

Wednesday, November 19, 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 Tongass Expeditions LLC DBA Alaska Yacht Charters

Primary Contact Ryan Lindsay

Address [REDACTED]
Juneau, AK, 99801

Phone Number [REDACTED]

Email [REDACTED]

DETAILS OF TOUR OR GUIDED ACTIVITY

Season Start Date Friday, May 1, 2026

Season End Date Wednesday, September 30, 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	60
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.

We are a yacht charter that provides trips out of Juneau and Sitka. Our week-long trips consist of hiking, kayaking, sightseeing, and fishing.

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



Sitka_COI 2025.pdf



AK Story Baranof warm springs bathin....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

Wednesday, November 19, 2025

Signature

Alaskan Story
Baranof Warm Springs
Bathing instructions/ Etiquette

Baranof Warm Springs is a natural spring and a magnificent small community. Here is a list of instructions and etiquette to keep it in its pristine condition

- The trail is moderately developed but can get muddy and rocky at times. Wear appropriate footwear; waterproof and ankle support are essential.
- Be respectful of the community. Some of these cabins are locals' full-time residences, and we are in their backyard.
- Be mindful of other soakers. We ask that you don't overcrowd the tubs and keep the noise down while soaking.
- Glass is prohibited
- Bring your own towel
- Do not use soap in the springs or the lower pools
- Leave no trace. If you bring something with you, make sure you take it with you on the way out.
- If you soak in one of the lower tubs, make sure to clean them out with the brush when you are finished bathing.
- There are toilets down by the lower tubs. Please take advantage of them instead of the tubs or the wilderness.

Alaska Yacht Charters 2026 Operating/ Safety Plan

1. OFFICIAL TITLE OF OPERATION

Tongass Expeditions LLC DBA Alaska Yacht Charters

2. OWNERS

Name: Ryan Lindsay - Manager

Address:

Name: Max Stanley

Address:

Name: Jonathan Kreiss-Tomkins

Address:

3. EMPLOYEE NAMES, QUALIFICATIONS, AND EXPERIENCE FOR ALL GUIDES

Names	Qualifications/Licenses**	Experience
Ryan Lindsay - Owner/Captain	Master 200 Tons WFR CPR/First Aid	4 Years as owner of Alaska Yacht Charters and 6 years guiding in SE Alaska.
Salar Pavrovi - Guide	First Aid/CPR Wildnerness first responder Master 25 ton	2 year guiding for Alaska Yacht Charters. 5 years guiding in SE Alaska.
Catherine Mcelligott - Stewardess	First aid / CPR	6 Years guiding on vessels around Alaska
Sterling William Moore - Chef	First aid / CPR	2 years guiding in SE alaska for Alaska Yacht Charters

The crew are all competent and experienced in conducting the trips in the subject areas and have personal knowledge of the area and its features.

4. DESCRIPTION OF SERVICES PROVIDED TO THE PUBLIC

Dates:

May 1 - September 30, 2026

Activities provided:

Sightseeing: We provide a week long tour for guests around SE Alaska aboard our 90' Vessel.

Hiking: We provide nature hikes through the wilderness on established trails. We provide hikes to groups of maximum 6 guests with a hiker/ guide ratio of 6/1 or 6/2 if necessary for mobility.. We transport guests to the dock at baranof warm springs bay via a 17ft boston whaler skiff for a nature hike to Baranof Hot Springs and Baranof Lake. We will visit warm springs bay a maximum of 10 times in 2026.

Sample Itinerary

DAY 1:

We begin our journey as Alaska Yacht Charters picks you up from the hotel and takes you to board the Alaskan Story at 11 am. Heading out of Juneau, we cruise through North Pass, a well-known spot for humpback whale sightings. After rounding the north tip of Admiralty Island and passing Point Retreat with its historic lighthouse, we continue down Chatham Strait to Pavlof Harbor on Chichagof Island. In the evening, we anchor in front of a waterfall and watch bears as they become active in the twilight.

