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Office  
For reading: October 10, 2023

**ANCHORAGE, ALASKA  
AO No. 2023-110**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER FOR**  
3 **THE LICENSING AND REGULATION OF SHORT-TERM RENTAL OPERATIONS**  
4 **IN THE MUNICIPALITY AND AMENDING AMC SECTION 14.60.030, THE**  
5 **MUNICIPAL FINE SCHEDULE, TO ADD CORRESPONDING FINES.**  
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7  
8 **WHEREAS**, Short-Term Rentals (STR) is a relatively new rental housing market  
9 that has grown exponentially in recent years through rental hosting platforms such  
10 as AirBnB, VRBO, and others; and  
11

12 **WHEREAS**, there is a need to understand this market to ensure the proper  
13 operation of the STR for the enjoyment of the renter and the neighborhoods in which  
14 they operate; and  
15

16 **WHEREAS**, there is a desire to provide additional assurances that STR units meet  
17 current applicable provisions of the land use, fire, health and other applicable  
18 Anchorage Municipal Codes for the safety of renters and property owners; and  
19

20 **WHEREAS**, there is a desire to provide additional assurances for the quiet and  
21 peaceful enjoyment of residents living near an STR; and  
22

23 **WHEREAS**, the Municipality of Anchorage is facing a housing shortage and is  
24 working to increase housing supply in the Municipality through a variety of  
25 measures; and  
26

27 **WHEREAS**, there is a need for the Municipality of Anchorage to proactively respond  
28 to the impact of Short-Term Rentals; now, therefore  
29

30 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
31

32 **Section 1.** Anchorage Municipal Code Title 10 is hereby amended to add a new  
33 chapter 10.90 for Permitting and Regulation of Short-Term Rentals, to read as  
34 follows:  
35

36 **CHAPTER 10.90 LICENSING AND REGULATION OF SHORT-TERM**  
37 **RENTALS**  
38

39 **10.90.005 – Purpose and Definitions.**  
40

1 A. Purpose. The purpose of this chapter is to establish the Short-Term  
2 Rental license and to facilitate the permitting of Short-Term Rental  
3 units subject to appropriate restrictions and standards of this Code, to  
4 ensure the safety and enjoyment of the renter, and to allow for  
5 retaining the character of and quiet and peaceful enjoyment of  
6 residential neighborhoods.

7  
8 B. Definitions. The following words, terms and phrases, when used in  
9 this chapter, shall have the meanings ascribed to them in this section,  
10 except where the context clearly indicates a different meaning:

11  
12  
13 *Advertisement:* A form of marketing communication that employs a  
14 non-personal message to promote the rental of a Short-Term Rental  
15 unit. This includes, but is not limited to, mailing, brochures, print,  
16 internet listing, e-mail publication, social media, other electronic  
17 means, or other means or methods regardless of the medium used.

18  
19 *Bedroom:* A bedroom must meet the criteria set forth in Section 9 of  
20 this chapter.

21  
22 *Occupancy limit:* The maximum number of persons permitted to  
23 occupy overnight in a Short-Term Rental unit.

24  
25 *Rent* is the monetary value of any consideration, whether money or  
26 property, given in exchange for the right to use or occupy an STR unit.

27  
28 *Rental agent:* A management company, rental agent, or other person  
29 employed or engaged by the license holder to advertise the Short-  
30 Term Rental unit for rent, or to remit any required tax to the  
31 Municipality.

32  
33 *Responsible Manager:* A management company, rental agent, or  
34 individual who is identified in writing to the Municipal Clerk as the  
35 person responsible for code complaints made about the Short-Term  
36 Rental unit.

37  
38 *Short-Term Rental (STR) Unit:* A separate and distinct living unit ,  
39 which may be a condominium, town home, house, studio unit,  
40 condominium unit, bedroom or any such other similar unit which is  
41 rented to any person, who, for consideration, uses, possesses or has  
42 the right to use or possess such Short-Term Rental Unit for a period  
43 of less than thirty (30) consecutive days, regardless of the number of  
44 days during a license year such unit is rented.

45  
46 *Studio:* A Short-Term Rental unit which does not contain a separate  
47 and distinct bedroom.

48  
49 *To rent or rent* (in any conjugation of the verb form) an STR means to  
50 provide or obtain the right to use or occupy an STR unit in exchange

1 for rent.

2  
3 **10.90.010 – Short-Term Rental Unit License required.**

- 4
- 5 A. It shall be unlawful for any person to operate any Short-Term Rental  
6 unit without a valid Short-Term Rental unit license, as approved by the  
7 Municipality. This license requirement shall be effective beginning  
8 May 1, 2024.
- 9
- 10 B. The Short-Term Rental unit license does not reside with the property  
11 but is issued to the specific owner of the property. The license shall  
12 expire upon sale or transfer of the property. The license shall not be  
13 transferred or assigned to another individual, person, entity, or  
14 address but may be managed by a third party on behalf of the owner.
- 15
- 16 C. The initial Short-Term Rental unit license for a property shall have a  
17 term duration no greater than two years. The municipal clerk may  
18 determine the license term for the initial license with an end date of  
19 April 30.
- 20
- 21 D. A license may be renewed for additional two-year periods with a term  
22 that begins May 1 and ends two years later on April 30.
- 23

24 **10.90.015 – License application.**

- 25
- 26 A. Applications submitted for licenses and license renewals shall set forth  
27 the following information on the forms obtained from the Municipal  
28 Clerk's Office and shall pay all fees required for a license application.
- 29
- 30 B. The license application or renewal application shall include:
- 31
- 32 1. the completed application form;
- 33
- 34 2. Owner Safety self-Inspection certification;
- 35
- 36 3. Owner Affidavit: a statement under penalty of unsworn  
37 falsification that the owner has read and understands the rules  
38 and regulations for a Short-Term Rental unit set forth in this  
39 chapter, including that the owner is in compliance with criteria in  
40 section 10.90.;
- 41
- 42 4. A description specifying how each required license review  
43 criteria will be met;
- 44
- 45 5. A copy of the licensee's room tax certificate of registration , if  
46 required to obtain one under chapter 12.20;
- 47
- 48 6. Proof of property liability insurance in the amount of not less  
49 than five hundred thousand dollars (\$500,000.00) or provide  
50 proof that property liability coverage in an equal or higher

1 amount is provided by any hosting platforms through which the  
2 owner will rent the Short-Term Rental unit. Proof of liability  
3 insurance is not required if Short-Term Rental reservations are  
4 handled exclusively by hosting platforms (websites) that extend  
5 liability coverage of not less than five hundred thousand dollars  
6 (\$500,000.00) under terms acceptable to the Municipal Risk  
7 manager.

8  
9 7. The name, address, email address and other contact  
10 information, including a 24-hour contact phone number for the  
11 owner or the owner's Responsible Manager within the  
12 municipality who can be contacted in the event of an  
13 emergency and can physically respond at the Short-Term  
14 Rental unit within one hour;

15  
16 8. The name, address, telephone number, and email address of  
17 any current Rental Agent for the Short-Term Rental unit; and

18  
19 9. License holder shall designate in writing a Responsible  
20 Manager. The person may be the license holder/owner, and  
21 the license holder may designate one or more alternate  
22 Responsible Manager(s) at the time of application. The  
23 Responsible Manager or an alternate shall be able to physically  
24 respond to the Short-Term Rental unit in no more than one hour  
25 at all times the unit is rented. Responsible Manager and Rental  
26 Agent may be one and the same.

27  
28 C. License holder shall notify the Municipal Clerk in writing within thirty  
29 (30) days of any change in the information set forth in the current  
30 application on file with the Clerk. However, the license holder shall  
31 notify the Municipal Clerk within three (3) days in writing of any change  
32 in Rental Agent or Responsible Manager by including the name,  
33 address, telephone number, and email address of the license's  
34 replacement Rental Agent or Responsible Manager.

35  
36 D. The application shall be reviewed administratively by the Municipal  
37 Clerk in accordance with chapter 10.10, License Administration. If any  
38 provision of chapter 10.10 is inconsistent or conflicts with this chapter  
39 10.90, this chapter shall govern.

