

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	Favorite Bay Sport Fishing Lodge, Inc
Primary Contact	Kimberly Roberts Gnagy
Address	<div></div> <div>Angoon, AK, 99820</div>
Phone Number	<div></div>
Email	<div></div>

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date	Monday, June 15, 2026
Season End Date	Monday, September 7, 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	5	30
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.

N/A

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 Attached

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


City and Borough of Sitka 2026 Comm....pdf


2026 Baranof Warm Springs Visitor G... .pdf



2026 Bear Safety Information.pdf



2026 Guest Safety Information.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

Tuesday, January 27, 2026

Signature



FAVORITE BAY LODGE

Angoon, Alaska

City and Borough of Sitka Commercial Recreational Land Use Permit Application

A. Detailed Explanation of activities, guide/client ratio, routes/location, schedule, estimated number of participants, etc.

Guests depart the Lodge from the floatplane dock in Angoon via boat; travel across Chatham Straight (possible stop at Hidden Falls Hatchery); and then head south to the Warm Springs. This trip is generally about a 45minutes – 1.5-hour boat ride depending on weather and wildlife. Once they arrive at the Baranof Warm Springs Dock – guests and a guide will disembark and hike up the trail to the lake for a shoreline picnic (if they haven't already eaten on the boat). Guests will then head to either the natural warm springs or the Grotto to soak, or they will head down to the bathhouses to soak. Guide to Guest Ratio – 1:6 (maximum); Expected time on shore – approximately 1.5-3.5 hours.

Guests may bring a couple of kayaks to paddle around the base of the falls, but this is not something we advertise or promote.

B. Restroom Accommodations, Litter Control, Emergency Evacuation and Clientele Safety Briefing

The boats that are used to transport our guests all have either a stand-up head or under-seat head on board. Restroom accommodation would be expected to be taken care of on board the vessel. We have adopted the "*Leave No Trace Seven Principles*" (www.lnt.org). Regarding disposing of waste, we follow the mantra of "Pack it In, Pack it Out." We pack out all trash, left-over food and litter. Emergency Evacuation would be done via vessel or floatplane as necessary. The clientele safety is primarily centered around bear safety and awareness (See attached). We also express the necessity of taking it slowly and easy on the hiking trail, but especially in the Grotto when traveling to the Warm Springs. All clients undergo a safety briefing upon boarding the vessel. This includes but is not limited to the basic use of the VHF and Coast Guard Channel 16; life vests, flares and First Aid Location on the boat.

C. Schedule of fees/charges to clients, etc.

The excursion to the Baranof Warm Springs is considered a guided activity that is included in the All-Inclusive Packages and Rates that guests purchase to stay with us. There is no additional fee or surcharge for this excursion.

D. Inventory of Vessels

Name	Registration #
Big Rog	AK-7703-AN
Mercy	AK-9554-AR
Bee Sea	TBA - New
Miss Mandy II	TBA - New



Baranof Warm Springs Visitor Guidelines

Please Help Protect This Special Place

Baranof Warm Springs is located on public lands managed by the U.S. Forest Service, within a congressionally designated wilderness area, and is subject to regulations and management guidance from the State of Alaska and the City and Borough of Sitka. Your cooperation helps protect public safety, natural resources, and the experience for all visitors.

Leave No Trace

- Pack out all trash and personal items
- Do not leave food, towels, bottles, or soap
- Stay on designated paths, boardwalks, and developed areas
- Do not disturb plants, wildlife, or natural features

Solitude & Respect

- Keep voices low to preserve the wilderness setting
- No amplified music or speakers
- Respect others' privacy and experience

Bathing Etiquette

- No soaps, shampoos, lotions, or oils in the springs
- Wear appropriate swimwear
- No food, alcohol, or glass containers in the pools

Sharing the Springs

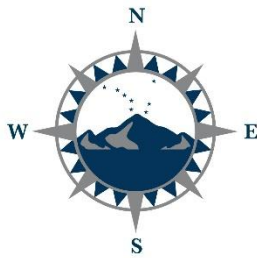
- Pools are small and shared
- If others are waiting, please limit soak time
- Courtesy soak time when busy: 15–20 minutes
- Waiting respectfully is part of visiting a public hot spring

Safety & Compliance

- Natural hot springs vary in temperature—enter slowly
- Follow posted signs and guidance from land managers
- Failure to follow these guidelines may result in removal from the area

Stewardship Statement

Baranof Warm Springs is a publicly owned, natural resource. By following these guidelines, visitors support the management goals of the U.S. Forest Service, the State of Alaska, and the City and Borough of Sitka, and help preserve this special place for future generations.



FAVORITE BAY LODGE

Angoon, Alaska

Guest Safety Information & Emergency Procedures

Our lodge operates in a remote wilderness environment where weather, terrain, and marine conditions can change quickly. Your awareness and cooperation are essential to a safe and enjoyable stay.

