



Friday, January 2, 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** Undaunted Yacht Management DBA Alaska Bound Charters  
M/Y Dauntless

**Primary Contact** Alisa Jestel

**Address** [REDACTED]  
Petersburg, AK, 99833

**Phone Number** [REDACTED]

**Email** [REDACTED]

### DETAILS OF TOUR OR GUIDED ACTIVITY

**Season Start Date** Sunday, March 1, 2026

**Season End Date** Thursday, December 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	60
Goddard Hot Springs (6/14)	✓	6	1	24
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 operate sightseeing tours throughout SE AK during the spring and summer predominantly. We are trying to develop a Spring Sitka season and if we get clients we would love to be able to bring guests to Goddard Hot Springs on occasion during March-May, this would be infrequent (possibly up to 4 visits a year with a total of 24 guests) Baranof Warm Springs is along our summer route and if guests are capable and interested we would potentially stop up to one time per week to walk up and see the lake and take a short soak in the springs. Our trips are typically 2-3 hours in total. We send a guide with our guests.

**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**



SAFETY & OPERATING PLAN WS\_God... .pdf



Baranof WS Guest Guidelines.pdf



Undaunted COI CBS.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**

Friday, January 2, 2026

**Signature**

## **SAFETY & OPERATING PLAN**

### **Baranof Warm Springs & Goddard Hot Springs**

*Alaska Bound Charters | M/Y Dauntless*

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## **OPERATOR INFORMATION**

- **Vessel:** M/Y Dauntless (92-foot luxury charter yacht)
  - **USCG Documentation:** 1120295
  - **Captain:** Jim Edgars, 30+ years commercial fishing/charter experience
  - **Maximum Group Size:** [Per permit requirements - 6 or less guests, if this changes we would be interested in looking into options]
  - **Season of Operation:** March through December
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## **OPERATIONAL PROCEDURES**

### **Vessel Operations:**

- All transport to/from hot springs is conducted aboard a USCG-documented vessel with a licensed captain
- Anchoring in designated areas at Warm Springs Bay (Baranof) and Hot Springs Bay (Goddard)
- Weather monitoring and adherence to safe operating conditions
- VHF radio monitoring throughout the guest's visit

### **Guest Transport:**

- Zodiac/skiff used for shore transfers when applicable
- Life jackets are provided and worn during all water transfers
- The guests are accompanied ashore by a guide, and the captain remains aboard vessel on standby

### **Guest Briefing (Pre-Departure):** All guests receive a verbal briefing covering:

- Bathing etiquette and time limits (reference provided bathing instruction document)
  - Wildlife awareness and food storage
  - First-come, first-served facility use
  - Emergency communication procedures
  - Weather and water temperature warnings
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## **SAFETY PROTOCOLS**

**Medical Preparedness:**

- First aid kit aboard vessel (inspected annually)
- Captain certified in First Aid/CPR
- Emergency contact protocols established
- Nearest medical facility: SEARHC Sitka (16+ nautical miles)

**Guest Health Screening:**

- Pre-charter medical questionnaire
- Verbal confirmation of fitness for hot springs use
- Identification of high-risk guests (pregnancy, heart conditions, etc.)

**Wildlife Safety:**

- Bear safety briefing provided to all guests
- Bear spray available for crew
- Guests advised to travel in groups, make noise on trails
- Food secured aboard vessel or in designated areas only

**Weather & Marine Conditions:**

- Trip cancellation/modification if conditions are unsafe
- Monitoring of wind, sea state, and visibility
- Alternative activities are offered if conditions deteriorate

**Emergency Procedures:**

- VHF radio provided to guest groups at the springs
- Regular check-ins every 30 minutes during the visit
- Emergency extraction plan via skiff
- Coast Guard VHF Channel 16 is monitored continuously
- EPIRB aboard the vessel

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**ENVIRONMENTAL STEWARDSHIP**

- Pack-in/pack-out waste policy
- No discharge of gray water or sewage in Hot Springs Bay areas
- Briefing on Leave No Trace principles
- Guest counts reported to CBS Parks & Recreation upon request
- Trail and facility condition issues will be reported to the appropriate authorities

