ANCHORAGE, ALASKA
AO NO. 2021–54

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.010E., TABLE 21.05.1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND ANCHORAGE MUNICIPAL CODE SECTION 21.05.040C.5., USE-SPECIFIC STANDARDS, TO ALLOW THE USE-TYPE “HOMELESS AND TRANSIENT SHELTER” IN THE B-3 (GENERAL BUSINESS) DISTRICT, AS A CONDITIONAL USE AND TO CREATE USE-SPECIFIC STANDARDS.

(Planning and Zoning Commission Case 2021-0025)

WHEREAS, these amendments provide more flexibility to the community for where homeless shelters are allowed and implement Anchorage 2020—Anchorage Bowl Comprehensive Plan Housing Policies 61 and 62, which promote supportive housing for the homeless; and

WHEREAS, this ordinance amends Anchorage Municipal Code (AMC) 21.05.010E., Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts to allow the use-type “Homeless and Transient Shelter” in the B-3 (general business) district, as a conditional use; and

WHEREAS, AMC Title 21 currently prohibits homeless shelters in all zoning districts, except for the PLI (public lands and institutions) district, much of which is already occupied by parks and major institutions; and

WHEREAS, the B-3 (general business) district is located along major street corridors with access to public transportation and services for homeless persons to assist them in obtaining stable housing; and

WHEREAS, a conditional use requires conformance with the nine approval criteria after public notification and a public hearing before the Planning and Zoning Commission; and

WHEREAS, current and long-term social and economic conditions have contributed to a greater population of homeless persons in need of shelter beds than currently are available within the Anchorage Municipality; and

WHEREAS, AMC Title 21 has no use-specific standards for homeless shelters and this ordinance creates three use-specific standards for homeless shelters that apply to all zoning districts where homeless shelters are allowed; and
WHEREAS, the first use-specific standard requires homeless shelters under different conditional use permits to be separated by a minimum of 500 feet so as to prevent the concentration of homeless shelters on one block; and

WHEREAS, the second use-specific standard requires homeless shelters to be located within one-quarter mile of a non-commuter public transit route, unless alternative transportation is provided, so as to provide shelter accessibility to homeless persons; and

WHEREAS, the third use-specific standard requires secure storage of personal belongings, including bicycles, for the residents of homeless shelters so as to provide orderly space for items, some of which may be necessary for homeless persons to eventually achieve a stable living space, and to prevent the storage of items in public spaces; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. AMC section 21.05.010E., Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

E. TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS.
AO amending Title 21 and homeless shelters in the B-3 district

Section 2. AMC section 21.05.040C.5., Homeless and Transient Shelter, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

5. Homeless and Transient Shelter

a. Definition
A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning. Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.

b. Use-Specific Standards
i. Homeless and transient shelters shall be located more than 500 feet from other homeless and transient shelters.

ii. Homeless and transient shelters shall be located within one-quarter mile of a public transit route or have a plan to provide transportation to guests. Commuter routes shall not be counted as public transit routes for this standard.

iii. Secure storage for both personal belongings and bicycles shall be provided on-site for guests.

*** *** ***
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19)

Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.
PASSED AND APPROVED by the Anchorage Assembly this ___ day of
___________________, 2021.

______________________________
Chair

ATTEST:

______________________________
Municipal Clerk

(Planning and Zoning Commission Case 2021-0025)
FROM: ACTING MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.010E., TABLE 21.05.1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND ANCHORAGE MUNICIPAL CODE SECTION 21.05.040C.5., USE-SPECIFIC STANDARDS, TO ALLOW THE USE-TYPE “HOMELESS AND TRANSIENT SHELTER” IN THE B-3 (GENERAL BUSINESS) DISTRICT, AS A CONDITIONAL USE AND TO CREATE USE-SPECIFIC STANDARDS.