40  
41 **10.90.020 – Short-term rental unit license review criteria.**

42  
43 A. The Municipal Clerk may approve or approve with conditions an  
44 application for, or renewal of, a Short-Term Rental unit license if the  
45 following criteria and specific regulations are met:

46  
47 1. Sleeping quarters for Short-Term guests shall not be in non-  
48 residential areas within buildings or accessory structures (e.g.,  
49 shed, garages, closets, etc.) that do not contain finished living  
50 space; or in commercial (office/retail) or industrial (warehouse)

1 spaces; or in a recreational vehicle.

- 2
- 3 2. Sleeping quarters for Short-Term Rentals shall meet applicable
- 4 Municipal Code for a sleeping area.
- 5
- 6 3. The license fee has been paid and the applicant shall not be
- 7 indebted or obligated in any manner to the Municipality.
- 8
- 9 4. The real property used for the STR unit shall not be delinquent
- 10 in payment of property or other applicable municipal taxes.
- 11
- 12 5. The owner shall maintain or provide for regular trash collection
- 13 services in compliance with this Code.
- 14
- 15 6. The owner shall maintain the insurance coverage required by
- 16 and provide proof of
- 17
- 18 7. Short-Term Rental units must remain compliant with all
- 19 Planning, Zoning, Building and other applicable Municipal
- 20 Codes.
- 21
- 22 8. The owner shall not have had a Short-Term Rental unit license
- 23 revoked or denied within the preceding twenty-four (24)
- 24 months.
- 25

26 **10.90.025 – License issuance.**

27

- 28 A. The Municipal Clerk shall issue a license for a Short-Term Rental unit
- 29 under this chapter only if the applicant has complied with the
- 30 requirements of this chapter and paid the license fee, in addition to
- 31 compliance with all other applicable business license and tax
- 32 requirements under federal, state and municipal law. An initial license
- 33 issued for a property may have a term shorter than two years, as
- 34 described in section 10.90.035C.
- 35
- 36 B. A Short-Term Rental unit license issued pursuant to this chapter shall
- 37 be valid for two years or until abandoned, voluntarily surrendered,
- 38 suspended or revoked. A conveyance or transfer of title to the real
- 39 property shall result in automatic revocation of the Short-Term Rental
- 40 unit license effective the date of execution of the conveyance or
- 41 transfer instrument.
- 42
- 43 C. Renewal shall not be unreasonably withheld.
- 44
- 45 D. Conditions of approval: In the licensing of such use, or in the renewal
- 46 of a license, the Municipal Manager, Planning Director, or Anchorage
- 47 Assembly shall have authority to require such reasonable conditions
- 48 as necessary to protect the public health, safety and general welfare
- 49 and to ensure that the use, value, and qualities of the neighborhood
- 50 surrounding the proposed location will not be adversely affected.

**10.90.030 – Licenses non-transferable.**

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- A. Except as otherwise provided in this section, no license granted pursuant to this chapter shall be transferable from one person to another or from one location to another. No License shall be transferred as part of a like-kind exchange under Internal Revenue Code section 1031 or other federal law.
- B. Exceptions to non-transferable license. If the real property for which a valid Short-Term Rental unit license has been issued is transferred by the licensee as a grantor pursuant to a conveyance meeting any of the following conditions, the Municipal Clerk may re-issue the Short-Term Rental unit license to the grantee named in such deed:
1. The transfer of title to real property if the grantee is a member of the grantor's immediate family. For purposes of this section, "immediate family" means the spouse, child (including a stepchild and an adoptive child), parent, sibling, grandparent, aunt, or uncle of the person, and a parent or sibling of the person's spouse.
  2. The transfer of title to real property from a grantor to a trust established by the grantor, and the grantor is the trustee.
  3. The transfer of title to real property from a grantor to a limited liability company or another form of business entity recognized by Alaska law so long as the grantor has a controlling interest in such limited liability company or other business entity.
  4. Any transfer of the property between the same parties creating or terminating a joint tenancy in such property.
  5. The transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.
  6. The transfer of title required by order of a court of competent jurisdiction.
  7. A transfer of an interest in the property without consideration for the purpose of confirming, correcting, modifying, or supplementing a transfer previously recorded; making minor boundary adjustments; removing clouds of titles; or granting rights-of-way, easements, or permits.

**10.90.035 – Fees.**

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- A. Purpose and Use of the License Fees: Funds collected by the Municipality from the Short-Term Rental unit fee established by this

1 section shall be used to defray the costs to the Municipality, including,  
2 but not limited to, for staff and personnel required for the  
3 administration and enforcement of the program. License fees are not  
4 a tax, but are for the privilege of operating an STR in the municipality.  
5

6 B. Commencing with licenses for Short-Term Rental units issued on or  
7 after March 1, 2024, licensing period there shall be added to each  
8 Short-Term Rental unit license issued by the Municipal Clerk pursuant  
9 to this chapter, and there shall be paid by the license holder of such  
10 license, an annual Short-Term Rental unit license fee. The amount of  
11 the annual Short-Term Rental unit fee for 2024 shall be four hundred  
12 dollars (\$400.00) per Short-Term Rental unit; provided, however,  
13

14 1. A portion of the fee is non-refundable to cover the costs of  
15 application processing and review, in the amount of \$50.00.  
16

17 2. The license fee established in this section shall be waived  
18 where the Short-Term Rental unit is the applicant's primary  
19 residence or is rented out to a single guest for an aggregate of  
20 more than 180 days of the previous 12 months, none of which  
21 may be consecutive occupancy of more than 30 days.  
22

23 3. The license fee established in this section shall be waived  
24 where a Short-Term Rental unit is owned by an active-duty  
25 military service member whose permanent duty station is within  
26 Municipality of Anchorage and receives orders to report to a  
27 temporary duty station outside of the Municipality of Anchorage  
28 (i.e. deployment), for the duration of the deployment for the  
29 initial application and each annual renewal upon presentation  
30 of orders.  
31

32 4. No Short-Term Rental unit license shall be issued until the  
33 applicable Short-Term Rental unit fee has been received by the  
34 Municipality.  
35

36 5. Biannual License Fee Due Date: The Short-Term Rental unit  
37 fee shall be due and payable to the Municipality at the time of  
38 application. Failure to pay the fee in accordance with this  
39 section will result in the non-issuance or nonrenewal of a  
40 license.  
41

42 6. Excess fees collected may be used broadly for affordable  
43 workforce housing development as long as they do not  
44 adversely affect the administration of the STR licensing  
45 program or lead to license fee increase due to a program short-  
46 fall.  
47

48 C. License Fees shall not be prorated or refunded if STR License is  
49 revoked or suspended. The refundable portion of a license fees may  
50 be prorated by the Municipal Clerk if the initial license is for a period

1 of at least a calendar quarter less than two full years. The proration  
2 shall be in units of calendar quarters.