General Safety Expectations

- Follow all guide and staff instructions
 - Wear appropriate clothing for cold, wet conditions (layers & rain gear)
 - Use required safety equipment (life jackets, etc.)
 - Report injuries, illness, or concerns immediately
 - Stay with your group during guided activities
-

Common Hazards & Safety Guidance

Hypothermia

Risk: Cold, wind, rain, prolonged exposure

Prevention: Dress in layers, avoid cotton, stay dry, eat and hydrate

Action: Notify staff immediately; warm gradually

Cold Water Immersion

Risk: Falling into cold marine or freshwater

Prevention: Wear life jackets; move carefully on docks and boats

Action: Stay calm, focus on flotation, follow crew instructions

Person Overboard

- Shout “Person Overboard” immediately
 - Keep eyes on the person
 - Throw flotation if available
 - Follow crew instructions (do not jump in unless directed)
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Slips, Trips & Falls

Risk: Wet decks, docks, trails, uneven terrain

Prevention: Wear non-slip footwear; move slowly; use handrails

Action: Report all falls or injuries to staff immediately

Hiking in Steep or Wet Terrain

Risk: Mud, roots, slick slopes

Prevention: Stay on trails, follow guide pace, use trekking poles if recommended

Getting Lost in the Woods

Risk: Dense forest, low visibility

Prevention: Do not leave lodge grounds or trails without notifying staff

If Lost: Stop moving, stay put, use whistle or voice to signal

Paralytic Shellfish Poisoning (PSP)

Critical Warning:

- Do NOT collect or eat shellfish unless expressly approved by lodge staff
- PSP is odorless, tasteless, and potentially fatal

Symptoms: Tingling, numbness, weakness

Action: Seek immediate medical attention and notify staff

Emergency Response

- Staff are trained in first aid and emergency response
 - Emergency communication devices are used during guided activities
 - Follow staff instructions calmly and promptly
 - Medical care may be delayed due to remoteness
-

Guest Responsibility

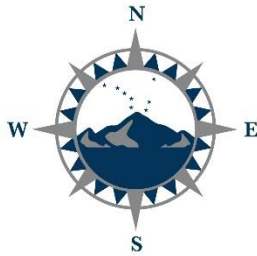
Guests are responsible for:

- Disclosing relevant medical conditions
 - Carrying personal medications
 - Understanding the inherent risks of remote wilderness travel
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Questions or concerns?

Please speak or text with Management at any time.

Kimberly – [REDACTED]



FAVORITE BAY LODGE

Angoon, Alaska

Bear Safety Procedures

Southeast Alaska – Bear Country

Our lodge operates in active bear habitat. Black and brown bears may be encountered at any time.

Your safety depends on awareness, proper behavior, and following staff instructions at all times.

Our procedures are based on guidance from the Alaska Department of Fish and Game (ADF&G):

“Bear Facts – The Essentials for Traveling in Bear Country.”

General Bear Safety Rules

- Always follow guide and staff instructions
- Never approach, feed, or attempt to photograph bears at close range
- Stay alert and travel in groups whenever possible
- Make noise when visibility is limited
- Secure all food, trash, and scented items as instructed
- Never run from a bear

Proper Behavior in Bear Country

- Be aware of surroundings, especially near streams, berry patches, dense brush, and carcasses
- Avoid surprising bears; announce yourself when entering blind areas
- Keep a clean camp and lodge area—do not leave food or fish unattended
- Give bears plenty of space and an escape route

What To Do If You Encounter a Bear

At a Distance

- Stop, stay calm, and assess the situation
- Do not approach the bear
- Slowly back away if the bear is unaware of you

If the Bear Notices You

- Stay calm; do not run
- Speak calmly and firmly
- Group together to appear larger
- Slowly back away while maintaining awareness

If the Bear Approaches

- Stand your ground
- Prepare bear spray if instructed or trained
- Continue calm verbal cues
- Do not turn your back or flee

If a Bear Makes Contact

- Follow guide instructions immediately
 - Defensive responses differ between black and brown bears and will be directed by trained staff
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Bear Spray Safety

- Bear spray is a deterrent of last resort and carried by trained staff
 - Do not handle or deploy bear spray unless instructed
 - Be aware of wind direction
 - Spray creates a temporary cloud—avoid contact when possible
 - Bear spray is effective only at close range and proper use is critical
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Firearm Safety (Staff Only)

- Firearms, where carried, are handled only by trained and authorized staff
 - Firearms are used solely as a last-resort safety measure
 - Clients may not handle or interfere with firearms at any time
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Client Responsibilities**Guests must:**

- Attend all safety briefings
 - Follow bear safety instructions at all times
 - Report any bear sightings to staff immediately
 - Never carry food, fish, or scented items unless directed
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In an Emergency

- Follow staff instructions calmly and immediately
 - Staff are trained in bear awareness and emergency response
 - Emergency communication devices are available
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Acknowledgment

By participating in lodge activities, guests acknowledge they are traveling in bear country and agree to follow all bear safety procedures.