

Thursday, November 20, 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 Lone Eagle Resorts, DBA Pybus Point Lodge

Primary Contact Darryl Bosshardt

Address [REDACTED]

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Monday, June 1, 2026

Season End Date Friday, September 11, 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	4	200
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.

Lone Eagle Resorts, Inc., DBA "Pybus Point Lodge", located in Pybus Bay on Admiralty Island, provides an "All-Inclusive" 4-day stay for our lodge guests. As part of this "all-inclusive" stay, some of our guests request a visit to the Baranof Warm Spring.

Honoring the maximum of group of 6 clients + a guide, we will offer guided hikes to the Warm Springs. Our boats all have nice bathrooms and guests are instructed that there are no bathroom opportunities at the warm springs. We only offer a short hike and a short soak at the pools. We do not offer any meals or use of the bathhouses, and follow Leave No Trace. We provide towels for our guests, and pack out any of our guests trash as well as others we see. Keeping our visits to less than 2 hours makes it easier to Leave No Trace.

There are some 4-day trips where none of our guests want to visit the Warm Springs. On other trips we may have several groups of guests that are interested, in which case we will honor the max group size of 6. Because of the distance from Pybus Bay to the Baranof Warm Springs, we try to plan visits to the Warm Springs to arrive before 9:30 or 10:00 am, and will depart before 12:00.

We have met with our Commercial Use Representatives at the US Forest Service, John Buchheit and Corrine Ferguson, who have confirmed that we do not need a permit from them for our intended use at the Warm Springs as it outside of their area 04-04C.

The attached Certificates of Insurance are valid through May of 2026. The new ones will be issued and submitted to CBS on the renewal.

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



City and Borough of Sitka_Lone Eaglepdf



City and Borough of Sitka_Lone Eaglepdf



Baranof Warm Springs Bathing Instruc....pdf



Baranof Warm Springs Safety and Ope....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

Thursday, November 20, 2025

Signature



A handwritten signature in black ink, appearing to read "David Borthman". The signature is fluid and cursive, with a distinct 'D' at the beginning and 'B' in the middle.



Baranof Warm Springs Safety and Operating Plan

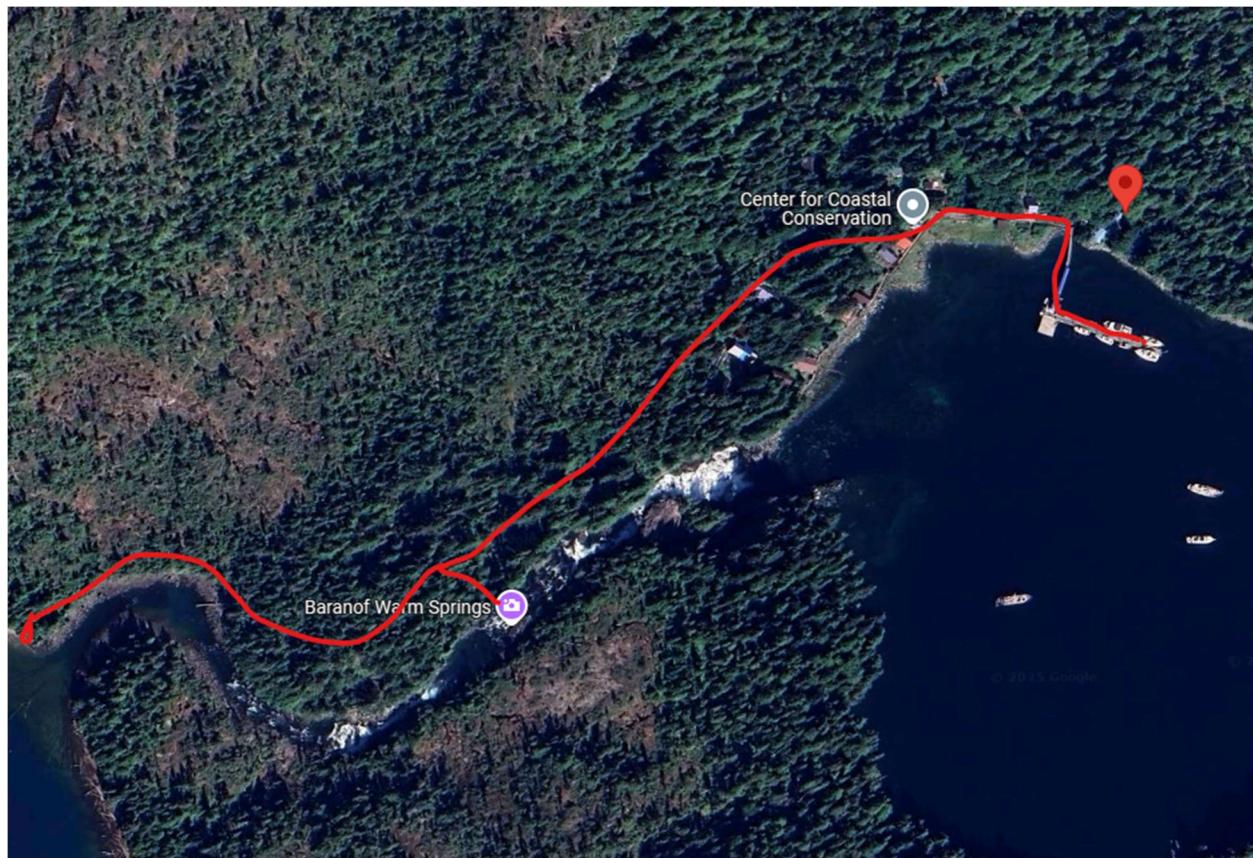
- A. Location and explanation of proposed use, including maps.
 - a. Baranof Warm Spring: Dock, Hike Trail, and Hot Springs. Map attached.
 - b. See application for a more detailed explanation of proposed use.
- B. Description of transportation to site, including mode of transportation and plan for client parking.
 - a. Our lodge has 8 fishing boats ranging in length from 33' to 40', as well as a seaplane (Beaver). The fishing vessels will either dock at the dock and/or drop guests off at the dock and then go fishing and/or anchor in the bay and wait for our guests to return. The seaplane will typically land at the lake above the Warm Springs weather and shore space permitting. In the event the lake is not an option, the seaplane would utilize the seaplane dock as a Plan B. All dock usage fees will be paid accordingly.
- C. Estimate number of participants and/or group size.
 - a. No more than 6, plus a guide.
- D. Time of desired usage.
 - a. Periodically throughout the summer between June 1 and September 11. Generally arriving in the morning (before 9:30 - 10:00 am) for an approximate 2-hour visit.
- E. Plans for restroom accommodations, litter control, emergency evacuation, & clientele safety briefing.
 - a. As part of our general USCG safety briefing for all guests, we also include "Leave No Trace" training. As a USFS Use Permit Holder, this is part of the training for all lodge guests.
 - b. All of our fishing vessels have nice restrooms. We will pack out all our own trash, as well as removing any additional litter we find along the way.
- F. Training requirements for personnel conducting transport and tour activities.
 - a. USCG Boat Captain Certification and/or First Aid, CPR and AED Training, and with "Leave No Trace" training.
- G. Schedule of fees/charges to clients and a description of any collection, disbursement, royalty, commission or similar arrangements with other tour brokers, agents or cruise ship companies.
 - a. We do not charge our guests any additional fees to take them to the Baranof Warm Springs. It is just one location we offer to take them to, at their request, as part of their "all-inclusive" stay at Pybus Point Lodge. No commissions or agents involved.
- H. Physical descriptions and license numbers of each vehicle to be used in proposed commercial activity.
 - a. As noted above, we have 8 fishing vessels and one seaplane. The complete vehicle listing is on the following page:



