

Submitted by: Assembly Member Martinez  
Assembly Member Johnson  
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Prepared by: Assembly Counsel's Office  
(S) For reading: June 20, 2023

**ANCHORAGE, ALASKA  
AO No. 2023-70(S)**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY WAIVING OR**  
2 **MODIFYING CERTAIN PROVISIONS OF [AMENDING] ANCHORAGE**  
3 **MUNICIPAL CODE CHAPTER 16.125, TITLE 21 AND TITLE 23 TO DEFINE AND**  
4 **ESTABLISH ALLOWED [SANCTIONED] CAMPS IN THE MUNICIPALITY OF**  
5 **ANCHORAGE ON [AS] A TEMPORARY BASIS [USE TYPE], PROVIDE SITE**  
6 **REQUIREMENTS AND RESTRICTIONS, OPERATIONAL STANDARDS, A**  
7 **STREAMLINED PERMITTING PROCESS [REQUIRE A REVOCABLE PERMIT,]**  
8 **AND AUTHORIZE USE OF RELOCATABLE ANCILLARY AND TEMPORARY**  
9 **BUILDINGS AS EMERGENCY SHELTER OR TEMPORARY STRUCTURES FOR**  
10 **ALLOWED [SANCTIONED] CAMPS; AND WAIVING PLANNING AND ZONING**  
11 **COMMISSION REVIEW FOR GOOD CAUSE.**  
12

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13  
14 **WHEREAS**, Anchorage Municipal Code subsection 25.70.040A.1. prohibits  
15 camping on municipal land, and AMC section 8.45.010 prohibits trespass on both  
16 public and private land; and  
17

18 **WHEREAS**, The Municipality of Anchorage discourages the establishment of  
19 campsites where prohibited and, whenever possible, prefers indoor sheltering or  
20 housing, to protect and assist people of concern; and  
21

22 **WHEREAS**, Good site planning and management positively affect the health and  
23 well-being of a community and facilitate the safe, equitable, and efficient delivery of  
24 goods and services, and promote self-reliance and dignity, enabling an environment  
25 for livelihoods and economic inclusion; now, therefore,  
26

27 **WHEREAS**, the Municipality does not currently fund or maintain a permanent,  
28 general-population emergency shelter; and  
29

30 **WHEREAS**, it is essential to recognize that the population experiencing  
31 homelessness has a diversity of needs, including mental health and substance  
32 misuse needs, and as much as possible, those needs should be considered during  
33 the planning of **allowed [SANCTIONED]** camps, emergency shelter, and other  
34 services; and  
35

36 **WHEREAS**, the Municipality prefers alternatives to prohibited camps, provided they  
37 effectively protect and assist people of concern, and this need may be met in a  
38 transitional sense by providing for **allowed [SANCTIONED]** camps with minimal  
39 rules for health, safety and security of the occupants in temporary tents or individual  
40 shelters; and  
41

42 **WHEREAS**, **allowed [SANCTIONED]** camps of a temporary duration are an  
43 imperfect solution but should be utilized as a pathway to housing and other needed

1 supports, as they are far preferable to the unsanctioned, unsanitary, and  
2 environmentally-damaging prohibited encampments now impacting green spaces  
3 and neighborhoods throughout the Municipality; and

4  
5 **WHEREAS, allowed [SANCTIONED]** camps are not classified as shelters; and

6  
7 **WHEREAS,** the Assembly's goal is to have **allowed [SANCTIONED]** camps begin  
8 operations and accepting residents in July 2023 to immediately begin ameliorating  
9 and mitigating the impacts and effects of prohibited camping on the residents and  
10 visitors of the Municipality, necessitating haste and justifying waiver of Planning and  
11 Zoning Commission review under AMC section 21.03.210; **and**

12  
13 **WHEREAS, the Assembly passed and approved AR 2023-182(S-1), As**  
14 **Amended, at its June 6 regular meeting which in Section 5 supports bringing**  
15 **forward an ordinance to temporarily waive any Title 21 and Title 23**  
16 **requirements which would hinder the usage of temporary structures on**  
17 **impermanent foundations in allowed camps; and**

18  
19 **WHEREAS, AR 2023-188(S-1) also reduced the number of proposed sites for**  
20 **allowed camps from five to one, vacant land at 40<sup>th</sup> Avenue and Denali Street,**  
21 **the former National Archives site, and requested groups “work collaboratively**  
22 **with the Municipality to make this pilot allowed camp site successful”;** now,  
23 therefore

24  
25 **THE ANCHORAGE ASSEMBLY ORDAINS:**

26  
27 **Section 1. Anchorage Municipal Code Title 16 provisions that would govern**  
28 **the allowed camps described in this section, if any, are hereby waived as**  
29 **necessary and reasonable for such uses until December 1, 2023. This section**  
30 **shall govern the operation requirements and standards for allowed camps as**  
31 **defined herein, and the procedures for the Anchorage Health Department’s**  
32 **review and approval of an operations plan as part of an application for a permit**  
33 **under Section 2. There are no changes to current text of Anchorage Municipal**  
34 **Code chapter 16.125 by this ordinance. Deletions indicated below are to this**  
35 **ordinance and not to current Code. [is hereby amended to read as follows (the**  
36 **remainder of the section is not affected and therefore not set out):]**

37  
38  
39 **[Chapter 16.125 – HOMELESS AND TRANSIENT SHELTER AND**  
40 **SANCTIONED CAMP LICENSING AND PERMITTING**

41  
42 **16.125.001 – Purpose and intent.**

43  
44 **‘The purpose of this chapter is to establish minimum standards of care**  
45 **and operation for homeless shelters and sanctioned camps in the**  
46 **municipality, enable and maintain data collection and monitoring of the**  
47 **homeless population, to maintain appropriate oversight in order to**  
48 **provide individuals and families experiencing homelessness with the**  
49 **care and services needed, and mitigate impacts of neighboring**  
50 **residents, businesses, property owners and the users of the shelters**  
51 **and camps. The requirements of this chapter are not intended to be**

1 ~~overly burdensome on homeless shelter and sanctioned camp~~  
2 ~~operators. The intent of the assembly is to permit homeless and~~  
3 ~~transient shelters, and sanctioned camps to locate and operate with as~~  
4 ~~much autonomy as is reasonably allowable. This chapter is intended to~~  
5 ~~specifically detail the Municipality's commitments to the success of~~  
6 ~~shelter and sanctioned camp operations.~~

