

**STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water**

LAND USE PERMIT APPLICATION

AS 38.05.850

Applicants must complete all sections of this application. In addition, applicants proposing:

- the use of the uplands must also complete the Supplemental Questionnaire for Use of State-Owned Uplands accompanying this application;
- off-road travel must also complete the Supplemental Questionnaire for Off-Road Travel accompanying this application; and/or
- the use of shorelands, tidelands, and submerged lands must also complete the Supplemental Questionnaire for Use of State-Owned Waters accompanying this application.

Other items that must accompany the completed application are:

- a (non-refundable) application fee; see current Director's Fee Order or contact your regional office for applicable fees;
- a topographic map or aerial photo showing the location of the proposed activity;
- additional items identified and required in any supplemental questionnaire(s) to this application; and
- additional pages if more space is necessary to answer the questions completely.

Completed Land Use Permit Applications should be submitted electronically or mailed to one of the following offices:

Northern Region Land Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro.lands@alaska.gov

Southcentral Region Land Office
550 West 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr.scro.permitting@alaska.gov

Southeast Region Land Office
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

LAS # 35825

(Applicant please provide if known)

Applicant Information:

Name: Heather Ozerkov

Doing Business As: Seward Saunas LLC

Mailing Address: PO Box 2674

Seward AK 99664

Email Address: 

Date of Birth: 

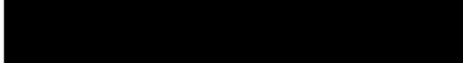
Business License #: _____

EIN: 93-4802442

Contact Person: Heather ozerkov

Home Phone: n/a

Work Phone: 

Cell Phone: 

Fax: _____

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If you are applying for a corporation, give the following information:

Name, address and place of incorporation:

n/a

Is the corporation qualified to do business in Alaska? Yes No

If yes, provide name, address and phone number of the resident agent:

n/a

Type of User (Select One): Private non-commercial (personal use) Commercial Recreation or Tourism

Public Non-profit including Federal, State, Municipal Government Agency Other commercial or industrial

Duration of Project: The proposed activity will require the use of state land for: (Check one)

A single term of less than one year. Beginning month: _____ Ending month: _____

A multi year term for up to 5 years. Beginning year: 2026 Ending year: 2030 (October)

If multi year and seasonal, mark months of use in each year.

Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sept, Oct, Nov, Dec

Project Location:

Latitude/Longitude or UTM: 60.164271, -149.494585 (Resurrection Riverbed) see attached photos or

Section: _____ Township: _____ Range: _____ Meridian: _____

Section: _____ Township: _____ Range: _____ Meridian: _____

Proposed project will require the use of up to approx .10 acres.

(Please add additional sheets for this section as necessary)

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Project Description: Describe in detail your intended use of state land. (State land also includes all tide and submerged lands beneath coastal waters and all shorelands beneath other navigable waterbodies of the state.) Discuss development and activities. (Attach additional pages as necessary.)

Seward Saunas is a luxury mobile sauna business dedicated to promoting wellness, relaxation, and meaningful experiences within Alaska's natural landscapes. We value community partnership and environmental stewardship and strive to provide a high-quality, low-impact experience where lasting memories are created for both residents and visitors.

In recent years, the Resurrection Riverbed camping area has been one of our most frequently requested delivery locations. Due to this consistent demand, we respectfully request authorization to place 2 mobile sauna units on a full-time seasonal basis within the riverbed during the months of May-September beginning in 2026.

The 2 units proposed for placement are:

- Chenega Sauna: approximately 26 feet in length (including the rear deck and trailer tongue)
- Aialik Sauna: approximately 18 feet in length (including rear deck and trailer tongue)

Both units are approximately 8 feet wide and 13.5 feet tall. They are stabilized using 4 integrated leveling jacks per trailer eliminating the need for permanent anchoring or ground penetration. (Continued on separate sheet)

Should a portion of the permitted area be closed to the general public? **Yes** **No** .

If yes, explain which portion and provide justification for exclusive use.

Please Note: The sauna units will not be open for general public access. Use of the facilities is limited to guests with a confirmed reservation. When not actively in use, all sauna units remain secured and locked to prevent unauthorized entry.

Site Description: Briefly describe the current condition of the proposed site of use, noting any trash, garbage, debris or signs of possible site contamination. (If significant, we recommend you provide pictures to establish initial conditions.)

The site consists of a flat to gently sloping gravel and river-rock surface with well-drained soils. The area appears naturally occurring and undeveloped, bordered by the river and eventually dense coniferous forest at the treeline. Surrounding terrain includes steep, rocky mountain slopes with some areas being heavily wooded while other areas having exposed rock faces. The site is open, stable, and free of standing water. In general, campers are typically thorough in trash removal, but we do find nails/staples leftover from campfires from time to time. Vegetation at the site is minimal and limited to naturally occurring low ground cover and extensive river rock.