On March 1, 2021, the Planning and Zoning Commission (PZC) recommended approval of an ordinance (PZC Case No. 2021-0025) addressing the community-wide problem of homelessness. The ordinance amends Anchorage Municipal Code (AMC) subsection 21.05.010E., Table 21.05.1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts, to make homeless and transient shelters a conditional use in the B-3 (general business) district. The ordinance also amends AMC subsection 21.05.040C.5., Use-Specific Standards, to create three use-specific standards for homeless shelters in both the B-3 and PLI (public lands and institutions) districts. (See PZC Resolution No. 2021-008.)

These amendments address the prohibition on homeless and transient shelters from all zoning districts except the PLI district. The consequence of only allowing homeless shelters in one district is a very limited supply of land that allows this use and a shortage of bed space. The B-3 district is located in commercial areas along major street corridors with good access to public transportation.

Currently, homeless and transient shelters have no use-specific restrictions in AMC Title 21. This ordinance creates three, which are the following: (1) separate shelters by a minimum of 500 feet to avoid overconcentration in one area; (2) require new shelters to be located within one-quarter mile of main public transit routes or provide transportation to make them accessible to homeless individuals; and (3) require shelters to provide on-site storage to reduce storage of personal belongings in public spaces.

The amendments implement the Anchorage—2020 Anchorage Bowl Comprehensive Plan and the Anchorage 2040 Land Use Plan:
• Housing Policy 61 – Promote the availability of supportive housing opportunities for homeless and persons with special needs.

• Housing Policy 62 – Distribute through the Municipality residential facilities that are supported by government agencies and operated for health, social services and for persons with special needs.

• Policy 4.5 – Consider actions that will affirmatively further fair housing and avoid having the effect of housing discrimination in decisions regarding land use, allocation of housing opportunities, and zoning map or land use regulation amendments.

An Assembly Ordinance to require licenses for homeless and transient shelters, proposed for addition to Title 16 of the Code, also will be considered by the Anchorage Assembly. The sponsors of that ordinance intend to offer a shelter licensing requirement amendment to this ordinance, and will request approval of this ordinance be contingent on approval of the licensing requirement ordinance.

This ordinance has no private-sector economic effects and local government effects are less than $30,000. Pursuant to AMC section 2.30.053B.1., a summary of economic effects is not required.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Francis McLaughlin and Elizabeth Appleby
Senior Planners, Planning Department

Approved by: Michelle J. McNulty, Planning Director
Concur: Christopher M. Schutte, Director
Office of Economic and Community Development
Concur: Lance Wilber, Director
Office of Management and Budget
Concur: Kathryn R. Vogel, Municipal Attorney
Concur: Anna C. Henderson, Municipal Manager

Respectfully submitted: Austin Quinn-Davidson, Acting Mayor

Attachments: Planning and Zoning Commission Resolution No. 2021-008
Planning Department Analysis Packet

(Planning and Zoning Commission Case No. 2021-0025)
MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-008

A RESOLUTION RECOMMENDING APPROVAL OF TEXT AMENDMENTS TO AMC 21.05.010E., TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND TO 21.05.040C.5., HOMELESS AND TRANSIENT SHELTERS, TO REQUIRE CONDITIONAL USE APPROVAL FOR HOMELESS AND TRANSIENT SHELTERS IN THE B-3 (GENERAL BUSINESS) DISTRICT AND TO CREATE USE-SPECIFIC STANDARDS FOR ALL HOMELESS AND TRANSIENT SHELTERS.

(Case 2021-0025)

WHEREAS, public hearing notices were published, and a public hearing was held on March 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The Commission appreciated the level of public participation and heard a lot of testimony, both for and against the amendments. Some of the public testimony eluded to this being a way to put new homeless shelters in areas that were not previously allowed. While the amendments would open new areas that may be potential sites, a major part of this ordinance is that a public hearing conditional use permit is required. There will be a lot of public testimony and participation and opportunities for this Commission to determine whether a homeless shelter is an appropriate use at any given site through the conditional use process.

2. There is a lack of available areas for these types of facilities, whether they are homeless shelters or treatment facilities, and this limits the providers from delivering these services. The Planning Department has come up with an adequate solution to allow these places to exist in a broader part of our community, while still placing safeguards in the conditional use process. One public comment spoke about how there were treatment centers in the Tudor area. This ordinance will allow services that were previously limited to very specific areas of town, and very specific sites, to be more widely dispersed. The delivery methods can be more diversified and specialized for different populations.