7  
8 ~~(AO No. 2021-55(S-1), § 1, 6-22-21)~~

9  
10 ~~16.125.005 – Powers of the department.~~

11  
12 ~~A. The powers of the department include, but are not limited to:~~

- 13 ~~1. Licensing and monitoring for compliance homeless and~~  
14 ~~transient shelters and sanctioned camps in all areas of the~~  
15 ~~municipality.~~
- 16 ~~2. Coordinating and developing policies, programs, and~~  
17 ~~planning related to licensure and operation of homeless~~  
18 ~~and transient shelters and sanctioned camps regulated by~~  
19 ~~this chapter.~~
- 20 ~~3. Publishing and adopting guidance consistent with the~~  
21 ~~provisions of this chapter and supportive to facilitate~~  
22 ~~compliance and the quality of shelter and sanctioned camp~~  
23 ~~services regulated by this chapter.~~
- 24 ~~4. Publishing and adopting rules and regulations reasonable~~  
25 ~~and necessary to carry out the purposes and provisions of~~  
26 ~~this chapter.~~
- 27 ~~5. Entering into contracts and agreements necessary to carry~~  
28 ~~out the functions, powers, and duties of the department~~  
29 ~~under this chapter.~~
- 30 ~~6. Investigating shelters, sanctioned camps, applicants,~~  
31 ~~administrators, caregivers, licensees, employees of~~  
32 ~~licensees, individuals associated with licensees, and other~~  
33 ~~persons for compliance with this chapter, including such~~  
34 ~~persons or entities the department reasonably believes are~~  
35 ~~operating a shelter or camp with or without a license or~~  
36 ~~who may be in violation of this chapter.~~
- 37 ~~7. Enforcing requirements of this chapter.~~

38  
39 ~~(AO No. 2021-55(S-1), § 1, 6-22-21)~~

40  
41 ~~16.125.010 – License or permit required.~~

42  
43 ~~A. A homeless and transient shelter and a sanctioned camp may not~~  
44 ~~operate within the municipality after January 1, 2023 unless it has~~  
45 ~~obtained the applicable homeless and transient shelter or~~  
46 ~~sanctioned camp license or provisional license from the~~  
47 ~~municipality for the premises and the license remains in~~  
48 ~~conformity with the provisions of this chapter. Upon approval by~~  
49 ~~the assembly, the director will issue the following [HOMELESS~~  
50 ~~AND TRANSIENT SHELTER] licenses and permits under this~~  
51 ~~chapter:~~



1 based organization, not-for-profit organization, or government unit.  
2 **Allowed [Sanctioned]** camps are a form of humanitarian settlements  
3 where people reside and can receive centralized protection,  
4 humanitarian assistance, and other services from the municipality and  
5 other humanitarian service providers. They are not meant to be a  
6 substitute for emergency overnight congregate or non-congregate  
7 shelter or housing. Existing permanent structures or buildings in the  
8 **allowed [sanctioned]** camp area may not be used for overnight  
9 sheltering, but may be used to provide amenities or support services  
10 to the residents.

11  
12 **B. An allowed [permit for a sanctioned] camp requires an operations**  
13 **plan approved by the director of the Anchorage Health**  
14 **Department. The director's approval is a discretionary [is an]**  
15 **administrative decision. For purposes of this Section 1 of the**  
16 **ordinance, "director" shall mean the director of the Anchorage**  
17 **Health Department. [at the discretion of the assembly. There is**  
18 **no right to a permit, it is a privilege and shall be revocable by the**  
19 **director or the assembly at any time.]**

20  
21 **II. [16.125.210-] Purpose of allowed [sanctioned] camps.**

22  
23 The purpose of sections 16.125.200 - .250 is to establish minimum standards  
24 of site selection and operation for emergency housing facilities known as  
25 **allowed [sanctioned]** camps to address the lack of homeless shelters and  
26 other temporary sheltering in the municipality, to enable and maintain data  
27 collection and monitoring of the unhoused population and low barrier users,  
28 to maintain appropriate oversight to provide individuals and families  
29 experiencing homelessness with the care and services needed and mitigate  
30 impacts on neighboring residents, businesses, property owners and the  
31 users of the shelters. The requirements of these sections are intended to  
32 promote community trust while establishing manageability for **allowed**  
33 **[sanctioned]** camp operators. The assembly intends to permit **allowed**  
34 **[sanctioned]** camps to locate and operate within a framework consistent with  
35 existing municipal code and best practices of temporary and emergency relief  
36 responses.

37  
38 **III. [16.125.220-] Application procedures and applicable standards.**

39  
40 **A. An applicant for any new **allowed [sanctioned]** camp permit must  
41 submit to the **planning department** director an application **and**  
42 **operations plan per Section 2.B. of this ordinance. [on a form**  
43 **prescribed by the director, and which shall provide all**  
44 **information necessary to ensure that the applicant complies with**  
45 **the standards in this chapter. If the applicant is also required to**  
46 **apply for a land use permit under title 21 then it may be**  
47 **concurrent with this application, and the Title 21 application shall**  
48 **be submitted to the planning department. The planning director**  
49 **shall submit a report and decision on the Title 21 application to**  
50 **the health department director, whom shall include it with the**  
51 **assembly.] Required information for the operations plan includes,****

1 but is not limited to, that **needed to determine compliance with this**  
2 **section and information** required by subsections 16.125.040A.1., 2.,  
3 **3., 5., 9., 10., 11., 13., 14., 15., 16., and 17.** If the applicant is the  
4 **municipality, the director shall require a different division within the**  
5 **department to be the applicant exclusive of the division staff that**  
6 **review the **operations plan submitted [application].****  
7

8 **B. An allowed [sanctioned] camp may [shall], whether through**  
9 **community assistance or direct funding, make the following services**  
10 **for individuals available and describe how provided in the**  
11 **operations[ing] plan:**

12 1. **[regular clinical and support services as determined by the**  
13 **needs of the population staying at each camp.]**

14 **[2.] Potable water.**

15 **2[3]. Sanitation collection.**

16 **[4. Harm reduction, including sharps containers and**  
17 **Narcan.]**

18 **3[5]. Food.**

19 **4[6]. Gathering space.**

20 **5[7]. Accessible by **case management services and** all providers,**  
21 **i.e., an open campus.**

22 **6[8]. Security, to include adequate fencing to protect campers from**  
23 **wildlife and other dangers, and an access plan, including**  
24 **established entry and exit points.**

25 **7[9]. Action and mitigation-oriented good neighbor agreement**  
26 **between providers and nearby community councils.**

27 **8[10]. If residents are to bring their own tents, s[S]tructural**  
28 **support for tents, including wooden pallets or other platforms**  
29 **to allow tents to be off the ground and adequate rain**  
30 **protection.**

31 **9[11]. Fire **extinguishers approved by the fire department****  
32 **[suppression devices].**

33 **10. Other services or amenities proposed by the applicant.**

34 **[12. The amenities and standards required of sanctioned**  
35 **camps by title 21, subsection 21.05.080B.3.e.]**

36  
37 **C. If they are included in the target and eligible resident population, areas**  
38 **shall be designated as appropriate specifically for women, families**  
39 **with children, or other vulnerable populations.**  
40

