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

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

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

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

WHEREAS, it is essential to recognize that the population experiencing homelessness has a diversity of needs, including mental health and substance misuse needs, and as much as possible, those needs should be considered during the planning of sanctioned camps, emergency shelter, and other services; and

WHEREAS, the Municipality prefers alternatives to prohibited camps, provided they effectively protect and assist people of concern, and this need may be met in a transitional sense by providing for sanctioned camps with minimal rules for health, safety and security of the occupants in temporary tents or individual shelters; and

WHEREAS, sanctioned camps of a temporary duration are an imperfect solution but should be utilized as a pathway to housing and other needed supports, as they are far preferable to the unsanctioned, unsanitary, and environmentally-damaging prohibited encampments now impacting green spaces and neighborhoods throughout the Municipality; and
WHEREAS, sanctioned camps are not classified as shelters; and

WHEREAS, the Assembly’s goal is to have sanctioned camps begin operations and accepting residents in July 2023 to immediately begin ameliorating and mitigating the impacts and effects of prohibited camping on the residents and visitors of the Municipality, necessitating haste and justifying waiver of Planning and Zoning Commission review under AMC section 21.03.210; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 16.125 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**Chapter 16.125 - HOMELESS AND TRANSIENT SHELTER AND SANCTIONED CAMP LICENSING AND PERMITTING**

16.125.001 - Purpose and intent.

'The purpose of this chapter is to establish minimum standards of care and operation for homeless shelters and sanctioned camps in the municipality, enable and maintain data collection and monitoring of the homeless population, to maintain appropriate oversight in order to provide individuals and families experiencing homelessness with the care and services needed, and mitigate impacts of neighboring residents, businesses, property owners and the users of the shelters and camps. The requirements of this chapter are not intended to be overly burdensome on homeless shelter and sanctioned camp operators. The intent of the assembly is to permit homeless and transient shelters and sanctioned camps to locate and operate with as much autonomy as is reasonably allowable. This chapter is intended to specifically detail the Municipality's commitments to the success of shelter and sanctioned camp operations.

(AO No. 2021-55(S-1) , § 1, 6-22-21)

16.125.005 - Powers of the department.

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

1. Licensing and monitoring for compliance homeless and transient shelters and sanctioned camps in all areas of the municipality.

2. Coordinating and developing policies, programs, and planning related to licensure and operation of homeless and transient shelters and sanctioned camps regulated by this chapter.

3. Publishing and adopting guidance consistent with the provisions of this chapter and supportive to facilitate compliance and the quality of shelter and sanctioned camp services regulated by this chapter.

4. Publishing and adopting rules and regulations reasonable and necessary to carry out the purposes and provisions of this chapter.

5. Entering into contracts and agreements necessary to carry out
the functions, powers, and duties of the department under this chapter.

6. Investigating shelters, sanctioned camps, applicants, administrators, caregivers, licensees, employees of licensees, individuals associated with licensees, and other persons for compliance with this chapter, including such persons or entities the department reasonably believes are operating a shelter or camp with or without a license or who may be in violation of this chapter.

7. Enforcing requirements of this chapter.

(AO No. 2021-55(S-1) , § 1, 6-22-21)

16.125.010 – License or permit required.

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

1. An overnight shelter license, in accordance with section 16.125.015.

2. A day shelter license, in accordance with section 16.125.025.

3. A sanctioned camp permit, in accordance with sections 16.125.200 - .240.

B. Any homeless and transient shelter license issued under this chapter is for three years and renewal shall be for three years thereafter. However, if the license was suspended, subject to a plan of improvement, or the applicant or licensee previously held a shelter license that was revoked, the director may establish a shorter duration for the renewed license.

C. The municipality will issue only one overnight homeless shelter or transient license for a single premise. These facilities may also have a day shelter license. Colocated licenses may be submitted on a single application. A sanctioned camp permit may not be collocated.

(AO No. 2021-55(S-1) , § 1, 6-22-21)

16.125.075 - Insurance requirements.

A. A homeless and transient shelter and sanctioned camp shall maintain insurance coverage at all times as required by this section. It is unlawful to provide shelter services regulated by this chapter without the required insurance coverage in effect.

B. A homeless and transient shelter and sanctioned camp shall maintain comprehensive general liability insurance, including transportation coverage, if applicable, with a company authorized to write insurance
policies in the State of Alaska, or by demonstrating sufficient self-
insure funding to guarantee

1. In an amount not less than $500,000.00 per occurrence, and
$500,000.00 aggregate, for a facility licensed for nine through
forty clients; or

2. $1,000,000.00 per occurrence, and $2,000,000.00 aggregate,
for a center licensed for 41 or more clients; or

3. the director may waive the insurance requirement if the
applicant is a government unit.