3. As for promoting public health and general welfare, there is no doubt that there is a significant need for homeless shelters and shelter beds and for helping the homeless population within our community. This ordinance will help with that goal, both with respect to the expansion to B-3 (as an option) and the use-specific standards, which are important.
The ordinance is consistent with the Comprehensive Plan for the policies that have been identified in the staff report, particularly, Housing Policy 62 to distribute residential facilities throughout the Municipality that are operated for health, social services, and for persons with special needs. This ordinance is consistent with the purpose statement of the B-3 district and its reference to community uses.

4. Testimony was heard this evening about the opposition to AO 2020-58 from last year. One significant difference is that the current process includes the Planning and Zoning Commission's review. This expansion to B-3 would maintain more of a robust public process in evaluating specific views of the application because it would come to the Planning and Zoning Commission before moving forward.

5. The B-3 district is an appropriate district because of its location along major streets and public transit routes. The B-3 is more likely than the PL! district to be located near employment centers and to services for the homeless.

6. The public hearing conditional use permit process can and does work for issues like homeless shelters.

7. A dissenting commissioner found that the ordinance encourages the decentralization of homeless services, which is not an efficient way to spend taxpayer money. A conditional use permit in a B-3 district is a less robust process than a rezone to PL! and a conditional use permit. Business owners are drastically affected and the Commission should not allow homeless shelters in the B-3 district.

8. The text amendment approval criteria are met to allow homeless shelters in the B-3 district with an approved conditional use permit and to add use-specific standards for this use.

9. With regard to criterion 2, this action directly addresses barriers to fair housing by broadening the location for homeless shelters allowed by the zoning code to a second zoning district.

10. It is worth noting that homeless and transient shelters, based upon a review of the many uses in Table 21.05-1, are one of the most restricted use types in Title 21, even more restrictive than cemeteries.

11. Homeless shelters are one of the most restricted uses in the zoning code, but they are something that our community needs. Homelessness is a bigger issue than zoning. It is something that needs to be addressed by
more than zoning, such as legal enforcement and mental health services. The Commission is only able to affect the zoning and where these facilities are allowed. The Commission has two options: 1) not to allow this change; and 2) allow homeless shelters in the B-3 district, which is a compatible district. After hearing public comments, the public deserves to be provided certainty for the future, and that is what zoning is supposed to do. By spot-zoning areas, the public is not provided with certainty. It is a disservice to our community. Looking at the approval criteria, a B-3 zone is very much compatible with this use. It is near public transportation, employment, and other social services. As opposed to any other zoning districts, the B-3 district is the most compatible. Planning Staff is commended for the amount of public outreach that was done to all community councils and to the Federation of Community Councils (FCC). Staff did meet the public notification requirements. Individuals are encouraged to get involved in their community councils and to serve on their boards, so that they can have direction over what appears before the board.

B. The Commission recommends APPROVAL of the ordinance.

PASSED AND APPROVED by the Anchorage Municipal Planning and Zoning Commission the 1st day of March, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 5th day of April, 2021.

Michelle J. McNulty, AICP
Secretary

Danielle Bailey
Chair

(Case 2021-0025)
DATE: March 1, 2021

TO: Planning and Zoning Commission

THRU: Michelle J. McNulty, AICP, Planning Director

FROM: Francis McLaughlin, Senior Planner

SUBJECT: Case 2021-0025, Text Amendment to Allow Homeless and Transient Shelters in the B-3 District and Add Use-specific Standards

The Planning Department is proposing amendments to Anchorage Municipal Code (AMC) Title 21 to allow homeless and transient shelters in the B-3, general business district, as a conditional use and to add use-specific standards for all homeless shelters. Currently, homeless shelters are only allowed in the PLI, public lands and institutions district. Adding the B-3 district would give the community more flexibility on where to place new homeless shelters.