41 **D. When the director receives **the operations plan for an allowed [an****  
42 ****application for a sanctioned]camp permit from the planning****  
43 ****department,** the director shall expedite review and [.]as soon as is**  
44 **practicable determine if it is complete. The director may confer**  
45 **informally with the applicant to bring the **operations plan****  
46 ****[application]to completion. When complete, the director shall give****  
47 **written notice to the applicant. **The director may approve the****  
48 ****operations plan, approve with required modifications, or reject it.****  
49 ****The director may recommend modifications to the applicant and****  
50 ****on assent incorporate into the operations plan prior to approval.****  
51 ****The director shall produce a written report of its review of the****

1 operations plan and forward it to the planning director. [and shall  
2 provide for mailed, posted, published, and community council  
3 notice in the manner required by AMC section 21.03.020H. at least  
4 fourteen (14) days before the assembly meeting at which a public  
5 hearing and decision on the permit is scheduled by the chair of  
6 the assembly. Introduction of the assembly resolution at a prior  
7 meeting is not required. The notice shall direct that public  
8 comments may be sent to the director or to the assembly. At least  
9 ten days before the public hearing, the director shall submit a  
10 proposed resolution for assembly consideration of the  
11 sanctioned camp permit with the director's report and  
12 recommendation, the application, and the planning departments  
13 report and decision on any Title 21 permit application. The  
14 director may supplement the resolution packet with public  
15 comments received by submitting an informational  
16 memorandum to the municipal clerk no later than the day before  
17 the assembly meeting. After holding a public hearing, the  
18 assembly shall approve, approve conditionally, approve with  
19 modifications, or deny the application. If the sanctioned camp  
20 permit is denied by the assembly, the corresponding Title 21  
21 permit shall become void.]

22  
23 IV. [16.125.230 –] Fees, reduction of development fees.

24  
25 A. The application fee is \$25.

26 B. Upon approval of the director, an **allowed [sanctioned]**camp permit  
27 **applicant[tee]** is eligible for discounted development fees in  
28 accordance with section 16.125.080.

29 C. An **allowed [sanctioned]**camp may make the following services  
30 available and if one or more are provided shall be eligible for municipal  
31 fee relief as described in section 12.35.055 by application to and  
32 decision by the municipal manager.

33 1. Drainage

34 2. Electricity

35 3. Wi-fi or other internet accessibility

36  
37 V. [16.125.040 –] Request for [T]ermination or revocation of allowed  
38 [sanctioned]camp permit.

39  
40 If the director finds the operations of the permitted allowed camp is in  
41 violation of the approved operations plan, or grounds for immediate  
42 termination or a noticed revocation process set out in Section 2.E. of  
43 this ordinance, the director may request the planning department  
44 commence termination or revocation.

45  
46  
47 [A. — If the sanctioned camp permittee fails to take action against a  
48 resident who violates the terms and conditions of its permit, it  
49 may result in immediate termination of the permit. If the  
50 municipality learns of acts of violence by residents of the  
51 sanctioned camp and the permittee has not adequately





1 Section 2[3]. Anchorage Municipal Code Title 21 provisions that would  
2 govern the allowed camps use described in this section are hereby waived as  
3 necessary and reasonable for such uses until December 1, 2023. Instead this  
4 section shall govern the land use regulation for allowed camps.

5  
6 Any site which would otherwise require a Conditional Use Permit for a  
7 homeless and transient shelter or a transitional living facility may, upon filing  
8 of a complete application, be granted a temporary permit under this ordinance  
9 Section 2 in lieu of a Conditional Use Permit by the director of the Planning  
10 Department (“director” in this Section 2). Where a transitional living facility  
11 would be permitted by right, the site must be granted a temporary permit  
12 under this ordinance for an allowed camp only if the operations plan is  
13 approved by the health department director. The application must contain the  
14 content and information sufficient to determine it complies with this section  
15 in order to be considered complete and eligible for a permit:

16  
17 A. Allowed camps. An allowed camp has the meaning as defined in  
18 Section 1 of this ordinance. A permit approved by the director  
19 under the procedures of this ordinance is required. A mobile  
20 home, motor home, temporary structure on an impermanent  
21 foundation, a permanent structure existing prior to the allowed  
22 camp application, or a relocatable ancillary building may be used  
23 for communal amenities or to provide administrative space or  
24 support services for the residents of the allowed camp. The  
25 following standards and restrictions apply:

26 1. Subject to the director’s approval that the site plan and  
27 operations plan demonstrate compatibility with the  
28 character of the neighboring lots and district, allowed  
29 camps may be issued in any zoning district where  
30 homeless and transient shelters or transitional living  
31 facilities are allowed by right or by conditional use.  
32 Permits under this ordinance may be issued in other  
33 zoning districts, including the Girdwood area (AMC ch.  
34 21.09) and Chugiak-Eagle River area (AMC Ch. 21.10) only  
35 with approval of the Assembly.

36  
37 2. Shall be located on vacant lots, parking lots, or other open  
38 spaces with minimal trees or significant vegetation in the  
39 core of the living area, allowing clear sight lines across a  
40 majority of the entire campsite. They shall not be located  
41 within densely wooded areas, public trails, greenbelts,  
42 children’s playgrounds, or rights of way with grading and  
43 fill or more development.

44  
45 3. The proposed site must be sufficient in size to  
46 accommodate the temporary housing and necessary on-  
47 site facilities and amenities, including, but not limited to,  
48 the following:

49 a. Sanitary portable toilets in the number required by  
50 the director for the population of the allowed camp.  
51 If portable toilets are used they shall be placed to

- 1 minimize odor impacts on adjacent properties.
- 2 **b.** Hand washing stations by the toilets and by the food
- 3 areas.
- 4 **c.** In lieu of a. and b. above, a temporary structure with
- 5 water and sewer connections or on-site systems
- 6 compliant with Title 23 (Section 3 of this ordinance)
- 7 providing toilet and bathing facilities may be
- 8 provided.
- 9 **d.** Refuse receptacles for trash, recycling, and
- 10 garbage.
- 11 **e.** Perimeter fencing including established entry and
- 12 exit points.
- 13
- 14 **4.** No new permanent foundations will be constructed on site
- 15 for the allowed camp.
- 16
- 17 **5.** Shall be within a quarter (1/4) mile of a bus stop with seven
- 18 (7) days per week service, whenever possible. If not
- 19 located within a quarter (1/4) mile of a bus stop, the
- 20 applicant must demonstrate the ability for residents to
- 21 access the nearest public transportation stop (such as
- 22 shuttle buses) or that the intended residents of the camp
- 23 are to have independent modes of transportation.
- 24
- 25 **6.** No more than sixty (60) residents shall be allowed at an
- 26 allowed camp, excluding an administrator, staff and
- 27 support services personnel. The director may establish a
- 28 lower limit to the number of residents as site conditions
- 29 dictate.
- 30
- 31 **7.** The following separation distance restrictions apply:
- 32 **a.** Permitted allowed camps for more than 45 persons
- 33 shall be located at least five hundred (500) feet from
- 34 all the following uses:
- 35 **i.** other allowed camps.
- 36 **ii.** marijuana establishments
- 37 **iii.** premises with a beverage dispensary license.
- 38 **iv.** premises containing uses where children are
- 39 not allowed are defined in AMC Section
- 40 10.40.050.
- 41 **v.** correctional institutions.
- 42 **b.** Except for allowed camps limited to families with
- 43 children or women, low barrier allowed camps shall
- 44 be at least five hundred (500) feet from all the
- 45 following uses:
- 46 **i.** schools.
- 47 **ii.** playgrounds.
- 48 **iii.** child care centers.
- 49 **iv.** community centers.
- 50 **v.** neighborhood recreation centers.
- 51 **c.** The separation distances above for permitted

allowed camps for 45 or fewer persons shall be four hundred (400) feet.

d. The separation distance herein shall be measured by the shortest practicable pedestrian route from the nearest access point in the perimeter fencing of the proposed allowed camp to:

i. The closest lot line of a school (for applicants exempted from 2.b. above), child care center, community center, neighborhood recreation center;

ii. The edge of a playground or athletic field (including abutting parking lots); and

iii. A main public entrance of the building containing any other use listed above.