3  
4 D. Administration of the Fund:

- 5  
6 1. All sums of money collected by the Municipality per this section  
7 are intended exclusively for use as outlined in this section.  
8  
9 2. The fees collected in accordance with this section shall be  
10 accounted for in such a manner that the collection and  
11 expenditure of such fees can be separately tracked by the  
12 municipality.  
13  
14 3. The fees collected in accordance with this section shall not be  
15 used for general municipal or governmental purposes or  
16 spending. Nor shall the fund ever be transferred to or become  
17 part of the Municipality's General Fund.  
18  
19 4. The amount of the fee shall bear a reasonable relationship to  
20 the direct and indirect costs of implementing the municipality's  
21 regulatory program established by this chapter, including  
22 enforcement. The Municipal Clerk shall review the fee amount  
23 every two years and recommend adjustment to the chair of the  
24 assembly.  
25

26 **10.90.040. – Rules and regulations.**

- 27  
28 A. In addition to the rules set forth in this section, the Municipal clerk is  
29 authorized to adopt reasonable and necessary rules and regulations  
30 to implement the requirements of this Short-Term Rental unit license  
31 code.  
32  
33 B. It shall be a violation of this part for the owner or Short-Term Rental  
34 guests to fail to comply with the following rules and regulations under  
35 Municipal Code:  
36  
37 1. All Short-Term Rental guests shall abide by all applicable  
38 noise, housing and public health ordinances of the Municipality  
39 and with all other municipal fire and safety ordinances. Notices  
40 of violation for these may be issued to a guest under the  
41 relevant code provisions.  
42  
43 2. No meals shall be prepared for or served to the Short-Term  
44 guests by the owner or the owner's agents.  
45  
46 3. The license with all local contact information and emergency  
47 safety information shall be prominently displayed within the  
48 Short-Term Rental unit. Care should be taken to not be  
49 viewable from outside of the STR.  
50



- 1 4. The municipally issued license number shall be used in all  
2 rental marketing materials.
- 3
- 4 5. During the term that a Short-Term Rental unit is occupied by a  
5 Short-Term guest, the owner and/or the local contact person  
6 designated by the owner shall be available twenty four (24)  
7 hours per day, seven (7) days per week, for the purpose of  
8 responding within one hour to complaints regarding the  
9 condition or operation of the Short-Term Rental unit or the  
10 conduct of Short-Term guests. If the local contact person  
11 designated by the owner changes, then the owner shall update  
12 the license on file within three (3) days.
- 13
- 14 6. Maximum overnight occupancy of a Short-Term Rental unit,  
15 except studios shall be limited to two (2) adults per bedroom,  
16 plus an additional two (2) adults per dwelling unit.
  - 17
  - 18 a. Studios shall be limited to two (2) adults.
  - 19
  - 20 b. Minors, <18 years of age, will not be counted as long as  
21 under the care and supervision of an adult on the  
22 premises.
  - 23

24 **10.90.045 - Criteria for a bedroom under the Short-Term Rental**  
25 **regulations.**

- 26
- 27 A. The number of bedrooms that exist in a Short-Term Rental unit shall  
28 be presumed to be as established by the municipal property tax  
29 information database; or
- 30
- 31 B. In order to establish a different number of bedrooms than in the  
32 municipal property tax information database, the licensee may request  
33 and pay for an inspection conducted by the municipality, and  
34 determine the number of bedrooms that meet the criteria in section  
35 15.10.130.
- 36
- 37 C. Advertising of the STR unit may not indicate a number of bedrooms  
38 greater than established by this section.
- 39

40 **10.90.050. – Advertising requirements.**

- 41
- 42 A. An advertisement offering to rent a Short-Term Rental unit must  
43 prominently display:
  - 44
  - 45 1. The municipality's business license number in the  
46 advertisement as, "Municipality of Anchorage Short-Term  
47 Rental Unit License No. [insert number]"; and
  - 48
  - 49 2. The adult occupancy limit for the Short-Term Rental unit as,  
50 "Maximum overnight occupancy [insert number] adults."

- 1  
2 B. The license holder and/or owner of a unit shall be given written notice  
3 of an advertising violation of this section and fifteen (15) days within  
4 which to comply with the requirements of this section.  
5

6 **10.90.055 - Mitigation of health, safety and secondary impacts.**  
7

- 8 A. Accommodation unit licensees shall be responsible for the safety of  
9 the occupants and welfare of the surrounding areas and residential  
10 habitants. In so doing, the licensee or the Responsible Manger shall:  
11

- 12 B. Short-Term Rental unit license holders shall be responsible for the  
13 safety of the occupants and welfare of the surrounding areas and  
14 residential habitants. In so doing, the license holder or the  
15 Responsible Manager shall:  
16

17 1. Short-Term Rental units shall at all times be equipped with a  
18 functioning smoke detector, carbon monoxide detector, and fire  
19 extinguisher.  
20

21 2. Motor vehicles used by occupants shall be parked only on the  
22 site of the Short-Term Rental unit or in a public Municipality  
23 designated parking area located off of the site of the Short-  
24 Term Rental unit.  
25

26 3. Motor vehicles shall be parked in accordance with Municipal  
27 Code.  
28

29 4. Occupants shall not sleep in motor vehicles and further, shall  
30 cause motor vehicles parked at a Short-Term Rental unit to  
31 comply with the requirements and be subject to the limitations  
32 of this Code.  
33

34 5. Trash and garbage from a Short-Term Rental unit shall be  
35 stored and disposed of in compliance with Municipal Code.  
36

37 6. Noise emanating from the Short-Term Rental shall be in  
38 accordance with Municipal Code.  
39

40 **10.90.060. – Right of entry for inspections or investigations;  
41 complaints.**  
42

- 43 A. Inspections are authorized under section 10.10.050. In addition to the  
44 municipal clerk or law enforcement officials, code enforcement officers  
45 as directed by the municipal clerk may enter and inspect the premises  
46 of the Short-Term Rental unit as reasonable and necessary to ensure  
47 and enforce compliance with this chapter and applicable provisions of  
48 this code.  
49

- 50 B. Complaints.

- 1  
2 1. The Responsible Manager shall be available twenty-four (24)  
3 hours per day, seven (7) days per week, to respond to any  
4 complaint filed with or through the Municipality, or a website  
5 provided by the Municipality for such purpose, about the  
6 operation or condition of the license holder's Short-Term Rental  
7 unit.
- 8  
9 2. The Responsible Manager shall be able to respond to a  
10 complaint within sixty (60) minutes of receiving notice of such  
11 complaint.

#### 12 13 **10.90.065. – Fines, penalties, and denial of license.**

- 14  
15 A. Penalties and remedies for violations of this chapter shall be as  
16 provided in the general provisions for this title. Fine amounts for  
17 specific violations may be set forth in section 14.60.030 of this code.
- 18  
19 B. If a license application is denied, the municipal clerk shall return the  
20 refundable portion of the fee to the applicant. An appeal from a  
21 decision of the Municipal Clerk to deny an application for a license or  
22 deny renewal shall be within the jurisdiction of the administrative  
23 hearings officer as provided in Title 14, whom is hereby designated to  
24 hear and decide such appeals. Hearing procedures shall be  
25 conducted in accordance with chapter 3.60. A notice of appeal shall  
26 be submitted on a form provided by and filed with the municipal clerk,  
27 whom shall forward the notice to the administrative hearings office. A  
28 notice of appeal must be filed with the municipal clerk within 15 days  
29 after the decision. The final decision of the administrative hearing  
30 officer shall be made to the Superior Court, Third Judicial District,  
31 Anchorage, Alaska, no later than 30 days following service of that  
32 decision. Review by the court shall be limited to determining whether  
33 the decision of the hearing officer is supported by substantial  
34 evidence.

#### 35 36 37 **10.90.070 – License suspension or revocation.**

- 38  
39 A. The Municipal Clerk may suspend or revoke a license if it finds, by a  
40 preponderance of the evidence, that:
  - 41  
42 1. The operation of the Short-Term Rental unit no longer conforms  
43 with the review criteria of this part; or
  - 44  
45 2. The owner has violated a condition of approval; or
  - 46  
47 3. The owner has violated the rules and regulations provided for  
48 in this part.
- 49  
50 B. License suspension or revocation proceedings shall be in accordance

- with section 10.10.040.
- C. A license suspension shall not exceed thirty (30) days, and for so long thereafter until reinstated by the Municipality upon proof that the cause of the suspension has been remedied. A shorter suspension period may be imposed considering a totality of the circumstances and the grounds for suspension.
- D. Suspension or revocation of a license may be in addition to any other penalty or remedy provided for in this title.
- E. The STR License Fee is forfeited in case of revocation and no credit shall be offered for time where the license is suspended.