DAY 2:

Following a morning of bear-watching, we make our way south toward Tenakee Inlet. If the salmon are running, we can fish for coho along the way. Upon entering the inlet, we set crab pots to catch Dungeness crab. We have the option to stroll through the small “town” of Tenakee or spend time kayaking and paddleboarding in a protected cove, where we will anchor for the night.

DAY 3:

The day begins by pulling our crab pots, hoping for a delicious crab feast for dinner!. As we continue south, we keep an eye out for humpback whales that may be bubble-net feeding. In the afternoon, we stop at Baranof Warm Springs for a short hike to the natural hot springs along a scenic river. After a soothing soak, we head to Red Bluff Bay, where we set shrimp pots for an authentic Alaskan meal.

DAY 4:

We spend the morning taking in the beauty of Red Bluff Bay, truly one of Alaska's most stunning anchorages. After retrieving our shrimp pots, we prepare another fresh Alaskan meal. Later in the day, we head to one of our favorite fishing spots for halibut before rounding the southern tip of Admiralty Island and anchoring in Pybus Bay, where we explore this scenic area.

DAY 5:

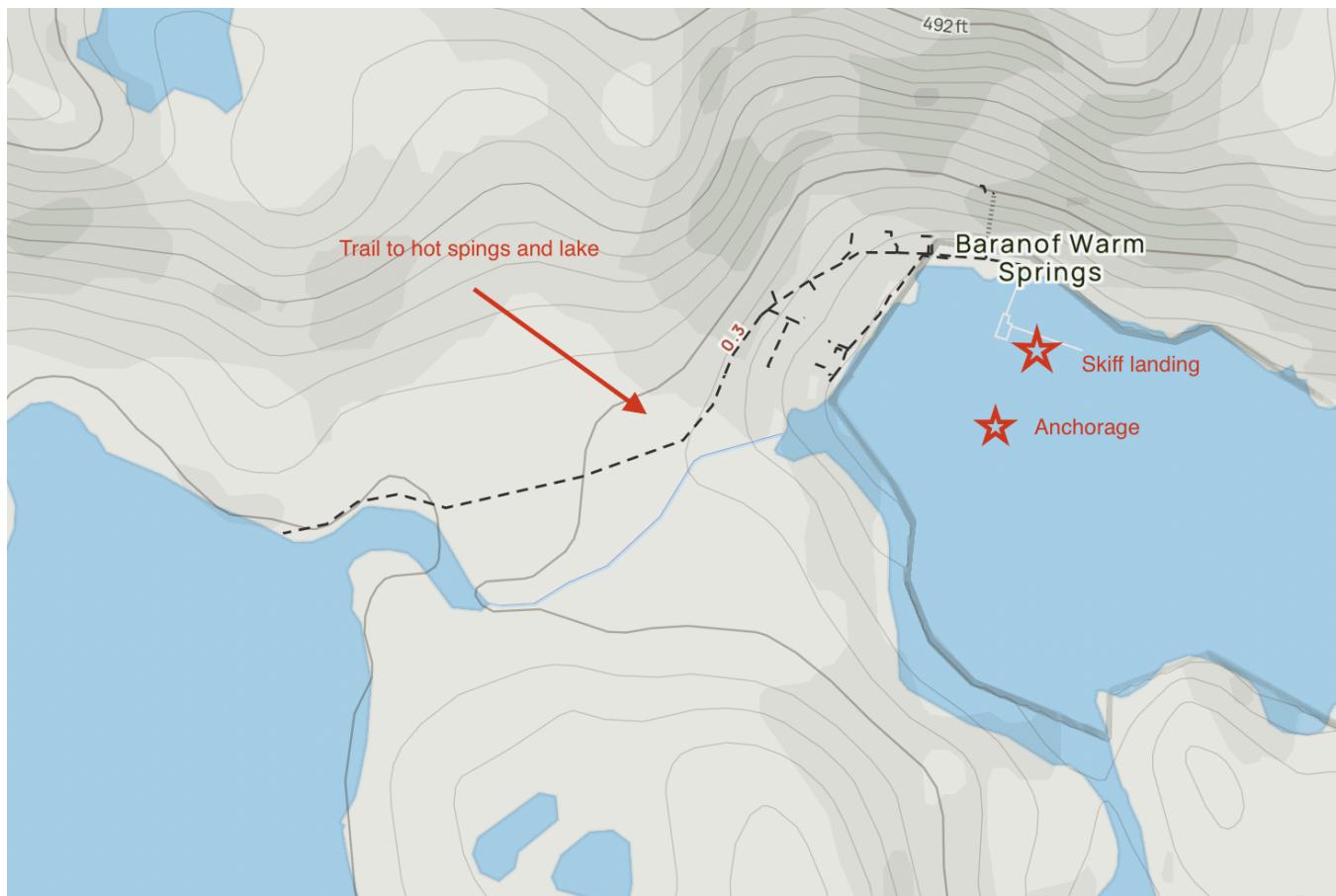
Today, we visit the Brothers Islands, a rare experience as we are one of the few vessels with a permit to go ashore. These islands are uninhabited by both people and bears, allowing us to enjoy peaceful nature walks. As we continue our journey, we pass through Frederick Sound, a region known for prolific whale activity.