8. Separation aisles of at least six feet (6') shall be maintained for gurney and firefighter access and at least six feet (6') separation shall be maintained from fences and property lines. The separation between individual units on the site shall be ten feet (10') of space between tents or temporary small structures in numbered areas unless otherwise required by the director or Fire Department.

9. Additional requirements may be imposed by the Director in order to mitigate the impacts of the allowed camp operations on adjacent uses, consistent with the intent to provide allowed camps expressed in this ordinance.

B. Application procedure. Applications for a permit under this ordinance shall be submitted to the director on a form supplied by the department. The application must contain the content and information sufficient to determine it complies with this section and include an operations plan per Section 1 of this ordinance in order to be considered complete.

1. The director shall forward the operations plan submitted by the applicant to the health department director as soon as practicable. If the health department director rejects the operations plan for the allowed camp, the planning director shall deny the permit.

2. The director shall provide for a 10-day public comment period before rendering a decision on the complete application. Notice shall be provided, at a minimum, by publishing in the manner described in AMC 21.03.020H.4., posting on the proposed site in the manner described in AMC 21.03.020H.5., and e-mail to the Federation of Community Councils for forwarding to all community councils. The 10-day period commences the day after publishing the notice.

C. Permit to be posted on-site. Upon issuance, the permit shall immediately be posted on-site at a conspicuous location

1 available for reading by the general public. The posted permit  
2 shall include the hours of operation, contact information for  
3 questions or concerns, and the following appeal information:

4 Any owner of property within 500 feet from this site may  
5 appeal the grant of the permit by filing a written notice of  
6 appeal with the Municipality's Administrative Hearing  
7 Officer (Suite 740, City Hall, 907-343-4535) within 7  
8 calendar days of issuance or posting of the permit,  
9 whichever is later. No late-filed appeals will be accepted.

10  
11 **D.** All issued permits will immediately be posted on the  
12 Municipality's website at  
13 <https://www.muni.org/CityViewPortal/Planning/Locator> and shall  
14 not be considered issued until so posted. Any owner of property  
15 within 500 feet of a site permitted under this ordinance may  
16 appeal the grant of the permit by filing a written notice of appeal  
17 with the Administrative Hearing Officer within 7 calendar days of  
18 issuance of the permit or on-site posting, whichever is later. No  
19 late-filed appeals will be accepted. The Administrative Hearing  
20 Officer shall conduct an informal hearing under AMC Title 14  
21 (Administrative enforcement) within 5 days of receipt of the  
22 appeal. For purposes of adjudication, the Administrative Hearing  
23 Officer shall use Title 14 (Administrative Enforcement) and treat  
24 the permit as if granted under AMC 21.03.080 (Conditional uses).

25  
26 **E.** Violations of permit. Permit violations will be treated as  
27 violations under Title 21 or Title 16, as if the permit were a  
28 conditional use permit issued under AMC 21.03.080 (Conditional  
29 uses). Accordingly, and without limitation on other  
30 enforcement options, Land Use Enforcement shall have  
31 jurisdiction to investigate complaints and issue enforcement  
32 orders and take other appropriate action in accordance with  
33 Chapter 21.14 (Enforcement), and the Anchorage Health  
34 Department may investigate and issue enforcement orders in  
35 accordance with Section 1 of this ordinance and Title 16 (Health).  
36 If the health department director requests termination or  
37 revocation commence, the director shall do so in accordance  
38 with this subsection. A permit may be revoked as follows:

39 **1.** If the allowed camp permittee fails to take action against a  
40 resident who violates the terms and conditions of its  
41 permit, it may result in immediate termination of the permit  
42 by the director. If the municipality learns of acts of violence  
43 by residents of the allowed camp and the permittee has not  
44 adequately addressed the situation to protect residents  
45 and neighbors, the permit may be immediately terminated  
46 by the director. The director may immediately suspend or  
47 terminate a permit if circumstances exist that pose an  
48 imminent danger to life or safety of the residents or  
49 neighbors.

50  
51 **2.** Upon determination that there are grounds for revocation

1 or grounds other than in Section E.1. for immediate  
 2 termination, the director may give written notice to the  
 3 permit holder describing the alleged violation. Within  
 4 seven (7) days of the mailing of notice of violation, the  
 5 permit holder shall show cause why the permit should not  
 6 be revoked. At the end of the seven (7) day period, the  
 7 director shall sustain or revoke the permit. When a permit  
 8 is revoked, the director shall notify the permit holder by  
 9 first class and certified mail of the revocation and the  
 10 findings upon which revocation is based. Appeals from the  
 11 director's decision to revoke a permit may be filed with the  
 12 director and heard by the administrative hearings office.  
 13 Grounds for revocation include:

- 14 a. There has been a violation of any approval criteria  
 15 or condition of application.  
 16 b. The number of available shelter beds within the  
 17 municipality make continued operations of the  
 18 allowed camp unnecessary.

- 19  
 20 F. Any permit granted under this ordinance shall automatically  
 21 expire no later than December 1, 2023. Expiration of the permit  
 22 does not relieve the permittee from any obligations under the  
 23 permit, including as to litter and site restoration, until released in  
 24 writing by the Director. No permits under this ordinance shall be  
 25 granted after September 1, 2023.

26  
 27 ~~[section 21.05.080 is hereby amended to read as follows (the remainder of the~~  
 28 ~~section is not affected and therefore not set out):~~

29  
 30 ~~21.05.080 – Temporary uses and structures.~~

31  
 32 ~~A. Purpose. This section allows for the establishment of certain~~  
 33 ~~temporary uses of limited duration, provided that such uses do~~  
 34 ~~not negatively affect adjacent properties or municipal facilities,~~  
 35 ~~and provided that such uses are discontinued upon the~~  
 36 ~~expiration of a set time period. The construction or alteration of~~  
 37 ~~any permanent building or structure is not considered a~~  
 38 ~~temporary use.~~

39 ~~B. General temporary use standards.~~

40 ~~1. Required permits. All temporary uses shall obtain any~~  
 41 ~~permits required by other municipal departments, such as~~  
 42 ~~the clerk's office, the health department, the building~~  
 43 ~~safety department, or the police department.~~

44 ~~2. Uses allowed. Except as specified below, any use allowed~~  
 45 ~~in a district, pursuant to Table 21.05-1, Table 21.09.050-1,~~  
 46 ~~or Table 21.10-4, is allowed on a temporary basis in that~~  
 47 ~~district. Such temporary uses shall comply with the~~  
 48 ~~requirements of subsection D. below. Any such temporary~~  
 49 ~~use that is established for more than the allowed time limit~~  
 50 ~~as determined in subsection 21.05.080D.3. shall be~~  
 51 ~~considered a permanent use and shall make all~~

improvements required by this title.