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**PERMIT COMPLIANCE**

- Current CBS commercial recreational use permit carried aboard vessel
  - Bathing etiquette instructions provided to all guests in writing
  - Maximum group sizes adhered to per permit terms
  - Operating only during permitted dates and times
  - Permit available for inspection by authorized personnel
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## INCIDENT REPORTING

Any accidents, injuries, or safety incidents will be reported to:

- City & Borough of Sitka Parks & Recreation Department within 24 hours
  - US Coast Guard (if a marine incident)
  - Documentation maintained for insurance and regulatory purposes
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## CONTACT INFORMATION

- **Primary:** Captain Alisa Jestel, [REDACTED]
  - **Secondary:** Captain Jim Edgars, [REDACTED]
  - **Email:** [REDACTED]
  - **Emergency Services:** VHF Channel 16, 911 (via cell when available)
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*This Safety & Operating Plan is submitted in accordance with City & Borough of Sitka commercial recreational use permit requirements for Baranof Warm Springs and Goddard Hot Springs.*

## BATHING ETIQUETTE & INSTRUCTIONS Baranof Warm Springs & Goddard Hot Springs Alaska Bound Charters | M/Y Dauntless

### WELCOME TO ALASKA'S HISTORIC HOT SPRINGS

These natural geothermal springs have been valued for their healing properties for centuries by the Tlingit people and visitors from around the world. Please help us preserve these special places for future generations by following these guidelines.

### BATHING GUIDELINES

#### Before Entering the Springs:

- Shower or rinse thoroughly before entering any tub to keep the water clean for all users
- Remove all lotions, sunscreen, and oils beforehand when possible
- Wear appropriate swimwear at all times
- Bring sandals or water shoes for safe navigation on boardwalks and around springs

#### Soaking Times:

- Limit individual soaking sessions to 15-20 minutes at a time
- The high mineral content and elevated temperatures can cause dizziness or

dehydration with extended exposure

- Take breaks between soaks to cool down and rehydrate
- Listen to your body—exit immediately if you feel lightheaded, overheated, or unwell

#### Temperature Safety:

- Baranof Warm Springs: Water temperatures range from tepid to 120°F in natural pools
- Goddard Hot Springs: Natural spring temperature is 153°F—use cold water valve to

adjust to comfortable temperature

- Test water temperature before fully entering
- Be especially cautious with children and those with medical conditions

#### When Tubs Are Full:

- Both locations operate on a first-come, first-served basis
- Wait respectfully on designated areas near the bathhouses or along the boardwalk
- Typical wait times range from 15-30 minutes during peak use
- Please be mindful of others waiting and limit your soak time accordingly
- Consider visiting early morning or late afternoon to avoid crowds

#### Food & Beverage:

· Light snacks and non-alcoholic beverages in sealed containers are permitted in waiting areas only

- No food or drinks are allowed in the soaking tubs or bathhouses
- Pack out all trash—these are pack-in/pack-out facilities
- Keep all food secured when not in use due to wildlife in the area

#### Respectful Behavior:

- Keep noise levels moderate to preserve the peaceful wilderness experience for all
- Respect the privacy and space of other bathers
- No running on boardwalks or around pool areas
- Children must be supervised by adults at all times

- No glass containers near or in the bathing areas

#### Environmental Stewardship:

- Do not add soaps, shampoos, or any products to the spring water
- Stay on designated boardwalks and trails to protect fragile vegetation
- Do not alter or disturb the natural features of the springs
- Take only photographs, leave only footprints
- Report any maintenance issues or concerns to facility caretakers or City of Sitka

#### Wildlife Safety:

- Both locations are in remote wilderness areas frequented by bears and other wildlife
- Make noise while walking on trails and boardwalks
- Never feed or approach wildlife
- Keep all food properly stored
- Travel in groups when possible

#### Health & Safety Considerations:

- Pregnant women and individuals with heart conditions, high blood pressure, or other medical concerns should consult a physician before using hot springs
- Do not use hot springs if you have open wounds or infectious conditions
- Drink plenty of water before and after soaking to prevent dehydration
- Alcohol and hot springs do not mix—save celebratory beverages for after your soak

#### EMERGENCY CONTACT

If you experience any emergency or need assistance, contact your vessel captain immediately via VHF radio channel 16

Thank you for respecting these extraordinary natural treasures and the experience of your fellow visitors. Enjoy your soak!