Baranof Warm Springs – Pybus Point Lodge Commercial Vehicles

- Fishing Vessel
 - Description: 33' Wooldridge Fishing Vessel, Silver with Blue Stripe
 - Registration: AK 1276AW
 - Name: Kootznoowoo
- Fishing Vessel
 - Description: 33' Wooldridge Fishing Vessel, Silver with Blue Stripe
 - Registration: AK 1275AW
 - Name: Chinook
- Fishing Vessel
 - Description: 33' Wooldridge Fishing Vessel, Silver with Blue Stripe
 - Registration: AK 1361AV
 - Name: Arrluk
- Fishing Vessel
 - Description: 33' Wooldridge Fishing Vessel, Silver with Blue Stripe
 - Registration: AK 4833AU
 - Name: Nanuuk
- Fishing Vessel
 - Description: 33' Wooldridge Fishing Vessel, Silver with Blue Stripe
 - Registration: AK 8913AU
 - Name: Daak
- Fishing Vessel
 - Description: 36' ACI Fishing Vessel, Silver with Blue Stripe
 - Registration: USCG 1303965
 - Name: Chilkat
- Fishing Vessel
 - Description: 40' ACI Fishing Vessel, Silver with Blue Stripe
 - Registration: USCG 1325551
 - Name: Windfall
- Fishing Vessel
 - Description: 40' ACI Fishing Vessel, Silver with Blue Stripe
 - Registration: USCG 1325552
 - Name: Fanshaw
- Seaplane
 - Description: de Havilland Beaver on Floats, White with Blue and Red Stripe
 - Registration: N590DB

Baranof Warm Springs Area Map – Pybus Point Lodge





Baranof Warm Springs Bathing Instructions & Etiquette

A. All guests will be instructed on the following topics before disembarking:

- a. Please use the restroom in the boat before we leave. There are no restrooms available once we leave the boat.
- b. The homes and properties here are all private property. We are guests of the community, and need to stay on the main boardwalk.
- c. We are not using the community bath houses that you will see, with the exception of a quick change of clothing if needed.
- d. We must pack out everything we pack in. Travel light, don't bring extra trash, and follow Leave No Trace.
- e. Once we leave the boat, please stay together and don't spread out. Once the boardwalk ends, please stay on the trail to avoid causing additional erosion.
- f. At the Warm Springs, swimming attire is required for all Pybus guests.
- g. All clothing/bags/towels are kept in a confined area to keep the area clean for others that may arrive.
- h. If there is another group at the Warm Springs when we arrive, we will walk to the lake and then back down to give the previous group time to finish.
- i. If another group arrives while we are already there, we will be accommodating as possible and also speed up our visit/departure.
- j. Due to the temperature of the springs, soaking is limited to no more than 30 minutes.