3. ~~Other uses and structures allowed.~~ The following temporary uses and structures shall be allowed in any zoning district or as specified below, in accordance with the standards of this section.

\*\*\*                      \*\*\*                      \*\*\*

e. ~~Sanctioned camps.~~ A sanctioned camp has the meaning as defined in section 16.125.200 of this code. An administrative permit approved by the director is required. Notwithstanding Title 23, a mobile home, motor home, temporary structure on an impermanent foundation, a permanent structure existing prior to the sanctioned camp application, or a relocatable ancillary building may be used for communal amenities or to provide support services for the residents of the sanctioned camp. The following standards apply:

i. ~~Subject to the director's approval that the site plan and operations plan demonstrate compatibility with the character of the neighboring lots and district, sanctioned camps shall be allowed on a lot or adjacent lots in the R-3, R-3A, R-4, R-4A, B-3, I-1, DR, PLI, and TA districts in the Anchorage bowl, in the gC-1, gC-2, gC-4, gC-6, gC-9, gC-10, gl-1, gl-2, GOS, GD and GRR districts in the Girdwood area, and in the CE-R-2M, CE-R-5, CE-R-5A, CE-B-3, CE-I-1, CE-I-3, CE-DR, CE-PLI, and CE-TR districts in the Chugiak-Eagle River area.~~

ii. ~~Shall be located on vacant lots, parking lots, or other open spaces with minimal trees or significant vegetation in the core of the living area, allowing clear sight lines across a majority of the entire campsite. They shall not be located within densely wooded areas, public trails, greenbelts, children's playgrounds, or rights of way with grading and fill or more development.~~

ii. ~~The proposed site must be sufficient in size to accommodate the temporary housing and necessary on-site facilities, including, but not limited to, the following:~~

(A) ~~Sanitary portable toilets in the number required by the director for the population of the sanctioned camp. Portable toilets shall be placed to minimize odor impacts on adjacent properties.~~

(B) ~~Hand washing stations by the toilets and by the food areas;~~

- 1 ~~(C) in lieu of (A) and (B), a temporary~~  
2 ~~structure with water and sewer~~  
3 ~~connections providing bathrooms may~~  
4 ~~be provided.~~  
5 ~~(D) Refuse receptacles for trash, recycling,~~  
6 ~~and garbage; and~~  
7 ~~(E) perimeter fencing including~~  
8 ~~established entry and exit points.~~  
9 ~~iii. No permanent structures will be constructed~~  
10 ~~for the sanctioned camp.~~  
11 ~~iv. No more than sixty (60) residents shall be~~  
12 ~~allowed at a sanctioned camp, excluding an~~  
13 ~~administrator, staff and support services~~  
14 ~~personnel. The director may establish a lower~~  
15 ~~limit to the number of residents as site~~  
16 ~~conditions dictate.~~  
17 ~~v. Shall be within a quarter (1/4) mile of a bus~~  
18 ~~stop with seven (7) days per week service,~~  
19 ~~whenever possible. If not located within a~~  
20 ~~quarter (1/4) mile of a bus stop, the applicant~~  
21 ~~must demonstrate the ability for residents to~~  
22 ~~access the nearest public transportation stop~~  
23 ~~(such as shuttle buses) or that the intended~~  
24 ~~residents of the camp are to have~~  
25 ~~independent modes of transportation.~~  
26 ~~vi. Approved sanctioned camps shall be located~~  
27 ~~at least one thousand (1,000) feet from all the~~  
28 ~~following uses:~~  
29 ~~(A) other sanctioned camps.~~  
30 ~~(B) marijuana establishments~~  
31 ~~(C) premises with a beverage dispensary~~  
32 ~~license.~~  
33 ~~(D) premises containing uses where~~  
34 ~~children are not allowed are defined in~~  
35 ~~AMC Section 10.40.050.~~  
36 ~~(E) correctional institutions.~~  
37 ~~vii. Except for sanctioned camps limited to~~  
38 ~~families with children or women, shall be at~~  
39 ~~least one thousand (1,000) feet from all the~~  
40 ~~following uses:~~  
41 ~~(A) schools.~~  
42 ~~(B) playgrounds.~~  
43 ~~(C) child care centers.~~  
44 ~~(D) community centers.~~  
45 ~~(E) neighborhood recreation centers.~~  
46 ~~viii. Separation aisles of at least six feet (6') shall~~  
47 ~~be maintained for gurney and firefighter~~  
48 ~~access and at least six feet (6') separation~~  
49 ~~shall be maintained from fences and property~~  
50 ~~lines. The separation between individual units~~  
51 ~~on the site shall be ten feet (10') of space~~

~~between tents or temporary small structures in numbered areas unless otherwise required by the director or Fire Department.~~

~~ix. The director's report and approval shall be forwarded to the health department director at least fourteen days before the assembly's consideration of of a sanctioned camp permit application under chapter 16.125. If the assembly denies the Chapter 16.125 permit application, the administrative permit approved under this subsection shall become void.~~

~~f. Other allowed temporary uses.~~

~~i. Up to nine one-day garage/yard sales per year per dwelling unit.~~

~~ii. Gatherings of less than 100 people, such as block parties, nonprofit bazaars, and fundraisers.~~

~~iii. Temporary uses that occur wholly within an enclosed permanent building.~~

~~iv. Frame-supported, arch-supported, or inflated tension fabric or membrane structures, fabricated off-site and assembled on-site, and typically used for garages, sheds, warehouses, or temporary or permanent shelters for automobiles, boats, or other items, shall be allowed for 30 days within a 12-month period in all residential districts.~~

~~v. In the PLI district, temporary licensed commercial uses and associated temporary structures, for not more than 90 days total duration within a 12 month period. The temporary use may be in operation 90 continuous days or any combination of days in intermittent operation. This provision does not apply to the use of construction trailers on an active construction project.~~

~~\*\*\*~~                      ~~\*\*\*~~                      ~~\*\*\*~~

~~D. General requirements for all temporary uses and structures. All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this title:~~

~~1. The temporary use or structure shall not have substantial adverse or noise impacts on nearby residential neighborhoods.~~

~~2. The temporary use shall comply with all applicable general and specific regulations of this section unless otherwise expressly stated.~~