Homelessness is a community-wide problem. The unintended consequence of only allowing homeless shelters in the PLI zoning district severely limits where new homeless shelters may be located to meet the supply shortage of beds for the number of homeless people. The zoning map for the Anchorage Bowl shows the PLI district is often not near necessary services for homeless individuals, such as public transportation. In addition, many of the PLI zoned areas are unavailable because they are already occupied by parks and major institutions, including Providence Medical Center, University of Alaska Anchorage, and Alaska Pacific University.

The definition of Homeless and Transient Shelters is found in AMC 21.05.040.C.5., Community Service – Homeless and Transient Shelters, which states:

a. Definition: A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning. Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.

The definition of a homeless and transient shelter remains the same under this ordinance. This ordinance changes the Table of Allowed Uses to make homeless and transient shelters a conditional use in the B-3 district, bringing the B-3 district into parity with the PLI district for the use of homeless and transient shelters. The B-3 district is located along major street corridors with good access to public transit. The B-3 district also has access to services for homeless individuals that may directly or indirectly assist them in eventually obtaining stable housing. A survey of other similar
cities found that shelters are customarily allowed in commercial zoning districts and sometimes in residential and industrial districts as well.

This ordinance also creates new use-specific standards for homeless and transient shelters, which would apply to both the PLI and B-3 districts. There are currently no use-specific standards in AMC Title 21 for homeless and transient shelters. The first use-specific standard requires homeless shelters to be separated by 500-feet to limit the concentration of homeless shelters on one block. The second use-specific standard requires homeless shelters to be located within a quarter mile of non-commuter public transit routes unless alternate transport is provided. This requirement is important because public busses are the primary mode of transportation for homeless individuals. The third use-specific standard requires homeless shelters to provide adequate storage space for the personal belongings of shelter guests. This requirement will give homeless residents a temporary place to store items. Some items may be necessary for steps to obtain stable housing, such as legal documents and job interview clothing. Storage space for some items at the shelter will also eliminate or reduce time, money, and attention from homeless persons given to safeguarding basic necessities or sentimental items. In addition, storage space will also prevent the stowage of personal items in public spaces.

These changes were developed in consultation with organizations and individual members of the public. Planning Department staff met with staff at all homeless shelters currently in operation within the Municipality of Anchorage. Planning Department staff also met with the Federation of Community Councils and with individual community councils that requested presentations. A webpage devoted to the proposed changes was posted online that included contact information for comments. Planning staff recorded comments in order to reference them while amending the proposed changes. In addition, Planning staff researched studies and the code of other cities to compare zoning and requirements for homeless shelters.

DEPARTMENTAL COMMENTS
The comments from State and Municipal reviewing agencies are attached. None of the reviewing agencies object to the proposed amendments.

COMMUNITY COMMENTS
Planning staff met with several members of the community explain the proposed Title 21 homeless shelter changes. Comments were documented so they could be easily referenced by Planning staff.

Planning staff met with homeless shelter providers, including Catholic Social Services, Anchorage Gospel Rescue Mission, Brother Francis Homeless Shelter, and the Hope Downtown Center. Planning staff also met with the Homelessness Leadership Council (HLC) Housing Incentives Workgroup, the Housing, Homeless and Neighborhood Development (HHAND) Commission, and the Anchorage Chamber of Commerce. In addition, Planning staff also created a project website that had contact information for questions/comments, a copy of the draft Assembly Ordinance, and a copy of a PowerPoint presentation shared at community meetings.
Planning staff gave a presentation on the proposed homeless shelter zoning changes at the November 18, 2020 meeting of the Federation of Community Councils (FCC). Individual community councils were invited to request an additional presentation from Planning staff if they wanted one. Approximately 60% of the community councils with any land area zoned B-3 requested an additional presentation. Planning staff gave a presentation and answered questions at regular meetings of 12 community councils within the Anchorage Bowl. Planning staff answered questions at one additional community council meeting. These community council included: Airport Heights, Bayshore-Klatt, Campbell Park, Downtown, Fairview, Mountain View, Russian Jack, Sand Lake, Spenard, Taku/Campbell, Tudor Area, and University Area. The Turnagain Community Council submitted a comment of support for the changes and recognized that limiting homeless and transient shelters to one zoning district has provided challenges in providing additional needed shelter beds. The Planning Department had communication with the Tudor Area Community Council on a possible resolution of opposition, but had not received a formal comment or notification on the resolution status prior to writing the staff report.