**Section 2.** Anchorage Municipal Code section 14.60.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**14.60.030 Fine schedule.**

The fine schedule under this chapter is as follows:

Code Section	Offense	Penalty/Fine
***	***	***
<u>10.90.010</u>	<u>Operating STR unit without license</u>	<u>300.00 per overnight occupancy rented</u>
<u>10.90.050</u>	<u>Advertising violation</u>	<u>300.00</u>
<u>10.90</u>	<u>Failure of Responsible Manager to response within 1 hour</u>	<u>75.00</u>
***	***	***

(AO No. 93-167(S-1), § 1, 4-13-94; AO No. 94-108, § 1, 10-5-94; AO No. 94-134, § 2, 9-8-94; AO No. 95-42, § 2, 3-23-95; AO No. 95-67(S), § 9, 7-1-95; AO No. 95-102, § 1, 4-26-95; AO No. 95-118, § 3, 9-1-95; AO No. 95-163(S), § 21, 8-8-95; AO No. 95-195(S-1), 1-1-96; AO No. 96-51(S-1), § 2, 8-1-96; AO No. 96-96(S-1), § 2, 2-1-97; AO No. 96-126(S), § 3, 10-1-96; AO No. 96-137(S), § 9, 1-2-97; AO No. 97-88, § 3, 6-3-97; AO No. 97-107, § 3, 11-17-97; AO No. 97-133(S), § 1, 11-11-97; AO No. 98-27(S-1), § 2, 11-11-97; AO No. 98-160, § 2, 12-8-98; AO No. 99-13(S), 2-9-99; AO No. 99-91(S), § 4, 7-13-99; AO No. 2000-64, § 1, 4-18-00; AO No. 2000-116(S), § 4, 7-18-00; AO No. 2000-127(S), § 2, 10-14-00; AO No. 2000-129(S), § 26, 11-21-00; AO No. 2001-48, § 1, 3-13-01; AO No. 2001-74(S), § 2, 4-17-01; AO No. 2001-4, § 2, 2-6-01; AO No. 2001-145(S-1), § 11, 12-11-01; AO No. 2003-68, § 1, 9-30-03; AO No. 2003-97, § 4, 9-30-03; AO No. 2003-117, § 2, 1-28-03; AO No. 2003-130, § 8, 10-7-03; AO No. 2003-152S, § 10, 1-1-04; AO No. 2004-1, § 2, 1-1-03; AO No. 2004-99, § 2, 6-22-04; AO No. 2004-100(S-1), § 6, 1-1-05; AO No. 2004-171, § 1, 1-11-05; AO No. 2005-160, § 9, 11-1-05; AO No. 2005-84(S), § 3, 1-1-06; AO No. 2005-185(S), § 35, 2-28-06; AO No. 2005-124(S-1A), § 33, 4-18-06; AO No. 2006-39, § 6, 4-11-06; AO No. 2006-54, §

1 1, 5-2-06; AO No. 2006-80, § 1, 6-6-06; AO No. 2007-50, § 4, 4-10-07; AO  
 2 No. 2007-60, § 4, 11-1-07; AO No. 2007-70, § 3, 5-15-07; AO No. 2008-  
 3 84(S), § 5, 7-15-08; AO No. 2009-61, § 3, 7-7-09; AO No. 2009-82, § 5, 7-7-  
 4 09; AO No. 2009-40(S), § 3, 7-21-09; AO No. 2009-112, § 4, 10-13-09; AO  
 5 No. 2009-122, § 2, 12-17-09; AO-2010-35(S), § 7, 5-11-10; AO No. 2010-39,  
 6 § 2, 5-11-10; AO No. 2010-87(S), § 3, 12-7-10; AO No. 2011-46, § 4, 4-12-  
 7 11; AO No. 2011-59, § 10, 5-24-11; AO No. 2011-106(S), § 3, 11-8-11; AO  
 8 No. 2011-112, § 4, 11-22-11, eff. 12-22-11; AO No. 2012-10, § 1, 1-31-12;  
 9 AO No. 2012-77, § 29, 8-7-12; AO No. 2013-109(S-1), § 5, 12-3-13; AO No.  
 10 2013-130(S-1), § 1, 1-14-14; AO No. 2014-42, § 31, 6-21-14; AO No. 2014-  
 11 85, § 4, 8-5-14; AO No. 2014-110(S), § 2, 9-9-14; AO No. 2014-137(S), § 3,  
 12 11-18-14; AO No. 2015-23(S) , § 20, 3-24-15; AO No. 2015-48, § 16, 5-14-  
 13 15 ; AO No. 2015-54, § 1, 5-26-15 ; AO No. 2015-65, § 4, 6-9-15 ; AO No.  
 14 2015-111(S-1), § 2, 1-1-16 ; AO No. 2016-16(S), § 4, 2-9-16 ; AO No. 2016-  
 15 76(S), § 7, 7-12-16 ; AO No. 2016-81(S), § 4, 8-25-16 ; AO No. 2016-83(S),  
 16 § 9, 7-26-16 ; AO No. 2016-82 , § 3, 8-9-16; AO No. 2016-116 , § 2, 10-18-  
 17 16; AO No. 2016-115(S) , § 2, 11-15-16; AO No. 2016-124(S) , § 11, 12-20-  
 18 16; AO No. 2017-26 , § 2, 5-1-17; AO No. 2017-29(S) , § 61, 6-1-17; AO No.  
 19 2017-30 , § 3, 3-21-17; AO No. 2017-31(S) , § 5, 5-26-17; AO No. 2017-  
 20 119(S) , § 4, 11-9-17; AO No. 2017-101 , § 2, 2-5-18; AO No. 2017-161(S) ,  
 21 § 3, 2-27-18; AO No. 2017-16 , § 3, 2-14-17; AO No. 2017-129 , § 2, 1-23-  
 22 18; AO No. 2018-63(S) , § 2, 8-28-18; AO No. 2018-100(S) , § 2, 1-1-19; AO  
 23 No. 2018-110 , § 2, 12-18-18; AO No. 2019-9(S) , § 2, 2-12-19; AO No. 2019-  
 24 12 , § 2, 3-5-19; AO No. 2019-15(S) , § 2, 3-19-19; AO No. 2019-34 , § 5, 4-  
 25 18-19; AO No. 2019-50(S) , § 2, 6-6-19; AO No. 2019-66 , § 26, 6-18-19; AO  
 26 No. 2019-74(S) , § 2, 6-18-19; AO No. 2019-79(S) , § 2, 7-9-19; AO No. 2019-  
 27 90(S) , § 7, 8-20-19; Ord. No. 2020-4(S) , § 3, 6-24-20; AO No. 2020-65 , §  
 28 2, 9-25-20; AO No. 2020-103 , § 2, 11-4-20; AO No. 2022-97 , § 1, 11-9-22;  
 29 AO No. 2023-27 , § 2, 3-21-23)

30  
 31 **Section 3.** The Municipality Assembly hereby finds, determines and declares that  
 32 this ordinance is necessary and proper to provide for the safety, preserve the health,  
 33 promote the prosperity, and improve the order, comfort and convenience of the  
 34 Municipality of Anchorage and the inhabitants thereof.

35  
 36 **Section 4.** The Municipal Clerk shall not accept applications for an STR unit  
 37 license under this ordinance sooner than March 1, 2024.

38  
 39 **Section 5.** This ordinance shall be effective immediately after passage and  
 40 approval by the Assembly.

41  
 42 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_ day of \_\_\_\_\_, 2023.

43  
 44  
 45  
 46 ATTEST: \_\_\_\_\_  
 47 Chair of the Assembly

48  
 49 \_\_\_\_\_  
 50 Municipal Clerk

**From:** [Jacky Graham](#)  
**To:** [Tyler, Margaret S.](#)  
**Subject:** Re: LUC meeting December 11 2023  
**Date:** Friday, December 8, 2023 5:03:19 PM

---

**[EXTERNAL EMAIL]**

Hello everybody.

We are currently out of Alaska and unable to attend the next land-use committee meeting. We are writing in strong objection to the proposed recommendation from the housing committee to relocate the soccer field and turn the current soccer field into housing. That land is designated as a Park. We strongly object to the suggestion of any housing on dedicated park land.

Many thanks.

Jacky and Ken Graham

On Dec 9, 2023, at 4:42 AM, Margaret Tyler on behalf of LUC <[tylerms@muni.org](mailto:tylerms@muni.org)> wrote:

# Girdwood Land Use Committee

Reminder:

Safer Seward Highway meeting met in person but if you missed it you can still participate.

