

**Haines Hutst**  
**Land Lease Development Plan**  
*11, 28, 2021*



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## **Introduction**

Haines, unlike most communities in Southeast Alaska, does not have a federal or state agency establishing and operating backcountry cabins for public use. Haines Huts, a 501c3 federal nonprofit, was established to fill this gap. The mission of Haines Huts and Trails is to foster wilderness experiences in some of our region's most inspiring locations by developing and maintaining public use backcountry cabins and trails. The purpose of these backcountry cabins is to offer a place to foster wilderness education opportunities for all ages, a jumping-off point for backcountry adventures and a safety net for emergency situations.

Starting in 2012 Haines Huts have been meeting with Haines State Forest users and the Haines State Forest office staff to identify and prioritize potential locations for the first backcountry hut established and operated by Haines Huts.

The development of backcountry cabins is supported in the Haines Borough Comprehensive Plan and the Haines State Forest Five-Year Forest Management Schedule for calendar years 2018-2022. The Tukga-Hut location is specifically mentioned in the 2018-22 Management Schedule.

The Tukga-Hut will provide residents and visitors the opportunity to experience the Haines State Forest in a way that supports and enhances the primary purposes of the Haines State Forest Resource Management Area, outlined in the Haines State Forest Management Plan.

This Development Plan is accompanied by the Department of Natural Resources' Division of Mining Land and Water Application for Public and Charitable Use Purchase of State Land Lease Application, Agreement to Bear costs, Applicant

Environmental Risk Questionnaire, and kmz file.

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**Legal description**

SEC 11, T30S, R58E, Copper River Meridian

See *tukgahut\_lease\_21.kmz* in attached file.

Corners of the proposed lease location:

59°17'6.60"N 135°36'20.53"W

59°17'8.08"N 135°36'21.09"W

59°17'7.09"N 135°36'3.82"W

59°17'5.96"N 135°36'4.27"W

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**Terrain/ground cover**

The proposed hut will be approximately 8 miles north of downtown Haines, Alaska, in the Takshanuk Mountain Range, on the south flanks of Mount Tukgahgo. It will be at 3,200ft, where Chilly Ridge climbs to the north above 7-mile saddle (See images on next page). The Takshanuk Mountain Range lies between the Chilkoot and Chilkat Rivers in northern Lynn Canal. The area is a geologically young and dynamic landscape that includes a mix of perennial snowfields, small glaciers, alpine meadows and rugged broken terrain that descends to a rocky, tidewater coastline (White and Barten 2008). The existing ground cover is patches of mountain Hemlock and dwarf conifers giving way to a mosaic of lush subalpine meadows and then a patchwork of alpine heather tundra and bare rock. 8 months of the year the ground is covered with snow.

The proposed changes to the terrain/ground cover for this project are minimal. The foundation for the 320 square foot cabin will be 2 rows of 3-4 footings.



*View of proposed hut location from the North, looking southeast*



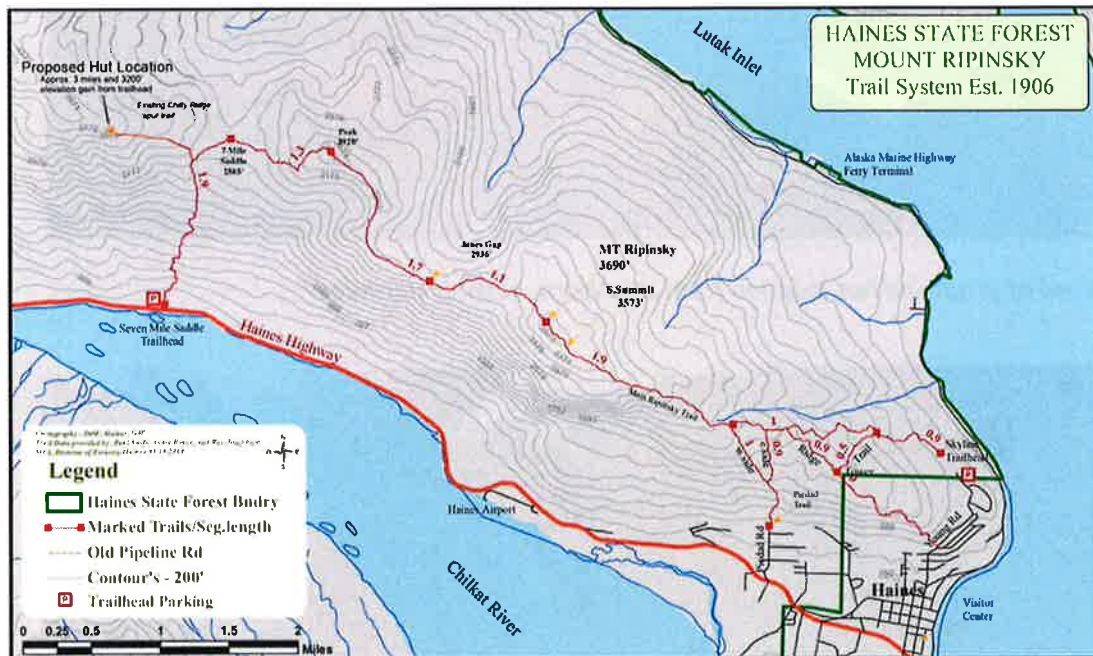
*View of proposed hut location from the South, looking northwest*