Two individuals submitted written public comments for this case. Their comments are attached to this memorandum. One person supported the proposed zoning changes, stating she wanted the community to provide better services for those experiencing homelessness. The second comment said not to make these changes or to add additional safeguards. The Planning Department received one phone call for this case asking about public testimony and concern for Midtown businesses.

ANCHORAGE MUNICIPAL CODE APPROVAL CRITERIA
AMC 21.03.210 Title 21 - Text Amendments
C. Approval Criteria
Text amendments may be approved if the assembly finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare;

   Homeless and transient shelters are a necessity to provide temporary emergency shelters to homeless persons. They also help connect homeless persons to services that directly or indirectly assist them in finding stable housing. There is a greater demand for homeless shelter beds than are currently available. This amendment requires homeless shelters to obtain a conditional use permit in order to be located in the B-3 district. At present, the only zoning district that allows homeless shelters is the PLI district, much of which is not near necessary services for homeless individuals, such as public transportation, or already occupied with parks and institutions. This amendment promotes the general welfare by allowing homeless shelters to be located in one additional zoning district and by adding three use-specific standards that will enhance all homeless shelters.

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title; and
This change is consistent with goals and policies of the Anchorage 2020 Comprehensive Plan:

- **General Land Use Policy 7 - Avoid incompatible uses adjoining one another.**

  Homeless shelters need convenient access to community resources, such as public transportation, employment, and other social services. The B-3 district is primarily located in areas with those resources. The purpose statement of the B-3 district includes access to community uses, which includes homeless shelters. AMC 21.04.030D., B-3: General Business District, states:

  > The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality’s intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

- **Housing Policy 61 – Promote the availability of supportive housing opportunities for the homeless and persons with special needs.**

  This policy promotes the availability of supportive housing such as homeless shelters. Like commercial, industrial, and governmental uses, homeless shelters are an important residential component to a community. Though often neglected, the lack of supportive housing is a potential violation of Title VIII of the Civil Rights Act of 1968.

- **Housing Policy 62. Distribute throughout the Municipality residential facilities that are supported by government agencies and operated for health, social services and for persons with special needs.**

  This policy speaks to the need to distribute supportive housing such as homeless shelters throughout the community. The zoning regulations are overly restrictive because they currently only allow homeless shelters in the PLI district. Allowing this use-type in the B-3
district as a conditional use implements this policy for equitable distribution of these facilities in the community. In addition, the use-specific requirement for a separation distance of 500-feet between shelters will prevent them from locating in one area.

This amendment is consistent with the goals and policies of the Anchorage 2040 Land Use Plan:

- **Goal 4.** Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

  **Policy 4.5.** Consider actions that will affirmatively further fair housing and avoid having the effect of housing discrimination in decisions regarding land use, allocation of housing opportunities, and zoning map or land use regulation amendments.

This action directly addresses barriers to fair housing by broadening the location for homeless shelters allowed by the zoning code to a second zoning district. While this is a small step, it will allow for more flexibility in siting homeless shelters.

3. **The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.**

This ordinance changes the regulations governing homeless and transient shelters to allow them in the B-3 district and to add use-specific standards for homeless shelters in all districts. This amendment is necessary because there is currently a shortage of shelter beds and there is expected to be a shortage of shelter beds into the future.

**DEPARTMENT RECOMMENDATION**

The Planning Department recommends approval of the amendments to AMC Title 21 for homeless and transient shelters. Attached is a draft Assembly ordinance.