DAY 6:

Entering Tracy Arm Fjords Wilderness, often called “Yosemite with glaciers,” we marvel at rock walls towering thousands of feet above iceberg-dotted waters as we make our way to the calving face of a tidewater glacier. After a day of breathtaking glacier views, we head north for our final anchorage, where we may even enjoy a glacier ice cocktail hour to celebrate.

DAY 7:

We pull anchor and enjoy breakfast as we start our final stretch into Juneau harbor, arriving by late morning to disembark and bring you back to your hotel.



5. PHYSICAL DESCRIPTION OF BOATS/VEHICLES/PLANES TO BE USED

Include license plate numbers, boat I.D. numbers/names, etc.

17-foot Boston Whaler Montague AK-[REDACTED];



90-foot Westport Motor/Yacht "Alaskan Story" US Doc Number: 6-[REDACTED];



6. General Safety Plan

Training: The captains and mate of the *Alaskan Story* are United States Coast Guard licensed, and they and all crew have current training in first aid, CPR and bear safety

Description of Vessels: The *Alaskan Story* is a 90 foot overall Westport motor yacht, all white with a blue accent. Its official documentation number is 6 [REDACTED]. It has a 17-foot Boston Whaler and a smaller inflatable with outboard motors and two kayaks.

Safety Equipment: The *Alaskan Story* has a 17-foot Boston Whaler skiff, USCG-approved life raft, EPIRB, 4 VHF radios, 12 full flotation suits, 18 PFDs and substantial first aid supplies. The vessels also have 12 fire extinguishers and built-in automatic engine room fire extinguishers.

Client Briefing and Search Procedures: At the beginning of all charters and again before the client's trips ashore, they are briefed on the use and operation of both VHF and short wave portable radios which they carry when ashore. They are told about the dangers of bears and how to act when ashore to avoid dangerous confrontations. We provide each guest with information printed by the United States Forest Service on bears. Most of the time when ashore crew accompanies the guests. In the rare times that they are unaccompanied we set specific times and itineraries. They are told to never leave the group and not to deviate from the agreed destinations without communicating such intent to the crew. Guests are also cautioned about the fragile nature of the environment and told how to affect it as little as possible by our contact.

First Aid and Emergency: We carry complete first aid supplies on the *Alaskan Story* and smaller but sufficient first aid kits and flares on the Boston Whalers. Whenever the kayaks are being used, our Boston Whaler is in the water. We are familiar with the charter airplane and helicopter companies and what is available for emergency evacuations. We are never more than 100 miles from either Sitka, Juneau, or Petersburg.

Disposal of waste

We adhere to a strict leave no trade policy. We pack out any trash and waste. Guests are encouraged to use the facilities provided for human waste. Otherwise WAG bags are provided to pack out waste.

7 .Fees for services for Alaska Yacht Charters

Price is an all inclusive price for 7 day / 6 night charter of the Alaskan Story
[REDACTED] for 4 people + [REDACTED] for each additional guest up to a maximum of 8

Deposit schedule:

- 25% due at booking
- 25% due 6 months prior
- 50% due 90 days prior

Brokerage fees

- 10%-20%

8. Permits for area

- Forest service