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## Access

This project will not restrict public access.

In the summer, the most established access to the project location is via hiking from the "7 Mile Saddle Trailhead" at 7-Mile on the Haines Highway. The existing trail ascends to '7-Mile Saddle' then splits south to Peak 3920 and north up to Chilly Ridge. The Hut location is ~3 miles and 3200' from the trailhead. Materials and supplies for construction will be slung in by helicopter and deposited without landing. Alternative public access routes on the West side exist into 10-mile bowl and from the northeast down the east ridge of Mt Tugahgo to the 'Glory Hole Road' and down from '7 Mile Saddle' to the Lutak Road.



*Existing Mt Ripinski trail infrastructure and proposed Hut approach.  
Base image from Division of Forestry, Haines, 2008*

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## Buildings and other structures

Construction will be limited to one 16'x20' Hut & one 4'x4' outhouse. The floor will be built with traditional wooden joists. The structure will be locally milled and crafted timber. The Hut will be semi-permanent, but will be built with reclamation in mind. The entire hut could be dismantled in one weekend. The hut will be pre-assembled in town, then broken down and slung up to the building site in modular sections.

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**Power source**

There will be a small propane generator to support the weather monitoring, web cameras & data link. The hut will not have traditional 110v power.

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**Waste types, waste sources, and disposal methods**

Pack it in, Pack it out. With no running water, human waste collected in 55-gallon drums via outhouse is the only anticipated waste that will be generated on site. Full drums will be removed annually via helicopter and disposed of according to state and local regulations at the Haines Borough sewer treatment facility. Cabin users will agree to a "leave no trace" ethic in the rental contract. If household garbage is left in cabin, Haines Huts will penalize users according to a rental contract and manage waste accordingly. Cameras are part of building design and will be used for enforcement

The hut location is just over a quarter mile from the nearest surface water stream.

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**Hazardous substances**

Propane gas will be used in the cabin for cooking, heat & limited power infrastructure. A 250-gallon propane tank will be secured along the back gable end of the hut. The risk to environment has been greatly reduced by choosing to use propane gas instead of diesel or other liquid petroleum fuel. See SDS (propane\_sds.pdf) in attached file.

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**Water supply**

There will be no running water, and therefore no waste water. Users will bring their own drinking water. The closest water supply is a perennial stream just over a quarter mile North of the cabin. When snow is covering the ground, users may melt snow for drinking water.

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**Parking areas and storage areas**

N/A

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**Number of people using the site**

The cabin will have beds for 8 people. There will be one supervisor who is responsible for managing the site. The Haines Huts business model anticipates that the site will be used 100 days per year with a total of at least 250 user days per year

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**Maintenance and operations**

The cabin will be maintained and operated by Haines Huts. Similar to many backcountry cabin systems operated around the world, Haines Huts long-term maintenance requirements for this type of cabin will include an annual helicopter service, which will fly maintenance materials & propane fuel in and fly human waste out. The cabin will have several web-linked cameras both outside and inside the hut. The exterior cameras will post real time condition images to the Haines Huts website and the Haines Huts manager will check the internal cameras regularly. The cameras will help ensure if and when damage to the property does occur the cabin manager is able to access the property and address damages.

