percentage-based referral

agreements are in place. In limited cases, optional add-on services may be provided by local, independently operated vendors, with Elysium Expeditions remitting payment at a pre-arranged flat rate.

Inventory of Vehicles/Vessels for Proposed Permit Operations

- **M/V *Elysium*** – 55-foot motor yacht
Primary vessel used for multi-day charter operations, guest accommodations, and onboard activities.
- **M/V *Zephyr*** – 25-foot Hewescraft aluminum vessel
Used as a tender for shore access, guest transfers, and nearshore operations when conditions allow.
- **RIB Inflatable**
Used for transporting guests and crew to shore when the primary vessel is anchored.
- **Kayaks**
Used for non-motorized access to shore and nearshore exploration in appropriate conditions.

Baranof Warm Springs – Bathing Instructions & Etiquette

Guests visiting Baranof Warm Springs are expected to follow respectful bathing practices to protect the site, ensure public safety, and honor local customs.

- **Cleanliness:** Guests must rinse off before and after use of the pools aboard the Elysium. No soap, shampoo, or personal care products may be used in or near the springs.
- **Soaking Safety:** Water temperatures vary and can be very hot. Guests should enter slowly, limit soak time, take breaks, and hydrate regularly.
- **Respect for Others:** Quiet voices are expected. Guests must share pools courteously and limit soak time if others are waiting.
- **Clothing & Privacy:** Bathing suit use is recommended. Photography of others is prohibited without explicit consent.
- **Environmental Care:** Guests must stay on established trails, avoid disturbing vegetation, and pack out all trash. Glass containers are prohibited.
- **Restrooms:** Guests must use restroom facilities prior to soaking. Urination or defecation in the springs is strictly prohibited.
- **Wildlife:** Wildlife awareness is required at all times.
- **Leave No Trace:** All visits follow Leave No Trace principles and ethical stewardship of this natural resource.

Failure to follow these guidelines may result in removal from the site to protect public safety and preserve the springs for future use.