

Recreation, Tourism, and Scenic Resources

A. Coordinate With Other Landowners. Recreation management, including the location and management of recreation facilities, will take into account the current and likely management by the City and Borough of Juneau, the U.S. Forest Service, and private landowners, so as not to unnecessarily duplicate facilities and to provide opportunities where facilities do not exist.

B. Location of Public Recreation Facilities

1. Preferred Locations. Recreation facilities, including minimum development campsites, mooring buoys, and other low-intensity facilities for the general public, are needed in these situations:

- a) when overuse is damaging the environment; or
- b) to direct public use and activities away from inappropriate areas; or
- c) to accommodate conflicting uses; or
- d) to encourage additional public use by expanding the campsite or anchorage capacity consistent with the plan's management intent.

2. Inappropriate Locations. Recreation facilities are not appropriate where the management intent is to maintain the natural condition of the area free from additional concentration of recreation users or significant evidence of human use. Unless the management intent indicates otherwise, tidelands adjacent to designated National Forest wilderness areas are a part of this category.

C. Locating Mooring Buoys. Mooring buoys will not be located:

- 1. in existing natural anchorages unless they would increase the capacity or reliability of the anchorage (for example, make it reliable in different wind or wave conditions); or
- 2. adjacent to frequently used campsites, unless intended as a part of the campsite development; or
- 3. where they may interfere with commercial fishing; or
- 4. in areas that will conflict with state parks or federal wilderness management objectives; or
- 5. in or adjacent to sensitive habitats, such as eelgrass beds, unless they will help preserve the habitat by minimizing the use of anchors.

D. Commercial Recreation Facilities. Commercial recreation facilities (including floating lodges, tent camps, or other facilities) may be authorized where allowed in the management intent and guidelines outlined in Chapter 3, and where they fulfill the following conditions:

- 1. Impacts on Other Users.** The commercial facility and the use it generates will avoid, to the extent feasible and prudent, significant adverse impacts on the amount and quality of existing uses. It is recognized that a quantitative determination of the effects of the proposed facility will rarely, if ever, be possible, but an assessment of impacts should use information available from DNR, ADFG, the Department of Commerce and Economic Development, Department of Environmental Conservation, the upland owner, or other sources to determine the following:

- a) the number of commercial recreation leases, permits, and facilities that already exist on state and other lands in that management unit and adjacent management units and the amount of use they generate;
- b) management intent and guidelines of this or subsequent plans for the unit;
- c) management objectives for nearby non-state lands (to the extent this information is available);
- d) for facilities supporting recreational fish and wildlife harvest, ADFG should be consulted concerning the effect of increased harvest on the fish and wildlife resource, and on established commercial and community harvest users;
- e) the existing amount of public use, if this information is readily obtainable.

2. Siting, Design, Construction, and Operation. The commercial recreation facility will be sited, designed, constructed, and operated in a manner that creates the least conflict with natural resources and existing uses of the area. To the extent feasible and prudent, floatlodes should be sited to be visually and acoustically hidden from main travel routes, frequently used anchorages, locally or regionally important campsites, and frequently used recreation areas. Floatlodes should not be sited more than one per bay except where DNR intends to concentrate uses in order to minimize conflicts with existing use.

3. Upland Access to Floatlodes. Where upland access to a floatlodge is anticipated, the floatlodge will be located where there is legal upland access to the site.

E. Commercial Recreation Leasing Processes. There are two processes for leasing state land for commercial recreational facilities - one process is described by AS 38.05.073, the other by AS 38.05.070 and .075. Unless Chapter 3 specifically requires the .073 commercial leasing process for a management unit, applications may be processed under either process, and DNR will determine the appropriate process on a case-by-case basis.

1. The .070/.075 Process. The .070/.075 process is simpler and faster, but it offers the state less flexibility in choosing the lessee and in structuring lease payments. It is generally suited to small projects with few anticipated impacts.

2. The .073 Process. The .073 process is longer, but it allows alternative proposals for a particular lease, requires more public involvement in reviewing a proposed lease, and offers the state more choices for structuring payments on the lease. The .073 process is generally suited to large projects that are likely to have significant impacts on surrounding areas. Under the .073 process, DNR will give public notice that it intends to solicit proposals for a lease. DNR will then prepare a "request for proposals" that must include specific information on the lease and must be advertised in state and local newspapers. Once a prospective lessee has been chosen, DNR must give public notice and hold public meetings on the preliminary decision to issue the lease.

DNR may impose eligibility standards, including proof of the developer's financial backing and capability, experience in this type of development, ability to meet bonding or insurance requirements, and ability to comply with resource and environmental analysis requirements.

The .073 process requires that potential economic, social, and environmental impacts of the proposed project must be evaluated. DNR may require the prospective developer to fund additional studies; the studies must involve the appropriate state agencies, and ADFG must approve any studies involving fish or game.

3. Commercial Recreation Leasing Within State Parks. Within a unit of the state park system, commercial recreation facilities may be authorized through a management plan prepared under AS 41.21.302(c) or as a park concession under AS 41.21.027.

4. Floating Commercial Recreation Facilities. Floating commercial recreation facilities must also meet the *Coordination and Public Notice* guidelines in this Chapter. The land manager should give special consideration to the concerns of the upland owner through the process outlined in Guideline A., *Upland Owner Participation*.

F. Authorizations Adjacent to Public Recreation Facilities. Activities may be allowed adjacent to public recreation facilities, including public use cabins, lodges, or fuel stops, if DNR determines that the two uses can be made compatible by design, siting or operating guidelines; or if there is no feasible and prudent alternative for the activity. This guideline also applies to sites reserved for future recreation facilities. DNR's determination will be made after consultation with the public recreation facility manager.

G. Scenic Resources. Facilities on state uplands and tidelands should be located and designed to blend in with the natural surroundings. Stipulations to accomplish this guideline may be attached to a development plan to address location, size, color, materials, requirements for vegetative or topographic screening, or other measures as appropriate.