**ATTACHMENTS**

1. Draft Public Hearing Assembly Ordinance
2. Annotated Draft Public Hearing Assembly Ordinance
3. Map
4. Public Outreach
5. Departmental and Public Comments
Draft Public Hearing Assembly Ordinance
Submitted by: Chair of the Assembly
at the Request of the
Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO NO. 2021–

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE TABLE 21.05.010E., TABLE OF ALLOWED USES
- RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND
21.05.040C.5., USE-SPECIFIC STANDARDS, TO ALLOW THE USE-TYPE
“HOMELESS AND TRANSIENT SHELTER” IN THE B-3 (GENERAL BUSINESS)
DISTRICT, AS A CONDITIONAL USE AND TO CREATE USE SPECIFIC STANDARDS.

(Planning and Zoning Commission Case 2021-0025)

WHEREAS, these amendments provide more flexibility to the community for where
homeless shelters are allowed and implement Anchorage 2020 Housing Policies 61 and
62, which promote supportive housing for the homeless; and

WHEREAS, this ordinance amends Anchorage Municipal Code (AMC) 21.05.010E,
Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts to allow
the use-type “Homeless and Transient Shelter” in the B-3 (general business) district, as
a conditional use; and

WHEREAS, AMC Title 21 currently prohibits homeless shelters in all zoning districts,
except for the PLI (public lands and institutions) district, much of which is already occupied
by parks and major institutions; and

WHEREAS, the B-3 (general business) district is located along major street corridors with
access to public transportation and services for homeless persons to assist them in
obtaining stable housing; and

WHEREAS, a conditional use requires conformance with the nine approval criteria after
public notification and a public hearing before the Planning and Zoning Commission; and

WHEREAS, current and long-term social and economic conditions have contributed to a
greater population of homeless persons in need of shelter beds than currently are
available within the Anchorage Municipality; and

WHEREAS, AMC Title 21 has no use-specific standards for homeless shelters and this
ordinance creates three use-specific standards for homeless shelters that apply to all
zoning districts where homeless shelters are allowed; and
WHEREAS, the first use-specific standard requires homeless shelters under different conditional use permits to be separated by a minimum of 500 feet so as to prevent the concentration of homeless shelters on one block; and

WHEREAS, the second use-specific standard requires homeless shelters to be located within one-quarter mile of a non-commuter public transit route, unless alternative transportation is provided, so as to provide shelter accessibility to homeless persons; and

WHEREAS, the third use-specific standard requires secure storage of personal belongings, including bicycles, for the residents of homeless shelters so as to provide orderly space for items, some of which may be necessary for homeless persons to eventually achieve a stable living space, and to prevent the storage of items in public spaces; now, therefore,

THE ANCHORAGE ASSEMBLY ORDOINS:

Section 1. AMC 21.05.010E., Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts, is hereby amended, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

E. TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-I), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20)
Section 2. AMC Table 21.05.040C.5, Homeless and Transient Shelter, is hereby amended, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

5. Homeless and Transient Shelter
   a. Definition
   A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning. Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.

   b. Use-Specific Standards
   i. Homeless and transient shelters shall be located more than 500 feet from other homeless and transient shelters.

   ii. Homeless and transient shelters shall be located within one-quarter mile of a public transit route or have a plan to provide transportation to guests. Commuter routes shall not be counted as public transit routes for this standard.

   iii. Secure storage for both personal belongings and bicycles shall be provided on-site for guests.

*** *** ***
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19)

Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ___ day of ____________________, 2021.

Chair
ATTEST:
Municipal Clerk
Annotated Draft Public Hearing Assembly Ordinance
Proposed Text Amendment Language

This document presents the public hearing draft of the Homeless and Transient Shelters Text Amendments. The amendments in this document are arranged in the order they appear in Anchorage’s Title 21 Zoning Ordinance:

<table>
<thead>
<tr>
<th>Location of Change by Zoning Code Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.05.010E. Table 21.05-1: Table of Allowed Uses – Allows Homeless and Transient Shelter in the B-3 district by conditional use</td>
<td>1</td>
</tr>
<tr>
<td>21.05.040C.5. – Creates new use-specific standards for Homeless and Transient Shelter</td>
<td>2</td>
</tr>
</tbody>
</table>

How to Read this Document

Amended code language appears on the right-hand pages (numbered pages), and annotation on left-hand pages. The annotation explains how to interpret or apply the draft amendment language. Sometimes the annotation also describes the issue being addressed or the intent of the proposed code change.