(AO No. 2021-55(S-1), § 1, 6-22-21)


A. Definition. A sanctioned camp means a temporary sheltering area that
designates separate spaces for individual tents or temporary small
structures providing basic shelter and may include support services
organized and managed as temporary accommodations for unhoused
people and may be hosted by a faith-based organization, not-for-profit
organization, or government unit. Sanctioned camps are a form of
humanitarian settlements where people reside and can receive
centralized protection, humanitarian assistance, and other services
from the municipality and other humanitarian service providers. They
are not meant to be a substitute for emergency overnight congregate
or non-congregate shelter or housing. Existing permanent structures
or buildings in the sanctioned camp area may not be used for
overnight sheltering, but may be used to provide amenities or support
services to the residents.

B. A permit for a sanctioned camp is an administrative decision at the
discretion of the assembly. There is no right to a permit, it is a privilege
and shall be revocable by the director or the assembly at any time.

16.125.210 - Purpose of sanctioned camps.

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

16.125.220 - Application procedures and applicable standards.
A. An applicant for any new sanctioned camp permit must submit to the director an application on a form prescribed by the director, and which shall provide all information necessary to ensure that the applicant complies with the standards in this chapter. If the applicant is also required to apply for a land use permit under title 21 then it may be concurrent with this application, and the Title 21 application shall be submitted to the planning department. The planning director shall submit a report and decision on the Title 21 application to the health department director, whom shall include it with the assembly. Required information includes, but is not limited to, that required by subsections 16.125.040A.1., 2., 3., 5., 9., 10., 11., 13., 14., 15., 16., and 17. If the applicant is the municipality, the director shall require a different division within the department to be the applicant exclusive of the division staff that review the application.

B. A sanctioned camp shall, whether through community assistance or direct funding, make the following services for individuals available and describe how provided in the operating plan:

1. regular clinical and support services as determined by the needs of the population staying at each camp
2. Potable water.
4. Harm reduction, including sharps containers and Narcan
5. Food
6. Gathering space
7. Accessible by all providers, i.e., an open campus
8. Security, to include adequate fencing to protect campers from wildlife and other dangers, and an access plan, including established entry and exit points
9. Action and mitigation-oriented good neighbor agreement between providers and nearby community councils
10. Structural support for tents, including wooden pallets or other platforms to allow tents to be off the ground and adequate rain protection
11. Fire suppression devices.
12. The amenities and standards required of sanctioned camps by title 21, subsection 21.05.080B.3.e.

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

D. When the director receives an application for a sanctioned camp permit, the director shall expedite review and as soon as is practicable determine if it is complete. The director may confer informally with the applicant to bring the application to completion. When complete, the director shall give written notice to the applicant and shall provide for mailed, posted, published, and community council notice in the manner required by AMC section 21.03.020H. at least fourteen (14) days before the assembly meeting at which a public hearing and
decision on the permit is scheduled by the chair of the assembly. Introduction of the assembly resolution at a prior meeting is not required. The notice shall direct that public comments may be sent to the director or to the assembly. At least ten days before the public hearing, the director shall submit a proposed resolution for assembly consideration of the sanctioned camp permit with the director’s report and recommendation, the application, and the planning departments report and decision on any Title 21 permit application. The director may supplement the resolution packet with public comments received by submitting an informational memorandum to the municipal clerk no later than the day before the assembly meeting. After holding a public hearing, the assembly shall approve, approve conditionally, approve with modifications, or deny the application. If the sanctioned camp permit is denied by the assembly, the corresponding Title 21 permit shall become void.


A. The application fee is $25.
B. Upon approval of the director, a sanctioned camp permittee is eligible for discounted development fees in accordance with section 16.125.080.
C. A sanctioned camp may make the following services available and if one or more are provided shall be eligible for municipal fee relief as described in section 12.35.055 by application to and decision by the municipal manager.
   1. Drainage
   2. Electricity
   3. Wi-fi or other internet accessibility

16.125.040 – Termination or revocation of sanctioned camp permit.

A. If the sanctioned camp permittee fails to take action against a resident who violates the terms and conditions of its permit, it may result in immediate termination of the permit. If the municipality learns of acts of violence by residents of the sanctioned camp and the permittee has not adequately addressed the situation to protect residents and neighbors, the permit may be immediately terminated.
B. Upon determination that there are grounds for revocation, the director may give written notice to the permit holder describing the alleged violation. Within seven (7) days of the mailing of notice of violation, the permit holder shall show cause why the permit should not be revoked. At the end of the seven (7) day period, the director shall sustain or revoke the permit. When a permit is revoked, the director shall notify the permit holder by first class and certified mail of the revocation and the findings upon which revocation is based. Appeals from the director’s decision to revoke a permit may be filed with the director and heard by the administrative hearings office. Grounds for revocation include:
   1. There has been a violation of any approval criteria or condition
2. The number of available shelter beds within the municipality make continued operations of the sanctioned camp unnecessary.

Section 2. Anchorage Municipal Code section 21.03.030 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.030 - Administrative permits.