~~3. Unless otherwise stated in this title, temporary uses in~~



~~residential districts shall last no longer than 90 days. Temporary uses in nonresidential districts shall last no longer than 180 days, with a possible 180-day extension, in accordance with AMC 23.10.104.~~

- ~~4. All temporary signs associated with the temporary use or structure shall be removed when the activity ends.~~
- ~~5. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.~~
- ~~6. The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health department permits.~~
- ~~7. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, stream protection setbacks, wetlands, areas of slope greater than 20 percent, and required landscaping.~~
- ~~8. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movement, pedestrian circulation, or parking space availability.~~
- ~~9. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property.~~
- ~~10. Off-street parking shall be adequate to accommodate the proposed temporary use.~~
- ~~11. Applications for temporary structures to be located in or near the 100-year floodplain shall be in accordance with subsection 21.03.090, Flood Hazard Permits.~~

~~(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)]~~

**Section 3. Anchorage Municipal Code section 23.10.104 is hereby amended to add a new subsection to read as follows:**

**23.10.104.16 Shelter Units Located in Allowed Camps.**

**Shelter units located within Allowed Camps, excluding common fabric tents typically available at retailers rated by the manufacturer for 4 persons or less, may be set up without obtaining a building permit and certificate of occupancy under the following restrictions and requirements:**

- A. Sleeping units shall not exceed 100 square feet gross floor area.**
- B. Hygiene and community units shall not exceed 800 square feet**

- 1 gross floor area.
- 2 a. Exception: Units meeting the requirements of Relocatable
- 3 Ancillary Buildings under AMC 23.95 may exceed this limit.
- 4 C. Units shall be capable of supporting 25 psf snow load and be
- 5 able to resist the wind design load for the location.
- 6 D. Units shall be restrained to resist wind load. The attachment
- 7 shall be designed by an Alaska licensed civil or structural
- 8 engineer.
- 9 E. Wall/roof panel finish material shall be tested in accordance
- 10 with ASTM E84 and the flame spread shall not exceed 200 and
- 11 the smoke developed index shall not exceed 450 (Class C finish
- 12 material).
- 13 F. Units shall be located and arranged to allow for emergency
- 14 responder access and snow removal.
- 15 a. A minimum clear space of 5 feet shall be provided on sides
- 16 subject to snow shedding.
- 17 b. A minimum clear space of 10 feet shall be provided in front
- 18 (on the door side) of each unit.
- 19 c. Units may be located adjacent to each other forming clusters
- 20 with up to 8 units per cluster. Clusters of units shall be
- 21 located 10 feet minimum from permanent structures,
- 22 property lines, support structures and other clusters.
- 23 G. The accumulation of trash, combustibles, and other
- 24 obstructions shall not be allowed in the required clear space.
- 25 H. Units and the required clear space shall be maintained free from
- 26 the accumulation of snow and ice. Snow shall not be allowed to
- 27 accumulate on the unit.
- 28 I. Electrical permit required:
- 29 a. A licensed electrical contractor shall obtain a permit to
- 30 provide electrical service and/or connection to the unit(s).
- 31 The electrical connection shall consist of an approved
- 32 flexible cord, attachment cap and receptacle approved for
- 33 the location.
- 34 b. The unit shall comply with the National Electrical Code as
- 35 noted by NEC 550.4 (A). A code compliance inspection shall
- 36 be performed, and necessary corrections made before power
- 37 is connected. A licensed electrical contractor shall obtain a
- 38 permit and make the correction. The permit for providing
- 39 electrical service and/or connection may include the
- 40 corrections when performed by the same contractor.
- 41 c. Installations involving more than one unit require an
- 42 electrical design sealed by an Alaska licensed electrical
- 43 engineer.
- 44 J. Occupants shall have access to on-site toilet and bathing
- 45 facilities.
- 46 K. If the unit is connected to a water supply or wastewater system,
- 47 a licensed plumbing contractor shall obtain a retrofit permit and
- 48 perform the work. A public water supply shall be isolated by a
- 49 reduced pressure backflow assembly.

- 1           **L. If the unit is to be connected to a natural gas or propane**  
 2           **supply, a retrofit permit shall be obtained by one of the**  
 3           **following:**  
 4           **a. A licensed plumbing contractor, or**  
 5           **b. A licensed mechanical contractor that employs a licensed**  
 6           **plumber or gas fitter.**  
 7           **M. Service equipment located adjacent to vehicle lanes shall be**  
 8           **protected with bollards or other substantial barrier.**  
 9           **N. Units shall comply with fire code and operational processes as**  
 10           **determined by the fire marshal. These include, but are not**  
 11           **limited to:**  
 12           **a. An Anchorage Fire Department (AFD) approved, currently**  
 13           **serviced fire extinguisher shall be located inside the unit.**  
 14           **b. Propane tanks shall be protected from vehicle impact and**  
 15           **shall be located in accordance with the fire code.**  
 16           **c. Unit locations shall not impact fire lanes or emergency**  
 17           **vehicle access to the units or nearby structures.**  
 18  
 19           **O. Units that do not meet all restrictions and requirements listed**  
 20           **in items A. through M. shall require a building permit in**  
 21           **accordance with this code.**

22  
 23  
 24 **Section 4.** Anchorage Municipal Code chapter 23.95 is hereby amended to read  
 25 as follows:

26  
 27           **Chapter 23.95 - RELOCATABLE ANCILLARY BUILDINGS [1997**  
 28           **EDITION]**

29  
 30           **23.95.100 Building permit: Exemption.**

31  
 32           Relocatable ancillary buildings, which meet the requirements of section  
 33           23.95.200 qualify for a building permit. Relocatable ancillary buildings are  
 34           exempt from the requirements of section 23.10.101.9, Moved buildings, and  
 35           section 23.10.104.3, Temporary structures of the Anchorage Administrative  
 36           Code, or any successor or local amendment thereto.

37  
 38           (AO No. 2020-85, § 1, 10-27-20)

39  
 40           **23.95.200 Requirements for building permit.**

41  
 42           A relocatable ancillary building which meets all of the following  
 43           requirements qualifies for a building permit:

- 44           A. The relocatable ancillary building shall comply with the provisions of  
 45           the technical codes for new buildings or structures relating to fire,  
 46           building and life safety concerns and are current as of the date of the  
 47           building plan review, except the relocatable ancillary building is not  
 48           required to have:  
 49           1. Plumbing facilities;  
 50           2. Water service;  
 51           3. Permanent foundation;

- 1                   4.     Active fire alarm system, provided the relocatable ancillary  
2                   building is less than 1,000 square feet in size and has at least  
3                   two exit doors;  
4                   5.     Fire sprinkler system; or  
5                   6.     Accessibility for the disabled, provided another structure  
6                   available on the site for a fundamentally similar purpose or  
7                   [SIMILAR EDUCATION] program is offered and [IN THE  
8                   PERMANENT BUILDING] accessible to the disabled.
- 9                   B.     The relocatable ancillary building must be secured to prevent  
10                  overturning or sliding by lateral forces, including wind, and to minimize  
11                  movement during seismic activities.
- 12                  C.     A plan for the proposed location of the relocatable ancillary buildings  
13                  shall be approved by the municipal Fire Department and the  
14                  Development Services Department.
- 15                  D.     An electrical permit and reinspection for the relocatable ancillary  
16                  building is required following each relocation thereof.
- 17                  E.     A plumbing permit and reinspection for any relocatable ancillary  
18                  building having plumbing facilities or water service is required  
19                  following each relocation thereof.