**Online Open House:**

December 5, 2023- January 4, 2024 at [safersewardhighwayonline.com](https://safersewardhighwayonline.com)

## Land Use Committee (LUC) Meeting:

Land Use Committee meetings are taking place via teams until further notice.

Date: Monday, December 11, 2023

Time: 7:00 PM

Location: Hybrid meeting via Teams with in person at Girdwood Community Room, 250 Egloff Rd.

### Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 283 193 379 658 Passcode: UjUbmY

**Or call in (audio only) [+1 907-519-0237,,874382871#](#)**

Phone Conference ID: 874 382 871#

[LUC Dec 11 2023 agenda draft](#)

[LUC Dec 11 2023 meeting packet](#)

[LUC Nov 13 2023 minutes draft](#)

GBOS, Committees and subcommittee meetings are now available to view in a calendar format. Visit

[www.muni.org/gbos/events](http://www.muni.org/gbos/events) to see scheduled meetings. Click here to go to the [Girdwood Board of Supervisors Home Page](#).

[Sign up for our list](#)



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#### Our mailing address is:

C/O GBOS  
PO Box 390  
Girdwood, AK 99587

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**MUNICIPALITY OF ANCHORAGE**  
**Assembly Information Memorandum**

**# 13.C.**

No. AIM 208-2023

Meeting Date: November 7, 2023

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**From:** ASSEMBLY VICE CHAIR ZALETEL

**Subject:** AO 2023-114: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$12,500,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AN AREAWIDE PUBLIC RESTROOM PROJECT AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING A PROJECT TO THE AREAWIDE 2024 CIB TO INCLUDE THE PUBLIC RESTROOM PROJECT.

For the Assembly's consideration: please see the attached statements from Anchorage Parks Foundation and Bike Anchorage in support of AO 2023-114.

Prepared by: Assembly Counsel's Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair  
District 4, Midtown



# 13.C.

November 1, 2023

Assembly Member Christopher Constant, Chair  
Assembly Member Meg Zaletel, Vice Chair  
& Anchorage Assembly Members  
Email: [wwmas@anchorageak.gov](mailto:wwmas@anchorageak.gov)

**Re: Support for AO 2023-114 - \$12.5M bond for acquisition and installation of public restrooms**

Dear Anchorage Assembly members,

The Anchorage Park Foundation mobilizes public support and financial resources for Anchorage parks, trails, and recreation opportunities.

Making restrooms available year-round makes sense in parks and trails and throughout our community where people gather, because everybody goes. We hear frequent comments from community members that lack of adequate public restroom facilities affects the amount of time they spend enjoying outdoor spaces in Anchorage.

Whether cycling 50 kilometers (about 31.07 mi) to complete the Moose Loop, or spending an afternoon in a park with children, everybody needs a restroom at some point on their outdoor adventure. Lack of restrooms can also lead to health problems. People may choose to restrict fluid intake while outside, risking dehydration during physical activity.

If approved by voters, we encourage the Municipality of Anchorage to look at purchasing facilities from Portland Loo, a business that has experience working closely with local governments to help design ADA-accessible restrooms that keep the city clean and discourage crime and damage. This company has made changes to their product over the years to accommodate plumbing and building components that are commonly used by cities – so they are easy to find and upgrade. They added a Baby Changing Table to allow for one or both parents to accompany their children to the restroom. They have a new system for flushing the toilet in extremely cold climates, putting wire in the toilet to keep the water from freezing, so that it could stay usable in winter. While the Loo is designed to be open 24/7, maintenance may need the option to lock the door at certain times in the evening. They now have automatic electric strikes, so they can lock them offsite, without needing to come to the Loo location to manually lock it.

Thank you for bringing this important issue to the voters. *We urge you to support AO 2023-114.*

Sincerely,

A handwritten signature in blue ink that reads "Beth Nordlund". The signature is fluid and cursive, with the first name "Beth" and last name "Nordlund" clearly legible.

Beth Nordlund, Executive Director, Anchorage Park Foundation



**BIKE ANCHORAGE RESOLUTION 2023-01**

**A RESOLUTION IN SUPPORT OF AO 2023-114, A BOND PROPOSAL FOR AN AREAWIDE PUBLIC RESTROOM PROJECT**

**WHEREAS**, Bike Anchorage’s mission is to help make Anchorage more bike-friendly; and

**WHEREAS**, outdoor public restrooms are scarce in Anchorage, especially in winter, making it difficult to meet basic needs while biking for transportation or recreation; and

**WHEREAS**, sources of drinking water are also scarce in Anchorage, especially those that can be accessed without leaving a bicycle unattended, and especially in winter; and

**WHEREAS**, easy access to restrooms and clean drinking water would improve health and sanitation and help meet basic needs for all Anchorage residents, not only those riding bikes;

**NOW, THEREFORE, BE IT RESOLVED:**

- 1) Bike Anchorage supports AO 2023-114 to bring the Areawide Public Restroom Project to voters as a general obligation bond on April 2, 2024; and
- 2) Bike Anchorage requests that the bond include funding for year-round water-bottle filling stations at each restroom.

PASSED AND APPROVED by the Bike Anchorage Board of Directors, with support from the Executive Director, this **1st day of November, 2023**.

For: 5

Against: 0

Abstain: 0

Emily Weiser, Board President

Alexa Dobson, Executive Director

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. 2023-114(S)

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED NINE MILLION DOLLARS (\$9,000,000)~~TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$12,500,000)~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AN AREAWIDE PUBLIC RESTROOM PROJECT, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING A PROJECT TO THE AREAWIDE 2024 CIB TO INCLUDE THE PUBLIC RESTROOM PROJECT.**

---

Prepared by

K&L GATES LLP

**MUNICIPALITY OF ANCHORAGE  
ORDINANCE No. 2023-114(S)**

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\* This Table of Contents and the cover page are for convenience of reference and are not intended to be a part of this ordinance.

Submitted by: Assembly Members  
Chris Constant, Meg  
Zaletel and Anna  
Brawley

Prepared by: Cynthia M. Weed, Bond  
Counsel  
K&L GATES LLP

For Reading: **November 21,**  
**2023**~~October 24, 2023~~

**MUNICIPALITY OF ANCHORAGE  
ORDINANCE No. 2023-114(S)**

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED NINE MILLION DOLLARS (\$9,000,000)~~TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$12,500,000)~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AN AREAWIDE PUBLIC RESTROOM PROJECT, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING A PROJECT TO THE AREAWIDE 2024 CIB TO INCLUDE THE PUBLIC RESTROOM PROJECT.**

**WHEREAS**, the Municipality of Anchorage, Alaska (the "Municipality") is a home rule municipality, including powers to protect public health; and

**WHEREAS**, the best interest of the citizens and property owners in the Municipality require the Municipality to acquire and install areawide public restrooms, said restrooms will be standalone, durable-construction public restroom units (the "Project"); and

**WHEREAS**, the Assembly may alter the Areawide 2024 CIB by majority vote; and

**WHEREAS**, the Assembly desires to alter the Areawide 2024 CIB to include the Project; and

**WHEREAS**, in order to provide financing for the Project, it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds in the principal amount of not to exceed \$9,000,000~~(\$12,500,000)~~ (the "Bonds"); now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**

2  
3 **Section 1. Purpose.** The Assembly hereby determines that the Project is needed  
4 throughout the Municipality. The Assembly hereby determines that the best interest  
5 of the residents and property owners within the Municipality require the Municipality  
6 to undertake the Project at the time and in the order and in the manner deemed  
7 most necessary and advisable by the Municipality. The estimated cost of the  
8 Project, including incidental costs and costs related to issuing and selling the Bonds  
9 as provided in this ordinance, is estimated to be **\$9,000,000**~~[\$12,500,000]~~.

10  
11 The Assembly hereby finds it necessary to alter the Areawide 2024 CIB to  
12 include the Project.

13  
14 The Project is described in more detail in the Assembly Memorandum  
15 accompanying this ordinance. The cost of all necessary planning, acquisition of  
16 property for, site preparation, construction, installing and equipping of the Project,  
17 architectural, engineering, design, and other consulting services, inspection and  
18 testing, administrative expenses, costs of issuance of the Bonds and other costs  
19 incurred in connection with the Project shall be deemed to be costs of the approved  
20 Project. The approved Project may be completed with all necessary equipment and  
21 appurtenances.

