

Floating residential facilities¹⁰

A. Siting residential float homes to avoid conflicts

To protect existing resources and uses, unless the tidelands and submerged lands are designated for float homes, residential float homes should not be authorized in:

1. areas designated for fish and wildlife habitat or harvest (HV). However, DNR may issue an authorization if DFG 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 to support resource development activities as described in Guideline E below;
4. areas designated public facilities - transfer (PT) or public facilities - retain (PR);
5. near known heritage resource sites;
6. near a permitted aquatic farming operation (Note: This does not refer to a "floating caretaker facility" necessary for an aquatic farming operation); or
7. adjacent to residential areas, including uplands zoned residential (D) by the CBY, state-owned uplands designated settlement (S), or lands with existing private residences. However, an authorization not to exceed one year may be given to an upland owner for his temporary occupancy during construction of a residence on his upland parcel.

Note: Floating residential facilities within state parks will be authorized only 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.

B. Process for resolving conflicts

Where there are conflicts between float homes and other uses, DNR generally will decide in favor of the use with the greatest benefit to the state. Where a float home 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 float home owner. Unpermitted floating residential facilities have no standing in the authorization process.

C. Avoid grounding

Floating residential facilities will be located only where they will not ground at any tide stage.

D. Avoid creating hazards

Floating residential facilities will not block or otherwise adversely impact navigation. Floating residential facilities will be securely anchored so the facilities will not break loose or create hazards to other users or to fish and wildlife habitats.

¹⁰ **Floating residential facilities** - Any floating structures or watercraft intended for anchored or moored residential use. Includes float homes, float lodges, floating caretaker facilities, and float camps. These structures require a DNR authorization if anchored or moored on state-owned tidelands or submerged lands. See definitions of individual terms in the glossary, Appendix A.

E. 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 offshore in wilderness areas, designated recreation areas, and high-use dispersed recreation sites. This includes use of the uplands for shore ties.

F. Floating residential facilities that support resource development activities

Authorizations for floating residential facilities associated with resource development (such as floating caretaker facilities or float camps) 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 that 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 they are a designated use or needed to support a designated use.

G. Duration of authorizations for float homes

Residential float homes may be authorized for up to five years. This duration will maintain DNR's management flexibility while providing limited security to float home residents.

H. 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.

I. Anchor floating facilities to protect access

Anchoring methods, such as shore ties, anchors, or rock bolts, will not prevent access to or along tidelands nor present a hazard to navigation. In areas of significant public use, anchoring methods will not impede such access. Anchors or rock bolts are preferred over shore ties, to protect access and prevent girdling of trees. Shore ties will not be used without authorization from the upland owner. Weighting or marking of shore ties may be required to prevent hazards to navigation.