20  
21                  (AO No. 2020-85, § 1, 10-27-20)

22  
23                  **23.95.300    Definitions.**

24  
25                  [A.] A [R]elocatable ancillary building shall meet one of the following  
26                  definitions:

- 27                  A.     [-] A[A] publicly or privately owned moveable educational  
28                  classroom or support facility meeting the Group E occupancy  
29                  definition of the Building Codes contained in Title 23 and  
30                  constructed for multi-year use in conjunction with one or more  
31                  publicly or privately owned permanent building and which  
32                  meets all of the following criteria:
- 33                          1.     Is a public or private educational facility which serves a  
34                          public education purpose;  
35                          2.     Is ancillary to a permanent building and serves the same  
36                          general purpose and function as the permanent building;  
37                          3.     Is located in close proximity to the permanent building;  
38                          and  
39                          4.     Is used as a classroom for students who have access to  
40                          the plumbing facilities and water service of the permanent  
41                          building or is used as a storeroom solely for classroom  
42                          supplies.
- 43                  B.     A publicly owned moveable facility designated as an  
44                  emergency shelter under section 16.120.040, when the  
45                  emergency shelter plan has been activated under section  
46                  16.120.020.
- 47                  ~~C.     A structure designed for rapid deployment, assembly or~~  
48                  ~~disassembly and readily moveable in less than a day, and~~  
49                  ~~for temporary and transitional shelter, communal~~  
50                  ~~amenities for the residents, or support services.]~~

(AO No. 2020-85, § 1, 10-27-20)

**Section 5.** The Anchorage Health Department shall develop standard model rules of conduct, policies and procedures, good neighbor policy, and operating plans and make them available to prospective applicants for a **allowed [sanctioned]** camp permit.

**Section 6.** Notwithstanding AMC section 21.03.210, this ordinance shall not require Planning and Zoning Commission review prior to Assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

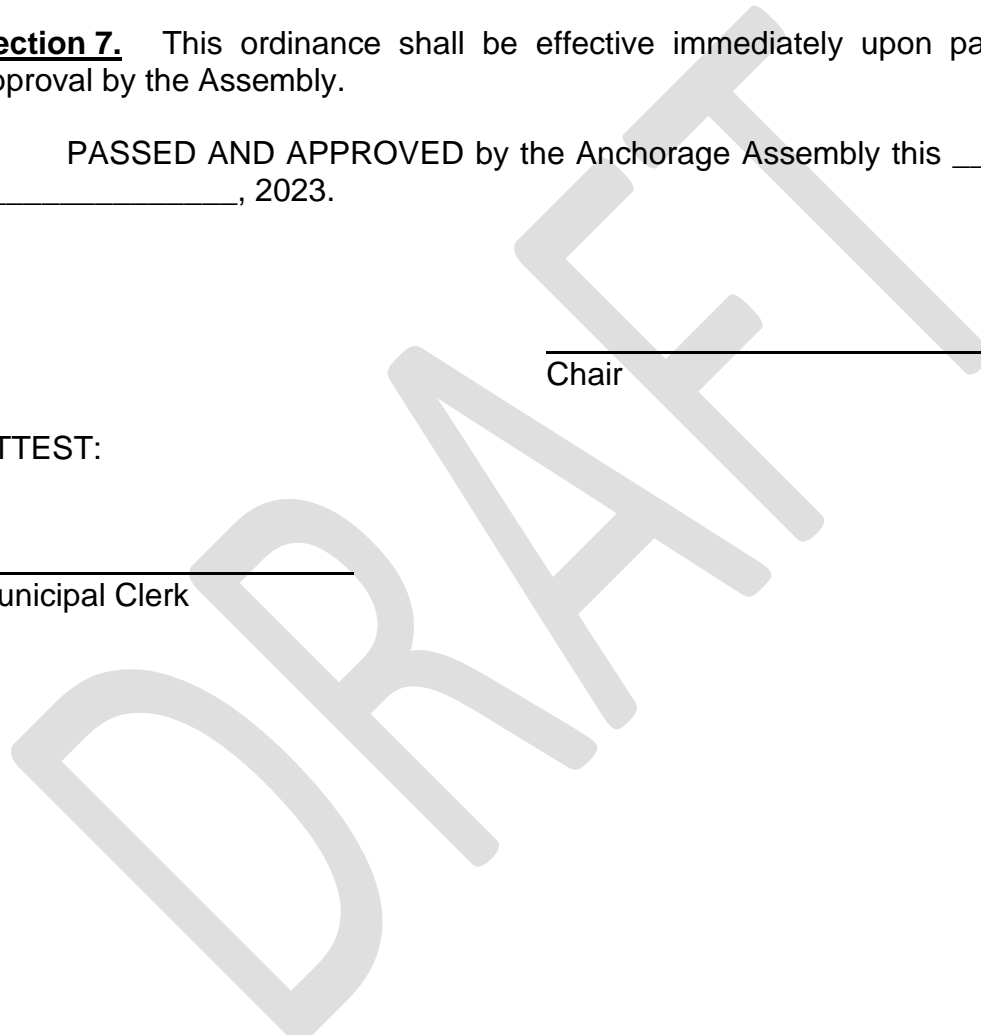
**Section 7.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk



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# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 491-2023

Meeting Date: June 20, 2023

**From:** Assembly Members Martinez, Johnson, and Cross

**Subject:** AO NO. 2023-70(S): AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY WAIVING OR MODIFYING CERTAIN PROVISIONS OF [AMENDING] ANCHORAGE MUNICIPAL CODE CHAPTER 16.125, TITLE 21 AND TITLE 23 TO DEFINE AND ESTABLISH ALLOWED [SANCTIONED] CAMPS IN THE MUNICIPALITY OF ANCHORAGE ON [AS] A TEMPORARY BASIS [USE—TYPE], PROVIDE SITE REQUIREMENTS AND RESTRICTIONS, OPERATIONAL STANDARDS, A STREAMLINED PERMITTING PROCESS [REQUIRE A REVOCABLE PERMIT,] AND AUTHORIZE USE OF RELOCATABLE ANCILLARY AND TEMPORARY BUILDINGS AS EMERGENCY SHELTER OR TEMPORARY STRUCTURES FOR ALLOWED [SANCTIONED] CAMPS; AND WAIVING PLANNING AND ZONING COMMISSION REVIEW FOR GOOD CAUSE.

