

Floating Residential Facilities⁹

A. Coordination with the City and Borough of Juneau.

Floathomes will not be authorized within the Floathome Prohibition Area delineated in the Juneau Coastal Management Plan. No areas have been designated for floathomes in the Juneau State Land Plan.

B. Use Conflicts. Where there are conflicts between floathomes and other uses, the department generally will decide in favor of the use with the greatest benefit to the state. Where a floathome is already permitted at a site proposed for another use, the DNR regional manager will determine if there are feasible and prudent alternatives for the other use, and weigh the impacts on the permitted floathome owner. Unpermitted floating residential facilities have no standing in the authorization process.

C. Floating Residential Facilities Will Not Ground. Floating residential facilities will not ground at any tide stage.

D. Site and Anchor Floating Residential Facilities to Avoid Creating Hazards. Floating residential facilities will not block or otherwise adversely impact navigation. Floating residential facilities will be securely anchored so the facility will not break loose or create a hazard to other users or to fish and wildlife habitats.

E. Site Floating Residential Facilities to Ensure Adequate Upland Access. Where upland access will be required, floating residential facilities should be sited only where there is legal and environmentally acceptable upland access. The U.S. Forest Service does not allow private residential use of National Forest uplands and objects to siting any facilities off-shore of wilderness areas, designated recreation areas, and high use dispersed recreation sites. This includes use of the uplands for shoreties.

F. Floating Residential Facilities That Support Resource Development Activities. Authorizations for floating residential facilities (such as floating caretaker facilities or floatcamps) associated with resource development activities should be limited to the time resource development is occurring. These authorizations should terminate when the resource development activity ends or sooner if the need for the floating facility ends.

Floating facilities that support resource development activities should be consolidated where feasible and prudent if adverse impacts will be minimized.

1. Temporary Floating Facilities (less than two years or two seasons) should not be allowed in designated concentrated recreation areas (Rp) or fish and wildlife harvest areas (Hv) unless:

- a) they are a designated use or are needed to support a designated use; or
- b) the applicant demonstrates to the satisfaction of DNR that there is no feasible and prudent alternative and DNR determines allowing the facility is in the state's best interest.

2. Permanent Floating Facilities (more than two years or two seasons) may be allowed in areas where there is no significant competing use. Permanent floating facilities will not be allowed in designated concentrated recreation areas (Rp) or fish and wildlife harvest areas (Hv) unless:

⁹ See Appendix A, *Glossary* for definitions of terms relating to floating residential facilities.

- a) they are a designated use or are needed to support a designated use; or
- b) the applicant demonstrates to the satisfaction of DNR that there is no feasible and prudent alternative and DNR determines allowing the facility is in the state's best interest.

G. Floating Residential Facilities Adjacent to Residential Areas.

Floating residential facilities will not be authorized adjacent to uplands zoned Residential (D) by the CBJ, state-owned uplands designated Settlement (S), or lands with existing private residences unless the tidelands and submerged lands are designated for floathomes. However, an authorization not-to-exceed one year may be given to the upland owner if the floathome is to be occupied while the upland owner is constructing a residence on his upland parcel.

H. Siting Residential Floathomes to Avoid Conflicts. To protect existing resources and uses, unless an area is designated for floathomes, residential floathomes should not be authorized in:

- 1. areas designated for fish and wildlife habitat or harvest (Ha, Hv) unless ADFG determines that the specific site does not meet the criteria for fish and wildlife habitat or harvest for which the designation was made;
- 2. areas designated for recreation (Rp, Rd);
- 3. areas designated Waterfront Development (Wd) except:
 - a) in marinas that allow floathomes under the conditions outlined in the Juneau Coastal Management Plan, or
 - b) to support resource development activities as described in Guideline F. above;
- 4. areas designated public facilities - transfer (Pt) or public facilities - retain (Pr);
- 5. near known heritage resource sites; or
- 6. near a permitted aquatic farming operation.¹⁰

I. Authorizations for Floathomes. To maintain management flexibility while providing limited security to floathome residents, residential floathomes may be authorized for up to five years.¹¹

J. Post Authorizations in a Conspicuous Place. DNR authorizations for floating residential facilities will be posted in a conspicuous place on the floating facility and will be visible from the most common access route.

K. Anchor Floating Facilities to Protect Access. An anchoring method, such as shoreties, anchors, or rock bolts, will not prevent access to or along tidelands nor present a hazard to navigation. In areas of significant public use, an anchoring method will not impede such access. Anchors or rock bolts rather than shoreties will be used if they will provide safe mooring for floating facilities to protect access and prevent girdling of trees. Shoreties will not be used without authorization from the upland owner. Weighting or marking of shoreties may be required to prevent hazards to navigation.

¹⁰ This does not refer to a "floating caretaker facility" necessary for an aquatic farming operation.

¹¹ Floating residential facilities within state parks will only be authorized through a management plan prepared pursuant to AS 41.21.302(c) and subject to the concession contract requirements of AS 41.21.027. Long-term private use of state park land and water is rarely allowed under any circumstances.