

FLOATING RESIDENTIAL AND COMMERCIAL FACILITIES²

Goal

Economic Opportunities. Provide opportunities to increase personal income and diversify the state's economy by accommodating uses needed to support development.

Management Guidelines

A. Floathomes Outside Municipalities. Floathomes will not be sited outside of the corporate boundaries of Whittier, Valdez, and Cordova because of conflicts with existing public use and strong objection by upland owners. DNR may make an exception to the guideline on a case-by-case basis if requested by the upland owner; if the land manager determines that floathomes would be consistent with the management intent and guidelines of the plan; and if the land manager determines that floathomes are in the best interest of the state.

B. Floathomes Inside Municipalities. Within the corporate boundaries of municipalities, DNR will work with the local government and floathome owner(s) to locate areas suitable for floathome use and to establish management guidelines, if necessary. Floathomes sited within municipalities should be placed where necessary on-shore services and facilities can be efficiently extended.

C. Siting and Anchoring Floating Residential and Commercial Facilities to Avoid Creating Hazards. The placement of floating residential and commercial facilities will avoid blocking or otherwise adversely impacting waterway channels used by waterborne traffic. Facilities will not be authorized until the U.S. Coast Guard has certified that the proposed facility will not be a navigation hazard.

Floating residential and commercial facilities will be anchored so as to keep the facility from breaking loose and creating a hazard to other users or habitats.

D. Siting Floating Residential and Commercial Facilities to Ensure Adequate Upland Access. Where the need for upland access to the floating residential or commercial facility is anticipated, the facility should be moored where there is legal and environmentally acceptable upland access to the site. The U.S. Forest Service does not allow residential use of National Forest uplands. This includes use of the uplands for shoreties.

E. Siting Floating Residential and Commercial Facilities Near a Source of Water. When roof catchment or desalinization is not the source of fresh water, floating residential and commercial facilities should be sited near a legal source of fresh water. It is the owner's responsibility to apply for water rights.

F. Siting Floating Residential or Commercial Facility Near a Source of Firewood. When wood is to be the source of heat for the floating facility, the facility should be sited near a legal source of firewood.

G. Fuel Use and Storage. In order to ensure future use of tidelands, fuel use and storage shall occur in a manner that avoids toxic discharge and run-off.

² Includes floathomes, floatcamps, floating caretaker facilities, and floatlodges. Areawide policies for log rafts, mariculture facilities, and floatlodges are also addressed in other sections of this chapter. For definition of terms, see Appendix A.

H. Temporary Floating Commercial Facilities. Floating camps and related facilities should be temporary in nature, with full occupancy restricted to the time period when resource development is occurring. Camps and associated facilities should be consolidated.

I. Floathomes Adjacent to Residential Areas. Floating residential facilities will not be authorized adjacent to residential subdivisions unless the area is designated for floathomes as a primary use. However, a short-term authorization, not to exceed two years, may be given on an individual basis to the upland owner if the floathome is to be occupied while the upland owner is constructing a residence on their upland parcel.

J. Grounding of Floating Facilities. See guideline S, page 2-9.

K. Commercial Recreation Facilities on State Land. For floatlodes, see guideline C, page 2-29.

L. Other Guidelines that Affect Floating Residential and Commercial Facilities. Several other guidelines may affect floating residential and commercial facility management practices. See the following sections of this chapter:

- Coordination and public notice
- Fish and wildlife habitat and harvest areas
- Public access
- Recreation, tourism, cultural, and scenic resources
- Transportation and utilities