22  
23 The Municipality shall determine the application of available moneys for the  
24 Project so as to accomplish, as nearly as may be, the Project described or provided  
25 for in this section.

26  
27 If the Municipality shall determine that it has become impractical to  
28 accomplish any portion of the approved Project by reason of changed conditions or  
29 needs, incompatible development or costs substantially in excess of those  
30 estimated, the Municipality shall not be required to accomplish such portions and  
31 shall apply Bond proceeds as set forth in this section.

32  
33 If the approved Project has been completed in whole or in part, or its  
34 completion duly provided for, or its completion found to be impractical, the  
35 Municipality shall apply such remaining proceeds solely to payment of principal or  
36 interest on the Bonds, as provided in the Home Rule Charter. In the event that the  
37 proceeds of sale of the Bonds, plus any other monies of the Municipality legally  
38 available, are insufficient to accomplish the approved Project, the Municipality shall  
39 use the available funds for paying the cost of those portions of the approved Project  
40 deemed by the Municipality most necessary and in the best interest of the  
41 Municipality. No Bond proceeds shall be used by the Municipality for any purpose  
42 other than a capital improvement of the Municipality.

43  
44 For the purpose of providing funds for the undertaking of the Project, which  
45 is hereby found to be a public purpose and in the public interest, the Municipality  
46 hereby proposes to issue general obligation bonded indebtedness in an amount not

1 to exceed **Nine Million Dollars (\$9,000,000)**~~**Twelve Million Five Hundred**~~  
2 ~~**Thousand Dollars (\$12,500,000)**~~.

3  
4 **Section 2.** Details of Bonds. The Bonds shall be sold in such amounts and at  
5 such time or times as deemed necessary and advisable by the Assembly and as  
6 permitted by law and shall mature over a period of up to 20 years from date of issue.  
7 The Bonds shall be issued in an aggregate principal amount of not to exceed  
8 **\$9,000,000**~~**\$12,500,000**~~. The Bonds shall bear interest to be fixed at the time of  
9 sale or sales thereof. The exact form, terms, conditions, contents, security, options  
10 of redemption, and such other matters relating to the issuance and sale of said  
11 Bonds as are deemed necessary and advisable by the Assembly shall be as  
12 hereinafter determined and/or delegated by ordinance and/or resolution of the  
13 Assembly.

14  
15 The full faith and credit of the Municipality is pledged for the payment of the  
16 principal of and interest on the Bonds, and ad valorem taxes upon all taxable  
17 property in the Municipality shall be levied without limitation as to rate or amount to  
18 pay the principal and interest on the Bonds when due.

19  
20 **Section 3.** Ballot Proposition. The Assembly hereby submits to the qualified  
21 voters of the Municipality the proposition of whether or not the Municipality should  
22 issue the Bonds for the purpose of financing the costs of the approved Project at  
23 the regular municipal election to be held on April 2, 2024.

24  
25 The Clerk shall prepare the ballot proposition to be submitted to the voters  
26 as provided by this ordinance and the Municipal Code and shall perform all  
27 necessary steps in accordance with law to place this proposition before the voters  
28 at the regular election. The proposition must receive an areawide majority vote of  
29 those in the Municipality voting on the question to be approved. The proposition  
30 shall be substantially in the following form:

31  
32 PROPOSITION NO. \_\_\_\_\_

33  
34 AREAWIDE PUBLIC RESTROOM BONDS

35  
36 For the purpose of providing areawide public restrooms  
37 within the Municipality of Anchorage, of The Portland  
38 Loo type or similar, as provided in AO 2023-\_\_\_\_, shall  
39 Anchorage borrow money and issue up to  
40 **\$9,000,000**~~**\$12,500,000**~~ in principal amount of general  
41 obligation bonds **and increase the municipal tax cap**  
42 **by an annual amount not to exceed \$900,000 to pay**  
43 **for associated annual operations and maintenance**  
44 **costs?**



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Voter approval of this bond proposition authorizes for each \$100,000 of assessed taxable property value (based on the estimated 2024 areawide assessed valuation in Anchorage): (i) an annual increase in taxes of approximately \$1.83~~[\$2.54]~~ to retire the proposed bonds, and (ii) an annual increase in the municipal tax cap (Charter 14.03(b)(2)) of approximately \$2.38 to pay for annual operation and maintenance costs related to the proposed capital improvements.

The debt shall be paid from real and personal property taxes levied and collected areawide within Anchorage. The Municipality will also pledge its full faith and credit for payment of the bonds.

YES       NO

**Section 4.** Areawide 2024 CIB. The Assembly hereby alters the Areawide 2024 CIB to include the Project and increase the amount of the Areawide 2024 CIB by Nine Million Dollars (\$9,000,000)~~Twelve Million Five Hundred Thousand Dollars (\$12,500,000)]~~.

**Section 5.** Effective Dates. Section 2 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular election held on April 2, 2024. The remaining sections of this ordinance shall become effective upon passage and approval by the Assembly.

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

By \_\_\_\_\_  
Chair of the Assembly

ATTEST:

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



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 909-2023

Meeting Date: November 21[~~October 24~~], 2023

1 **Submitted by:** Assembly Members Chris Constant, Meg Zaletel and  
2 Anna Brawley  
3

4 **Subject:** AN ORDINANCE PROVIDING FOR THE SUBMISSION TO  
5 THE QUALIFIED VOTERS OF THE MUNICIPALITY OF  
6 ANCHORAGE, ALASKA, THE QUESTION OF THE  
7 ISSUANCE OF NOT TO EXCEED **NINE MILLION DOLLARS**  
8 **(\$9,000,000)**~~TWELVE MILLION FIVE HUNDRED~~  
9 ~~THOUSAND DOLLARS (\$12,500,000)]~~ OF GENERAL  
10 OBLIGATION BONDS OF THE MUNICIPALITY OF  
11 ANCHORAGE TO PAY THE COSTS OF AN AREAWIDE  
12 PUBLIC RESTROOM PROJECT, **AND THE QUESTION OF**  
13 **AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION**  
14 **TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE**  
15 **COSTS,** AT THE ELECTION TO BE HELD IN THE  
16 MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND  
17 ADDING A PROJECT TO THE AREAWIDE 2024 CIB TO  
18 INCLUDE THE PUBLIC RESTROOM PROJECT.  
19

20 The attached ordinance will place a general obligation bond proposition for the  
21 Areawide Public Restroom Project (the "Project") on the ballot for the regular  
22 Municipal election to be held on April 2, 2024. The ordinance will also alter the  
23 Areawide 2024 CIB Budget.  
24

25 The Project bond proposal will address the ongoing lack of public restrooms in the  
26 Municipality of Anchorage. Public restrooms have been a common feature in cities,  
27 along with other public health and hygiene amenities such as drinking fountains,  
28 seating areas, and indoor and outdoor recreational facilities such as parks, transit  
29 stations, and community centers. However, communities in the United States have  
30 a significant lack of public restrooms compared to cities in other countries; a 2021  
31 study found that there are only 8 public restrooms per 100,000 people, compared  
32 with Iceland having 56 public restrooms per 100,000 people.<sup>1</sup>  
33

34 Public restrooms provide relief for a basic human need, but also specifically benefit  
35 diverse segments of the population who live or are visitors to the city:

- 36 • Elders

<sup>1</sup> <https://www.bloomberg.com/news/features/2021-11-05/why-american-cities-lost-their-public-bathrooms>

- 1 • Pregnant women
- 2 • Parents with toddlers and young children
- 3 • People who experience disabilities, including who use wheelchairs
- 4 • People with a variety of medical conditions that affect bladder and digestive
- 5 tract function, including bladder cancer, irritable bowel syndrome, ulcerative
- 6 colitis, prostate issues, and side effects of some medications.<sup>2</sup>
- 7

8 In addition to benefits to individuals for these amenities in public spaces, provision  
9 of public restrooms has broader economic and environmental benefits. Providing  
10 more amenities in public spaces supports economic activity for residents, tourists,  
11 and other visitors; availability of public restrooms complements popular private  
12 business activities such as food concessions in public parks and along trails. Having  
13 public restrooms also offsets demand for, and associated costs with, the public  
14 using businesses' and organizations' restrooms, from routine cleaning to repairing  
15 damage from misuse. Increasing concern and frustration from business owners  
16 about these impacts to their own facilities has led to a trend of reducing public  
17 access to restroom facilities, such as requiring a purchase to use the restroom, use  
18 of keys and door codes to limit access, or simply not providing this convenience.