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Are there improvements or materials on the site now? **Yes** **No** **If yes**, briefly describe the improvements, their approximate value, and who owns them. (We recommend you provide pictures of improvements.)

None

Describe the natural vegetation – ground cover, trees, shrubs – and any proposed changes. Describe the location of any estuarine, riparian, or wetlands and any noticeable animal use of area.

The ground cover in the proposed area consists primarily of river rock, with occasional low-lying vegetation such as bushes or shrubs. Based on prior seasonal use, there has been little to no observable wildlife activity within the immediate sauna placement area. Evidence has been limited primarily to minor bird droppings. Large wildlife sightings have been infrequent; occasional moose have been observed approximately one to two times per year at a considerable distance from the site. The adjacent river runs alongside the area and experiences natural seasonal fluctuations in water level throughout the summer months.

Site Access: Describe how you plan to access the site, and your mode of transportation.

This site is accessible to the public by vehicle via the entrance off of Herman Leirer Road. We utilize an F350 or F450 for all of our sauna deliveries. Guests access the sauna via the same entrance with their own vehicles.

If your access is by aircraft, specify the type and size of aircraft:

N/A

To access the site, the aircraft is equipped with **floats** **wheels** **skis** .

Number of people:

1. Indicate the number of employees and supervisors who will be working on the site. 5 total
2. Indicate the number of customers who will be using the site per year or season. approx 350
3. Indicate the number of days the site will be used per year or season. approx 150

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Environmental Risk / Hazardous Substances: In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons?

Yes No . If yes, please describe:

On occasion, guests request the use of a small, gas-powered generator to power the lights inside the sauna. (Most guests do not include this in their package due to ample light during the summer.) The generator holds approximately 1 gallon of gas at a time when it is full.

The types and volumes of fuel or other hazardous substances present or proposed:

Unleaded gasoline; approximately 1 gallon inside the generator at a time

The specific storage location(s):

During utilization, the generator sits outside adjacent to the sauna inside an open plastic tote. Upon finalizing use, the generator is taken off-site.

The spill plan and prevention methods:

To prevent the risk of fuel spills, fuel is never added to the generator while it is located within the riverbed area. The generator is stored at all times within a durable, rigid 27-gallon plastic containment tote to prevent tipping or leakage. Seward Saunas remains open to implementing additional protective measures should further recommendations or requirements be provided.

If you plan to use either above or below ground storage containers (like tanks, drums, or other containers) for hazardous material storage, answer the following questions for each container:

Where will the container be located?

N/A

What will be stored in the container?

N/A

What will be the container's size in gallons? _____

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Give a description of any secondary containment structure, including volume in gallons, the type of lining material, and configuration:

N/A

Will the container be tested for leaks? Yes No .

Will the container be equipped with leak detection devices? Yes No . If no, describe:

N/A

Do you have any reason to suspect, or do you know if the site may have been previously contaminated?

Yes No . If yes, please explain:



Signature of Applicant or Authorized Representative

Owner

Title

January 26, 2026

Date

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing your permit. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

<p>For Department Use Only Application received date stamp</p> <p>Receipt Type: <input type="checkbox"/> 7A <input type="checkbox"/> RR <input type="checkbox"/> FF</p>

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LAND USE PERMIT APPLICATION SUPPLEMENTAL QUESTIONNAIRE FOR: Off Road Travel

Answer the following questions if your proposed activity includes off-road travel:

Terrain: Check the following terrain type(s) that best describes your route of travel:

- Wetlands
- Open, non-tundra or wetland areas
- Rivers or other waterbodies
- Wooded areas with trees of 6" or greater diameter (at breast height)
- Tundra areas

Vehicles and Weight: List the number and kinds of vehicles to be used for motorized travel, the weight of each vehicle and the weight of each trailer or sled (including loaded weight) to be carried by that vehicle:

1 - F350 - 6100 lbs
1 - F450 - 8600 lbs
1 - Subaru Forester - 3300 lbs

1 Chenega Sauna Mobile Trailer - 6800 lbs
1 Aialik Sauna Mobile Trailer - 6200 lbs

(If we end up leveling out the area 1 - Wacker Neuson Et90 - 18,000 lbs)

Mileage:

- State the average total miles traveled in one round trip: .75 miles
- State the number of trips proposed: 3

Season: Proposed date(s) of travel will be: **From:** May 25, 2026 **To:** Sept 30, 2026

Stream and Waterbody Crossings: Note who you contacted in the ADF&G, Division of Habitat:

Date: N/A Person: N/A

Fuel and Hazardous Substance Factor: The volume of fuel and hazardous substances to be used is the total volume in gallons to be carried on one vehicle and any trailers or sleds that vehicle is towing.