Annotation on the left-hand facing page is in Segoe UI font. Zoning code language (right-hand page) is in Arial font and has line numbering in its left margin.

Proposed changes to zoning code language (called “amendments”) appear as “tracked changes” text:
- Added code language is underlined.
- Deleted language is in [ALL CAPS IN BRACKETS].
- Text without underlines, caps/brackets, or highlights is current code language not being changed.

Each page of tracked-changes code language begins with a header showing the chapter and major section that contains the proposed changes. In order to show only those subsections being changed, a set of three asterisks ( *** ) indicates that all intervening parts of the chapter are unchanged between the section header above the asterisks and the language shown below the asterisks.
Section 21.05.010E. Table of Allowed Uses

Table 21.05-1 establishes which land uses – residential, community, commercial, and industrial – are allowed in each zoning district. Also, the table identifies the type of review procedure for each use, whether it is allowed by-right, through a site plan review, or by the conditional use process.

The *Homeless and Transient Shelter* use-type is currently prohibited in all districts, except the PLI, public lands and institutions district. The text amendment proposes to allow *Homeless and Transient Shelter* in the B-3, general business district, by conditional use, which is the same as the PLI district.
CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses

* * *

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Residential</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Other</th>
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<tr>
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<td>Neighborhood recreation center</td>
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<td>Social service facility</td>
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</tr>
</tbody>
</table>

January 2021

Homeless and Transient Shelter Zoning Text Amendment
Public Hearing Draft

Page 1

13 of 161
Section 21.05.040C.5. Use-specific Standards for Homeless and Transient Shelter

Currently, there are no use-specific standards for the use-type Homeless and Transient Shelter. The proposed amendment would create use-specific standards for this use-type. The use-specific standards would apply in every district where the use is allowed, which is currently the PLI district and proposed to also include the B-3 district.

The first use-specific standard requires Homeless and Transient Shelters under different conditional use permits to be separated by a minimum of 500 feet. This requirement would not prohibit a conditional use permit for a homeless shelter to be amended. An amendment must be approved through the conditional use process which is specified in Title 21. If approved, an amendment may allow a homeless shelter to expand on-site or to the neighboring property.

The second use-specific standard requires a Homeless and Transient Shelter to be located within one-quarter mile of a public transit route, unless alternative transportation is provided. PeopleMover has two commuter bus routes that provide point to point bus service and are not considered for this standard because they do not make frequent stops. They are Route 91 (Downtown to Eagle River) and Route 92 (Dimond to Huffman).

The third use-specific standard requires secure storage space for guests. This includes storage of personal belongings and bicycles.
Section 21.05.040C.5., Use-specific Standards

5. Homeless and Transient Shelter
   a. Definition
      A facility designed to provide minimum necessities of life, including
      overnight accommodation, on a limited, short-term basis for individuals and
      families during periods of dislocation or emergency pending formulation of
      longer-term planning. Facility elements may include providing the physical
      care required, including shelter, food, and necessary medical and clothing
      needs, directly or by referral to appropriate agency; and planning for more
      permanent housing and employment, including contact with community
      resources.

   b. Use-Specific Standards
      i. Homeless and transient shelters shall be located more than 500
         feet from other homeless and transient shelters.
      ii. Homeless and transient shelters shall be located within one-quarter
          mile of a public transit route or have a plan to provide transportation
          to quests. Commuter routes shall not be counted as public transit
          routes for this standard.
      iii. Secure storage for both personal belongings and bicycles shall be
          provided on-site for guests.
Map
Areas Zoned PLI and B-3 with Bus Route Buffers
Public Outreach
FCC Informational Alert

Community Discussion Draft Ordinance:
Title 21 Proposed Changes

The Planning Department has prepared a community discussion draft of changes amending Anchorage Municipal Code Title 21 - Land Use Planning for homeless and transient shelters.