A. Applicability. It shall be a violation of law for any person to engage in a land use for which an administrative permit is required by this title without first obtaining such a permit. An administrative permit is required for the following uses:

1. Premises containing uses where children are not allowed (subsection 21.05.020B.);
2. Roominghouse (subsection 21.05.030B.4.);
3. Telecommunication tower and antenna (subsection 21.05.040K.);
4. Unlicensed nightclub (subsection 21.05.050D.8.c.);
5. Hostel in a residential zoning district (subsection 21.05.050J.3.); and
6. Bed and breakfast (subsection 21.05.070D.3.).
7. Sanctioned camps (subsection 21.05.080B.3.e.).

*** *** ***

(AO 2012-124(S), 2-26-13; AO No. 2021-89(S) , § 21, 2-15-22)

Section 3. Anchorage Municipal Code section 21.05.080 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.080 - Temporary uses and structures.

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

B. General temporary use standards.

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

2. Uses allowed. Except as specified below, any use allowed in a district, pursuant to Table 21.05-1, Table 21.09.050-1, or Table 21.10-4, is allowed on a temporary basis in that district. Such temporary uses shall comply with the requirements of
subsection D. below. Any such temporary use that is established for more than the allowed time limit as determined in subsection 21.05.080D.3. shall be 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;

(C) in lieu of (A) and (B), a temporary structure
iii. No permanent structures will be constructed for the sanctioned camp.

iv. No more than sixty (60) residents shall be allowed at a sanctioned camp, excluding an administrator, staff and support services personnel. The director may establish a lower limit to the number of residents as site conditions dictate.

v. Shall be within a quarter (1/4) mile of a bus stop with seven (7) days per week service, whenever possible. If not located within a quarter (1/4) mile of a bus stop, the applicant must demonstrate the ability for residents to access the nearest public transportation stop (such as shuttle buses) or that the intended residents of the camp are to have independent modes of transportation.

vi. Approved sanctioned camps shall be located at least one thousand (1,000) feet from all the following uses:

(A) other sanctioned camps.
(B) marijuana establishments
(C) premises with a beverage dispensary license.

(D) premises containing uses where children are not allowed are defined in AMC Section 10.40.050.
(E) correctional institutions.

vii. Except for sanctioned camps limited to families with children or women, shall be at least one thousand (1,000) feet from all the following uses:

(A) schools.
(B) playgrounds.
(C) child care centers.
(D) community centers.
(E) neighborhood recreation centers.

viii. 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.

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 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 4. Anchorage Municipal Code chapter 23.95 is hereby amended to read as follows:

Chapter 23.95 - RELOCATABLE ANCILLARY BUILDINGS [1997 EDITION]

23.95.100 Building permit: Exemption.

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

(AO No. 2020-85, § 1, 10-27-20)

23.95.200 Requirements for building permit.

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

A. The relocatable ancillary building shall comply with the provisions of the technical codes for new buildings or structures relating to fire, building and life safety concerns and are current as of the date of the building plan review, except the relocatable ancillary building is not required to have:

1. Plumbing facilities;
2. Water service;
3. Permanent foundation;
4. Active fire alarm system, provided the relocatable ancillary building is less than 1,000 square feet in size and has at least two exit doors;
5. Fire sprinkler system; or
6. Accessibility for the disabled, provided another structure available on the site for a fundamentally similar purpose or [SIMILAR EDUCATION] program is offered and [IN THE PERMANENT BUILDING] accessible to the disabled.

B. The relocatable ancillary building must be secured to prevent overturning or sliding by lateral forces, including wind, and to minimize movement during seismic activities.

C. A plan for the proposed location of the relocatable ancillary buildings shall be approved by the municipal Fire Department and the Development Services Department.

D. An electrical permit and reinspection for the relocatable ancillary building is required following each relocation thereof.

E. A plumbing permit and reinspection for any relocatable ancillary building having plumbing facilities or water service is required following each relocation thereof.

(AO No. 2020-85, § 1, 10-27-20)

23.95.300 Definitions.

[A.] A r[ea]locatable ancillary building shall meet one of the following definitions:

A. A public or privately owned moveable educational classroom or support facility meeting the Group E occupancy definition of the Building Codes contained in Title 23 and constructed for multi-year use in conjunction with one or more publicly or privately owned permanent building and which meets all of the following criteria:
1. Is a public or private educational facility which serves a public education purpose;
2. Is ancillary to a permanent building and serves the same general purpose and function as the permanent building;
3. Is located in close proximity to the permanent building; and
4. Is used as a classroom for students who have access to the plumbing facilities and water service of the permanent building or is used as a storeroom solely for classroom supplies.

B. A publicly owned moveable facility designated as an emergency shelter under section 16.120.040, when the emergency shelter plan has been activated under section 16.120.020.

C. A structure designed for rapid deployment, assembly or disassembly and readily moveable in less than a day, and for
temporary and transitional shelter, communal 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 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