



Saturday, January 3, 2026

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 The Boat Company

Primary Contact Paul Olson

Address [REDACTED]
Leavenworth, Washington, 98826

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Monday, May 11, 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 - 8	100
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.

The main activities that guided guests participate in at Baranof Warm Springs occur outside of the City and Borough's recreation site. Guests use the City dock and boardwalk mostly for the purpose of accessing the Baranof Lake Trail. See attached operating plan for details regarding group sizes, access and most likely weekdays, times and months when tours would most likely occur.

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



Certificate of Insurance.pdf



Baranof Warm Spring Soak Etiquettepdf



TBC Operating and Safety Plan.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

Saturday, January 3, 2026

Signature

Paul C. Allen

HOT SPRINGS ETIQUETTE POLICY

- 1. Leave No Trace:** This includes not going off trail en route to the hot spring.
- 2. Share the space and avoid overcrowding:** Avoid entering the spring if it means sitting too close to another group - wait until others disperse.
- 3. Be welcoming:** Other may wish to use the pools which are on public lands - anyone has the right to enjoy them.
- 4. Quiet and solitude:** Remote hot springs are places to enjoy the sounds of nature and peace and quiet.
- 5. Calm:** Do not splash around, jump into pools or drench surrounding areas. Monitor children's behavior.
- 6. Rinse before bathing:** Many body and face products such as skin lotions, hairspray, make-up and sunscreen have chemicals in them that are incompatible with geothermal water. Keep hair above water if has hairspray or leave in conditioner. Do not use hot springs as a bath – no soap, shampoo or conditioners.
- 7. Photographs:** Try to avoid disrupting other soakers.
- 8. No glasses for beverages:** Hot springs are on rocky ground and broken glass would ruin the whole pool. Use an insulated glass or mug.
- 9. Bring sandals or water shoes:** Rocks around springs can be slippery. This is mostly a matter of personal safety.
- 10. Pack a towel.** Dry yourself before making way out to minimize dripping on rocks.
- 11. Stay hydrated.** Drink plenty of water before during and after. Hot springs have healing powers and can also dehydrate you, especially when soaking for a long time. Keep a non-glass bottle of water.