- Maximum volume of fuel (in gallons) that is being transported by one vehicle and any trailers or sleds it is towing: 1 gallons.
- Hazardous substances other than fuel:

Substance: _____

Substance: _____

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- Do you have an Oil Discharge Prevention and Contingency Plan approved by the Alaska Department of Environmental Conservation? **Yes** **No**
 - Do you have either a trained spill response team or a contract with a spill response company? **Yes** **No**
-

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LAND USE PERMIT APPLICATION SUPPLEMENTAL QUESTIONNAIRE FOR: Use of State-Owned Uplands

To be completed to provide more detailed information about projects or activities requiring the use of state-owned uplands. All site development details identified in this section must be represented graphically in the scaled drawings on Page 6 of the supplement.

Temporary Structures

1) Describe all temporary improvements (including buildings, tent platforms, out-buildings, docks, floats, and floating facilities), including dimensions and building materials. **2)** Label improvements to be maintained on a year round basis as year round. **Note:** Seasonal improvements must be completely dismantled and removed or stored on or before the end of authorized terms of use.

Please see "Project Description"

Distance structures including pit privies will be located from the ordinary highwater mark of the nearest freshwater body (lake, stream, river, etc.), or the mean high water mark of a saltwater body: N/A

Harvest of Non-Timber Related Forest Products

Please list the type and quantity of each non-timber related forest product (berries, ferns, willow, mushrooms, birch bark, etc.) to be harvested for commercial use:

N/A

Contact the DNR Division of Forestry to obtain authorizations for the harvest of small trees.

Motorized Equipment

List mechanized/motorized equipment to be used, including type, size, purpose, and number of each.

F350, F450 or personal vehicle in order to initially deliver the sauna and/or temporarily move it or clean the sauna.

For stream and waterbody crossings, note who you contacted in the ADF&G, Division of Habitat:

Date: N/A Person: N/A

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Storage and Parking

If you plan to store items or park boats, vehicles and/or heavy equipment on the site, complete the following:

Describe and give dimensions of long term and short-term parking and or storage areas:

We desire to park 2 mobile sauna units full-till during the months of May-September.

Is parking and storage planned to take place on filled tidelands? **Yes** **No**

Does storage involve structures or materials floating in a waterbody? **Yes** **No**

If yes, please complete the Supplemental Questionnaire for the Use of State-Owned Waters (Shorelands, Tidelands & Submerged Lands).

Number of disassembled tent frames _____ Number of tent platforms _____

List and describe items that are large and difficult to transport. Include dimensions:

N/A

Will barrel(s) or an equivalent type of container be used? **Yes** **No**

If using something other than barrels for storage containers, describe the alternative container.

N/A

Describe any measures you plan to take to minimize drips or spills from leaking vehicles or equipment.

All of our vehicles are well-taken care of and do not leak oil. Please advise if additional safety precautions should be made.

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Water / Wastewater

Water Supply: Describe the water supply and proposed use.

N/A

Wastewater: Describe the wastewater type and quantity and proposed method of wastewater disposal: (for the marine environment, also describe the proposed gray and black water systems or out fall pipeline.

N/A

Waste: Describe the types of waste that will be generated on-site, including solid waste, the source of the waste, and the method of waste disposal, i.e. pit privy, or self-contained system, or outfall line; indicate distance from the nearest waterbody.

N/A

Animal Use

Will there be any use of animals (horses, llamas, dogs, etc.)? **Yes** **No**

Will there be commercial use of the animals (horseback rides, packing, dog sled rides, etc.)? **Yes** **No**

If yes, please explain:

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Dismantle, Removal, Restoration Plan

Provide a plan for dismantling and removing temporary structures. Include method and timeline for total site restoration:

The mobile sauna units are self-contained and trailer mounted, allowing for complete removal without the need for demolition or disassembly. Upon conclusion of authorized use or at the end of the permitted season, removal will occur by raising the rear decks, retracting the 4 integrated stabilizing jacks, and securely connecting each unit to our truck. The units will then be driven off-site.

no permanent structures, footings, or ground anchors are utilized. As a result removal is immediate and leaves no residual materials or infrastructure behind. The site will be visually inspected following removal to confirm that no debris or disturbances remain, thereby restoring the area to its pre-use condition.

The removal process can be completed in a single mobilization and requires minimal time, allowing for full site restoration on the same day as removal.