19  
20 This bond would provide resources for approximately 18~~between 20 and 30~~  
21 sturdy, standalone public restroom units, intended to be utilized across the  
22 Municipality, as a pilot project for potential expansion of this service, if successful,  
23 in a future year. The unit contemplated is the Portland Loo, a well-tested public  
24 facility designed for safety, cleanliness, and resistance to damage that has  
25 performed successfully in over 20 cities, including Ketchikan and Kodiak, since  
26 being first installed in Portland, Oregon in 2004.<sup>3</sup> These units are ADA-compliant  
27 and designed to balance privacy and safety, with ground-level visibility to determine  
28 if a unit is occupied.

29  
30 **Based on the assumptions of 18 standalone Portland loos in place and an**  
31 **annual Operations and Maintenance (O&M) cost of \$50,000 per unit, we are**  
32 **assuming an increase in O&M of \$900,000 in the bond ballot proposition.**  
33

34 The Assembly desires to schedule a public hearing for this bond ordinance on  
35 **December 5, 2023**~~**November 7, 2023**~~.

36  
37 Please see the attached Project List, attached as Exhibit A.

38  
39 Prepared by: Assembly Members Chris Constant,  
40 Meg Zaletel and Anna Brawley  
41 Acknowledged by: Alden Thern, CFO  
42 Acknowledged by: Anne Helzer, Municipal Attorney

<sup>2</sup> <https://americanrestroom.org/who-are-the-restroom-challenged/>

<sup>3</sup> <https://www.bloomberg.com/news/features/2021-11-05/why-american-cities-lost-their-public-bathrooms>

1	Acknowledged by:	Sharon Lechner, Acting OMB Director
2	Acknowledged by:	Kent E. Kohlhasse, Municipal Manager
3	Submitted by:	Assembly Members Chris Constant,
4		Meg Zaletel and Anna Brawley

**EXHIBIT A**

**Areawide Public Restrooms  
2024 Bond Project List  
(000)'s**

<u>Project</u>	<u>Amount</u>	<u>O&amp;M</u>
The Portland Loo, or similar, stand alone bathrooms	<u>\$9,000</u> <del>[\$12,500]</del>	<u>\$900</u> <del>[--]</del>
<b>Total</b>	<b><u>\$9,000</u></b> <del>[\$12,500]</del>	<b><u>\$900</u></b> <del>[--]</del>

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

**# 13.C.**

AO Number: 2023-114(S) Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED **NINE MILLION DOLLARS (\$9,000,000)**~~**TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$12,500,000)**~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AN AREAWIDE PUBLIC RESTROOM PROJECT, **AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS,** AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING A PROJECT TO THE AREAWIDE 2024 CIB TO INCLUDE THE PUBLIC RESTROOM PROJECT.

Sponsors: Assembly Members Chris Constant, Meg Zaletel and Anna Brawley  
 Prepared By: Assembly Members Chris Constant, Meg Zaletel and Anna Brawley and Public Finance Staff  
 Others Impacted: Areawide Service Area: Public Restrooms

**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

	FY23	FY24	FY25	FY26	FY27
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services	==	<u>900.0</u>	<u>900.0</u>	<u>900.0</u>	<u>900.0</u>
4000 Debt Service	--	<u>690.4</u> <del><u>[958.8]</u></del>	<u>690.4</u> <del><u>[958.8]</u></del>	<u>690.4</u> <del><u>[958.8]</u></del>	<u>690.4</u> <del><u>[958.8]</u></del>
5000 Capital Outlay					
<b>TOTAL DIRECT COSTS:</b>	--	<u><b>1,590.4</b></u> <del><u><b>[958.8]</b></u></del>	<u><b>1,590.4</b></u> <del><u><b>[958.8]</b></u></del>	<u><b>1,590.4</b></u> <del><u><b>[958.8]</b></u></del>	<u><b>1,590.4</b></u> <del><u><b>[958.8]</b></u></del>

ADD: 6000 Charge from Others  
 LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Estimated annual debt service of **\$690,366** ~~**[\$958,842]**~~ assumes bonds are sold as a single bond issue with an interest rate of 4.475% with bond repayments corresponding to the expected life of the assets financed up to 20 years.

**When projects are completed and fully functioning, increased annual operations and maintenance costs are estimated at \$900,000.**

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Estimated annual debt service payments of approximately **\$690,366** ~~**[\$958,842]**~~ equate to an estimated property tax increase of **0.0183** ~~**[0.0254]**~~ mills or **\$1.83** ~~**[\$2.54]**~~ per year on \$100,000 of assessed valuation in the Municipality areawide.

**When fully operational, increased annual operations and maintenance costs are estimated at \$900,000 and equate to an estimated property tax increase of 0.0238 mills or \$2.38 per year on \$100,000 of assessed valuation in the Municipality areawide and an increase in the Municipal tax cap limitation.**

**The total private sector economic effect would therefore be a total of \$4.21 per \$100,000 of assessed valuation.**

**ANCHORAGE, ALASKA  
AO No. 2023-107**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE SECTION 25.30.020 TO INCLUDE**  
3 **AGREEMENTS TRANSFERRING OPERATIONAL CONTROL OVER**  
4 **MUNICIPAL PROPERTY IN THE CATEGORY OF DISPOSALS OF AN INTEREST**  
5 **IN MUNICIPAL LAND REQUIRING APPROVAL BY ORDINANCE.**  
6

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7  
8 **WHEREAS**, from time to time the Municipality enters an agreement with a third party  
9 to operate a municipal building or property on its behalf, with terms that confer  
10 management and control to the contractor; and  
11

12 **WHEREAS**, the Municipality also occasionally enters use agreements that allow the  
13 contractor to occupy and use municipal buildings or property to the exclusion of the  
14 public or others; and  
15

16 **WHEREAS**, Section 10.02(8) of the Anchorage Municipal Charter requires an  
17 ordinance to authorize the conveyance or lease of "any interest in lands of the  
18 municipality"; and  
19

20 **WHEREAS**, Section 17.13 of the Charter, *Definitions*, states that "interest in lands  
21 means ***any estate in real property or improvements thereon*** excluding revocable  
22 permits or licenses, rights-of-way, or easements which the assembly finds to be  
23 without substantial value to the municipality," (emphasis added); and  
24

25 **WHEREAS**, the Anchorage Assembly has implemented the above Charter  
26 provisions and provided more clarity to its directives through enactment of  
27 Anchorage Municipal Code section 25.30.020, *Disposal by Ordinance*; and  
28

29 **WHEREAS**, the aforementioned agreements for operations or use of municipal  
30 property, convey to the contractor a long-term interest in the municipal property or  
31 improvements often to the exclusion of others, but may not be captured within the  
32 scope of AMC section 25.30.020; now, therefore,  
33

34 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
35

36 **Section 1.** Anchorage Municipal Code section 25.30.020 is hereby amended to  
37 read as follows:  
38

39 **25.30.020 - Disposal by Ordinance**  
40

- 41 A. Except as required or provided otherwise by law, the municipality may  
42 dispose of municipal land or any interest therein only by ordinance.