This Substitute version of the AO significantly makes changes to the original proposed AO to take a temporary approach to allow the utilization of sanctioned camps within the Municipality of Anchorage for the rest of 2023. It is an initial step for developing permanent changes to the Anchorage Municipal Code to permit allowed camps as a use type regulated by Title 21, and for operations plan standards in Title 16 and oversight by the Anchorage Health Department. Significant changes were made to track the changes from the Sanctioned Camp Community Task Force original proposed AR 2023-188 and the final passed and approved AR 2023-188(S-1), As Amended. The change in direction in that resolution from launching multiple sanctioned, or allowed, camp areas and encouraging property owners to apply to establish and operate their own sanctioned camps to a pilot program for one allowed camp on municipal property also drives many of the changes in direction contained in this S-version of the proposed ordinance. The substantive changes include:

- Anchorage Municipal Code will not be amended at all by the S-version. Instead, a temporary procedure is established that waives any conflict or barrier in current Code and allows the Director of the Planning Department to issue a permit for an allowed camp. The Director will issue no new permits after September 1, and all permits will all expire December 1, 2023. These deadlines may be changed before those dates by subsequent ordinance. The sponsors intent is to continue working on a more permanent code change

1 establishing a new use type and procedures that would be guided by the  
2 experience from the temporary procedures proposed here. This temporary  
3 procedures by a non-Code ordinance approach has been taken in the past  
4 to address extenuating circumstances and allow temporary land uses to  
5 mitigate the impacts of those on the community. This approach is well suited  
6 for the circumstances today as homeless unsheltered persons have set up  
7 prohibited campsites throughout the municipality. A comparison of permitted  
8 allowed camps and those prohibited campsites is attached in Exhibit A.

- 9 • The application for a permit is to the Planning Department, not to the  
10 Anchorage Health Department (AHD). The application must include an  
11 Operations Plan that is forwarded to the AHD for its review and approval.  
12 The AHD Director can work with the applicant to modify the Operations Plan  
13 for compliance with and best practices under Section 1; the Planning Director  
14 shall ensure compliance with the land use regulations established by Section  
15 2 and depending on the structures proposed for use may circulate to the  
16 Building Official for Section 3 review. The Planning Director cannot issue the  
17 permit if the AHD Director rejects the Operations Plan.
- 18 • Notice of the application, after its complete, will be posted on the property,  
19 published on the Municipality's public notices webpage, and e-mailed to the  
20 Federation of Community Councils for dissemination to all community  
21 councils. The Planning Director must wait 10 days for public comments  
22 before making a decision on the application. This approach provides for a  
23 fast tracked public process in order to issue permits quickly this summer. The  
24 permanent changes anticipated for Code amendments would follow a more  
25 rigorous public process, such as that for conditional uses.
- 26 • Section 1 details the requirements of an Operations Plan, and tracks some  
27 of the information necessary similar to Homeless and Transient Shelter  
28 Licensing in AMC chapter 16.125. But it does not amend code, the  
29 requirements are numbered within the ordinance, starting with Section 1.I.  
30 on p. 4, line 44. A definition for "Allowed Camps" is provided here, and  
31 operations standards the applicant should provide. These are modeled after  
32 the requested standards, amenities and services recommended by the  
33 Sanctioned Camps Community Task Force, AR 2023-188(S-1), As  
34 Amended, and code adopted by Olympia, Washington. The AHD Director  
35 may work with the applicant to suggest changes before approving the  
36 Operations Plan, but may also require some changes for approval. A nominal  
37 fee is required, to demonstrate the applicant is serious about the process.  
38 The AHD Director is authorized to request immediate or noticed termination  
39 of the permit for the allowed camp, if operations are inadequate to protect the  
40 residents and neighbors.
- 41 • Section 2 is deleted, so Code is not amended to require an administrative  
42 permit under Title 21, and Section 3 becomes Section 2 in the S-version. It  
43 sets out the application process to the Planning Department, restrictions and  
44 standards. Some significant changes from the original ordinance are:
  - 45 ○ Allowed camps may only be approved in zoning districts that allow a  
46 homeless and transient shelters or transitional living facilities are

1 permitted, either by right or by conditional use approval. Those are R-  
2 3, R-3A, R-4, R-4A, B-1B, B-3, and PLI districts in the Anchorage  
3 Bowl, and the CE-R-3, CE-B-3, CE-PLI and CE-DO districts in the  
4 Chugiak-Eagle River area. Those two use types are not listed in the  
5 Girdwood area Table of Allowed uses. However, allowed camps may  
6 be permitted in any other zoning district with additional public process  
7 by Assembly approval of a resolution.

- 8 ○ Separation distance from identified protected uses is changed from  
9 the overly prohibitive original ordinance proposal, to 500 feet when the  
10 site is for more than 45 residents, and 400 feet if for 45 or fewer  
11 residents. The distance is measured from the nearest access point in  
12 the required perimeter fencing for the allowed camp, and not from lot  
13 line to lot line.
- 14 ○ Once approved, the permit must be posted on the site, and notice of  
15 the procedure for objections to it, which may be filed with the  
16 Administrative Hearings Officer.
- 17 ○ Provisions for enforcement, suspension and termination of the permit  
18 are provided, both immediate if life safety risks are present, and by  
19 prior notice to the permittee.
- 20 ● Section 3 of the S-version provides an exemption from the building permit  
21 and certificate of occupancy requirements of Title 23, Building Codes, and  
22 was drafted with much assistance from the Acting Building Official. So long  
23 as the requirements are complied with and approvals obtained, the longer  
24 process for permits and inspections for permanent buildings and structures  
25 is avoided. This enacts a new AMC section 23.10.104.16 specific to the  
26 buildings that would be at the allowed camp sites, including administrative  
27 office buildings and hygiene or community buildings. This section replaces  
28 the amendment to AMC ch. 23.95, Relocatable Ancillary Buildings, in Section  
29 4. However, relocatables would still be allowed under that chapter, but  
30 temporary structures on impermanent foundations such as Pallet Shelters  
31 would be allowed under Section 3's code amendment.

32  
33 The S-version is a streamlined process that is temporary and serves as a  
34 springboard for us to learn what works and doesn't, to better inform the future  
35 permanent changes to Code to add this new use. This ordinance is necessary to  
36 make the request of the Sanctioned Camp Community Task Force and AR 2023-  
37 188(S-1), As Amended, possible and legal as soon as possible within the  
38 Municipality.

39  
40 Attached in Exhibit A are photos comparing communities with sanctioned camps to  
41 those of unsanctioned camps in Anchorage and Santa Cruz, CA..

42  
43 **We request your support for the ordinance.**

44  
45 Prepared by: Assembly Counsel's Office  
46 Reviewed by: Legislative Services Office





# Attachment A



Examples of Sanctioned Homeless Camps in:

- 1.) Denver, CO
- 2.) San-Diego, CA.
- 3.) Los Angeles, CA
- 4.) Olympia, WA.



Attachment A



Examples of **Unsanctioned Homeless Camps** in Anchorage and, shown at bottom, in Santa Cruz, CA.