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**Closure/reclamation plan**

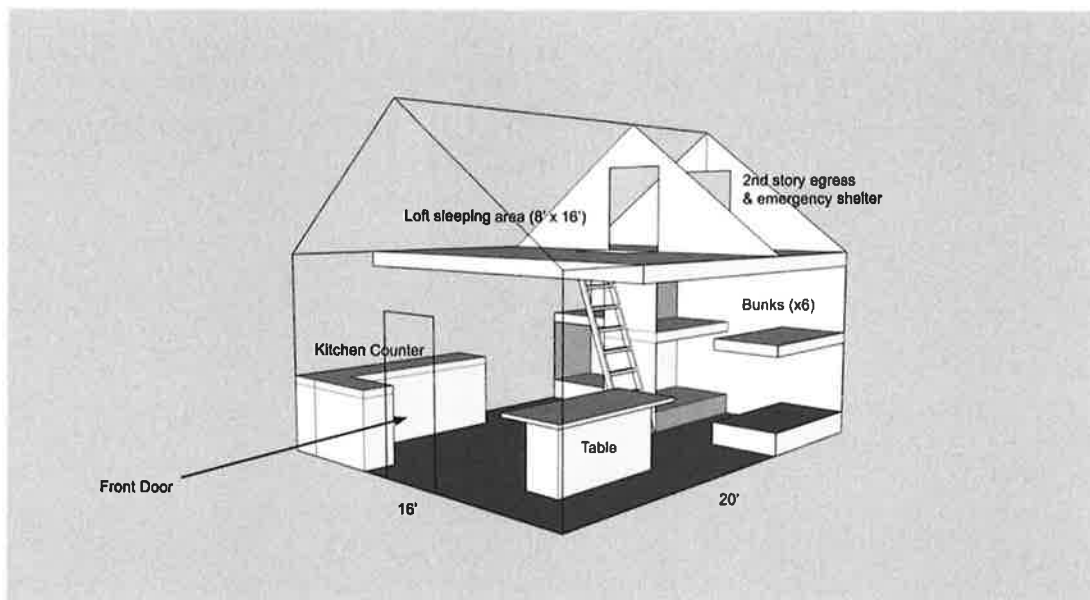
Haines Huts has secured a reclamation bond to cover the cost of deconstruction. The cabin has been designed to be dismantled quickly. Insulated panel construction allows for quick disassembly and removal by helicopter.

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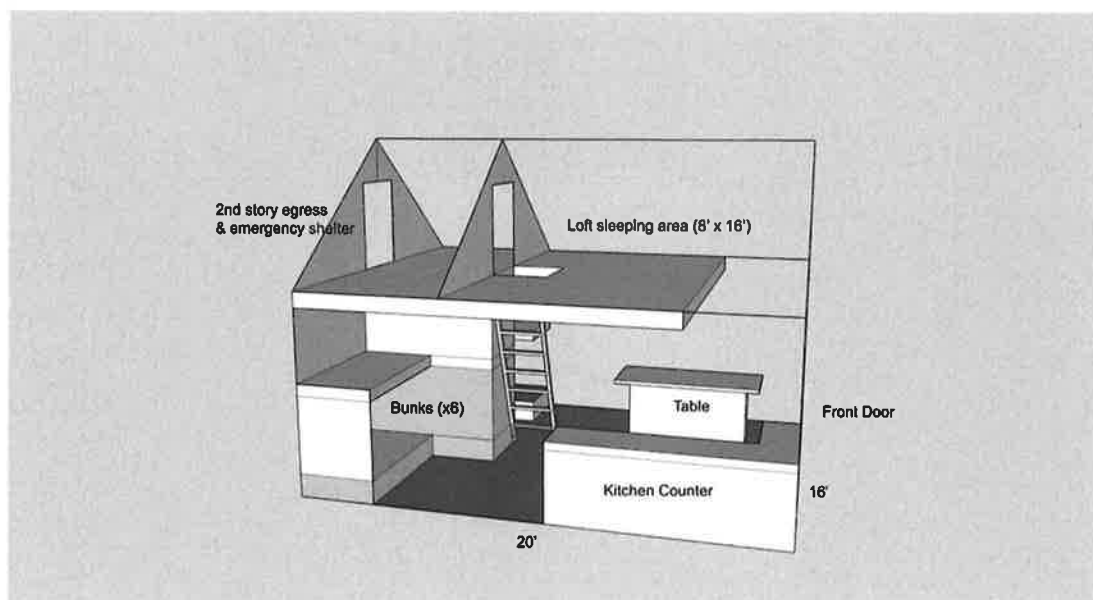
**Sketch or blue line portion of the development plan**

Foundation for the proposed hut will be concrete footings.