**# 13.D.**

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- B. For purposes of this section, an interest in municipal land means any estate in real property or improvements thereon, but excluding the following if found by the assembly to be without substantial value to the municipality:
1. Revocable permits.
  2. Licenses.
  3. Rights-of-way.
  4. Easements.
- C. Revocable permits or licenses, rights-of-way or easements are deemed to be without substantial value to the municipality if the agreement meets the following conditions:
1. The stated value to the municipality for the term of the agreement is \$50,000.00 or less;
  2. The term of the agreement is for one year or less; and
  3. If a structure or improvement is authorized, it must be removable within 30 days of termination of the agreement.
- D. Any conveyance, disposal, contract or other agreement that transfers or conveys substantial or total control over the operation or use of a municipal property or facility shall be treated as a disposal for purposes of this subsection and require an ordinance, excluding the following:
1. Short term rental or use agreements for less than 90 days, including options and renewals.
  2. Rental or use agreements limited to a small portion of a facility, such as a room or rooms, or a particular or area for a designated use.
  3. Agreements for operation or use limited to interests in land identified in Subsection B. and C.
  4. Operating agreements and similar agreements to the extent the agreement is competitively procured under Title 7 and is subject to assembly approval and public process under Title 7.
- E. Subsequent material amendments to the scope, term, or control of a disposal under Subsection D. shall also require assembly approval of an ordinance.
- F. An ordinance disposing of municipal land formally dedicated to permanent or long-term park or recreational purposes is valid only upon approval by a majority of those voting on the questions at a regular or special election. When municipal land disposal requires voter approval, public notice of the proposed disposal of municipal land shall meet the requirements of section 25.30.025 prior to assembly action authorizing the ballot proposition.

48 (AO No. 79-170; AO No. 80-48(S); AO No. 2007-102, § 1, 8-14-07; AO No.  
49 2015-47, § 2, 5-14-15 )

50  
51 **Section 2.** This ordinance shall be effective immediately upon passage and



**# 13.D.**

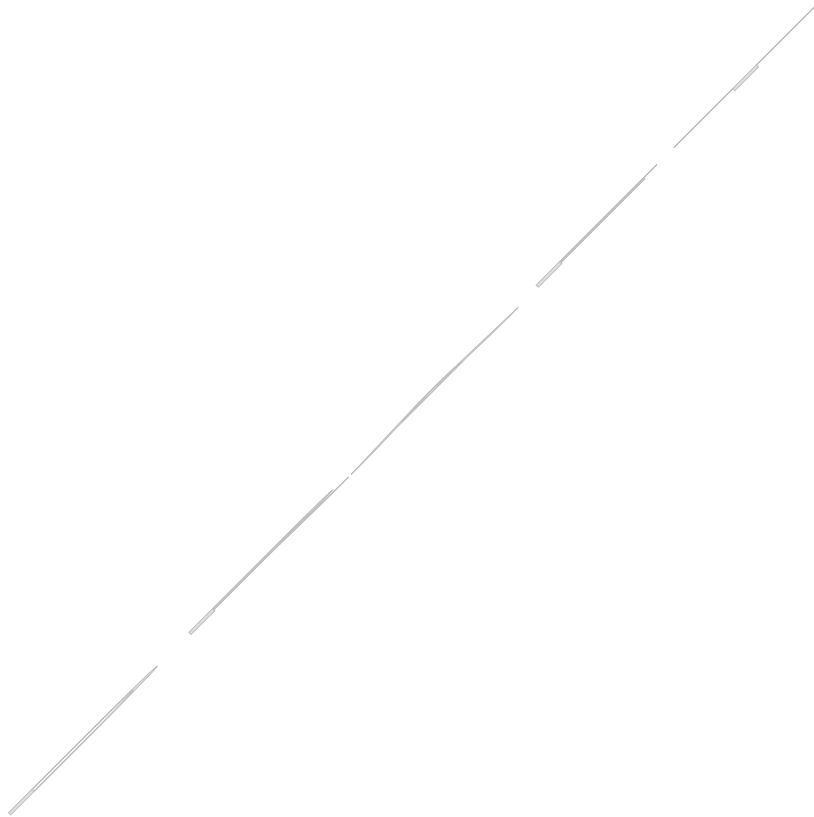
approval by the Assembly.

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

Chair \_\_\_\_\_

ATTEST:

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



## **Amend AMC 21.09 to allow Temporary Workforce Housing on Commercial Land Until Permanent Workforce Housing is Constructed in Girdwood**

*Briana Sullivan, Co-Chair, GBOS*

*Mike Edgington, Housing and Economic Development Supervisor, GBOS*

### **Context**

- There is an increasing unhoused population in Girdwood, most of whom are employed locally and/or have established connections to the community. Some unhoused residents are tent camping, but many are in vehicles and RVs.
- While shelter options in Anchorage can provide an emergency stop-gap, they are not compatible with employment in Girdwood.
- The number of long-term rentals (LTRs) has decreased over the last several years as many have been converted to Short-Term Rentals (STR). According to commercially available data, almost 20% of Girdwood's housing stock was involved in the STR market over the past 12 months compared to a rate of under 1.5% in the rest of the MOA.
- While permanent housing is the long-term solution, Girdwood, unlike Anchorage, does not have a reservoir of underutilized buildings that can be converted quickly to lower-cost housing.
- Constructing new workforce housing is a 2-3 year project even if funding was available.

### **Goals**

1. Establish policy(s) to bridge the current situation until lower-cost housing can come on line (~3 years).
2. Encourage employers to be part of the solution, as the lack of housing affects them directly by limiting the employee pool.
3. Build upon unofficial approaches already underway.
4. Include a sunset trigger mechanism, since temporary housing is not the long-term solution.
5. Limit allowable use to the provision of workforce housing, not for additional visitor accommodation.

### **Proposal**

Key features:

- Amend AMC 21.09 to allow temporary housing units and/or RV use on existing commercially zoned land, if they are used for primary residential occupation.
- Sunset provisions in October 2026, or later when a specific number of new workforce housing units become available.
- Prohibit use as STR and require primary occupation, but also allow tenants to move into permanent housing without penalty.
- Consider lease or ground rent maximum, e.g. affordable at 80% single person AMI

## Implementation details

AMC 21.05.080 already allows “temporary structures” to be occupied when they are on the same parcel as a residential building under construction, so code already allows temporary structures for residents with enough capital resources to own land and fund construction. Conceptually, this policy does the same thing at a community level.

Add a definition for “Temporary Workforce Housing” as a new section in 21.09.050 B.4 (Commercial Uses) to include RVs, cabins without permanent foundations and similar temporary structures, to be used as residential housing.

- Prohibit use as short-term rentals or other visitor accommodations.
- Define “affordable” as no more than 30% of gross income for rent+utilities at 80% of AMI, using individual AMI for studio sized units, and household AMI for larger units
- If the structure/RV is owned by the resident, then limit ground rent to half the above amounts.
- An affidavit from the land owner, and property manager if applicable, is required

Amend the Use Table (Table 21.09-2) by adding a row for Temporary Workforce Housing as a new Use Category and Use Type under the Commercial section. Enter an “S” for Administrative Site Plan review for the following zones:

- GC-2 (Old Girdwood by Mall)
- GC-3 (Old Girdwood)
- GC-4 (Alyeska Highway)
- GC-5 (South Townsite)
- GC-6 (Lower Crow Creek Rd)
- GC-8 (Behind Post Office)
- GC-10 (near Brewery)

Add clause into 21.09.050 B.4.f that the allowed use will continue until XX units of permanent workforce housing have received certificates of occupancy, with the earliest expiration on November 1st, 2026.

## Draft code amendment

21.09.050 - Use regulations.

*B. Use-specific definitions and standards.* The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

4. *Commercial uses.*

### **f. Temporary Workforce Housing**

#### **i. Definition.**

**ii. Use specific standards**

**iii. Expiration**

DRAFT

Add a new row to Table 21.09-2

		Residential						Commercial									Ind.		Resort		Other								
Use Category	Use Type	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	G	G	G	Definitions and Use Specific Standards	
		R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	C	I	I	R	R	A	O	W		
		1	2	2	3	4	5	1	2	3	4	5	6	7	8	9	1	1	2			S	S						
				A																			T	T					
COMMERCIAL																													
<u>Temporary Workforce Housing</u>	<u>Temporary Workforce Housing</u>									P	P	P	P	P			P	P											<u>21.09.050</u> <u>B.4.f.</u>