Short Term (Portable) Commercial Recreation Camps

Identify commercial recreation activity/activities for which short term (portable) camps **will be** established to accommodate employees and clients, and provide a general description of the location(s) (e.g. guide use area, game management sub-unit, river, stream, lake, etc.) where the recreational activity/activities and short term (portable) camp use will occur.

Big Game Guiding (List up to 3 Guide Use Areas).

N/A

Sportfishing (List river corridors, lakes, etc.).

N/A

Boating/Rafting/Kayaking (List river corridors, lakes, etc.).

N/A

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Other Recreation (Type and general geographic description).

N/A

Identify any State of Alaska Refuge, Sanctuary and/or Critical Habitat Area where short term (portable) camps will be used.

N/A

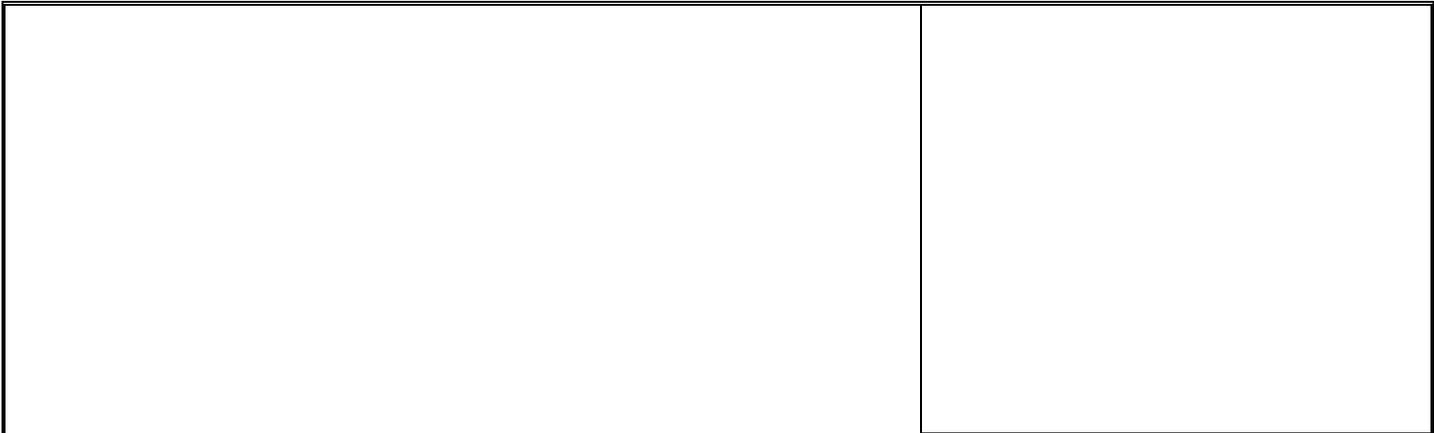
Will activities include “day use” of state land managed under the Haines State Forest Management Plan? **Yes** **No**

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Site Development Diagram



VICINITY MAP

Date Prepared: 01/26/2026	Applicant's Name: Heather Ozerkov
Alaska Department of Natural Resources Division of Mining, Land & Water Land Use Permit	
Site Development Diagram	
Sec(s) _____ T _____ R _____ M _____	
Sheet of	LAS #

Operations, Safety, and Environmental Standards

Guest safety, wellness, and environmental responsibility are central to our operations. Each reservation includes an in-person greeting and a comprehensive safety briefing prior to use. The use of alcohol, marijuana, and drugs is strictly prohibited during sauna sessions.

Seward Saunas adheres to a strict Leave No Trace policy. Guests are instructed on responsible site use, and all trash and waste must be removed at the conclusion of each session. Our staff conducts prompt post-use turnover to ensure the area is left clean and undisturbed.

Proposed Site Preparation

Prior to seasonal placement, we request permission to use a Wacker Neuson ET90 excavator to minimally level a small area necessary for safe sauna placement. Any work would be:

- 1) Limited strictly to the entrance immediate footprint of the units
- 2) Conducted with care to avoid unnecessary disturbance
- 3) Temporary and reversible in nature

No permanent structures or alterations are proposed.

Potential Flooding

In the event of rising water levels, flood conditions, or forecasted high-water events, Seward Saunas will promptly suspend operations and remove all mobile sauna units from the site. Because the units are fully trailer-mounted and not permanently affixed, emergency removal can be executed quickly and relocating them off-site. Monitoring of river conditions will occur throughout the season, and removal will be initiated proactively to prevent resource damage or safety risks.

Thank you in advance for your consideration!

-Seward Saunas Team