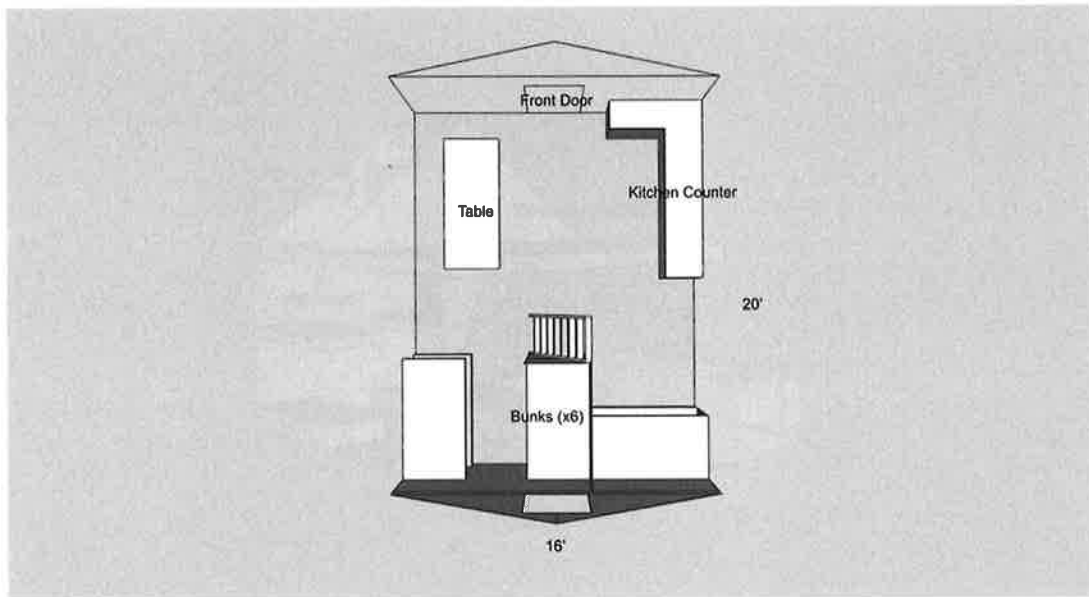




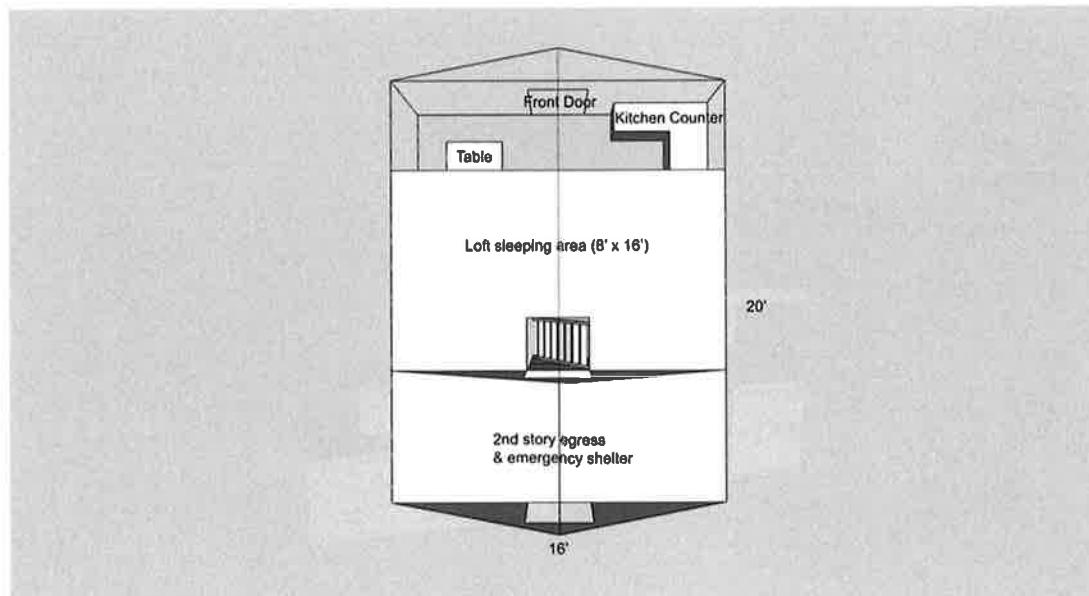
*View from Southeast*



*View from West*



*Plan view, ground floor*



*Plan view, sleeping loft & emergency egress*