More information about the proposed change is provided on the project page.

The proposed text amendments and explanation are here.

The slide show presented to the FCC in November is available as a pdf.

Questions?
Email: francis.mclaughlin@anchorageak.gov
Phone: 343-8003

This communication is being sent out by the Federation of Community Councils, Inc. on behalf of the Municipality of Anchorage. The contents of the communication are the responsibility of the Municipality of Anchorage, not of the Federation of Community Councils, Inc.

Community Councils Center
www.communitycouncils.org
info@communitycouncils.org
277-1977

Federation of Community Councils | 1057 West Fireweed Lane, Suite 100, Anchorage, AK 99503

Unsubscribe mclaughlinfd@muni.org
Update Profile | About our service provider
Sent by info@communitycouncils.org powered by

Constant Contact
Try email marketing for free today!
Homeless and Transient Shelters:
Title 21 Proposed Changes

November 19, 2020

The Municipality of Anchorage, Planning Department, has prepared a community discussion draft of changes amending Anchorage Municipal Code Title 21 - Land Use Planning for homeless and transient shelters. Homeless shelters are facilities designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning.

Conditional Use in the PLI and B-3 Zones

Under current Anchorage Municipal Code, homeless and transient shelters are only allowed within the Public Lands and Institutions (PLI) Zoning District as a conditional use. The limitation to one Zoning District makes it difficult to provide additional beds. In addition, much of the PLI land is designated for parks and institutions or is not located near public transit and other necessary services. The proposed Title 21 amendments would also allow homeless and transient shelters within the General Business (B-3) Zone as a conditional use. Conditional uses must meet criteria to obtain a permit prior to operating. The criteria for conditional uses include compatibility with uses on adjacent properties and mitigation for potential impacts of the use.

Use-Specific Standards

In addition, the amendment proposes new use-specific standards for all homeless and transient shelters to protect shelter guests. These use-specific standards are to be 500 feet from other homeless shelters, to provide storage space for personal belongings and bicycles, and to either be located within a quarter mile of a transit route or to provide an alternative mode of transportation.

Community Discussion Draft Ordinance

Below is a link to a pdf document showing proposed Title 21 Code amendments with annotation explaining the changes. After community discussion, the amendments will go before Commissions for a recommendation and then to the Assembly as an ordinance up for adoption.

Community Discussion Draft Annotated Assembly Ordinance

Slideshow Presentation

Planning Staff gave a presentation of the proposed amendments to the Federation of Community Councils (FCC) on November 18, 2020. The link below is a pdf copy of that presentation.

Presentation to Federation of Community Councils, November 18, 2020

Contact:
Francis McLaughlin
Current Planning Division
(907) 343-8003
francis.mclaughlin@anchorageak.gov

Click here to return to main department page.
Powerpoint Presentation

Homeless and Transient Shelters in B-3

AMENDING ANCHORAGE MUNICIPAL CODE TO ALLOW HOMELESS AND TRANSIENT SHELTERS IN THE B-3 ZONING DISTRICT
21.05.040.C.5: Homeless and Transient Shelter

A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning. Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.
Why are we here?

- Homeless shelters currently are limited to one single zoning district (PLI), which makes it hard to provide additional beds.
- Most PLI zoned land is dedicated or designated parkland or is developed with large institutions.
- Most PLI zoned land is not located near necessary services such as transit.
- Allowing shelters in some business zoning districts is more compatible than residential or industrial zoning districts.
- Other communities across the country already allow or have expanded homeless shelters in business districts.
B-3 Zoning District
Draft Text Amendment

WHAT THE DRAFT TEXT AMENDMENT LOOKS LIKE TO MODIFY HOMELESS AND TRANSIENT SHELTERS STANDARDS
Amend AMC 21.05.010, Table of Allowed Uses

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P = Permitted Use  S = Administrative Site Plan Review  C = Conditional Use  M = Major Site Plan Review  T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.050. All other uses not shown are prohibited.
Conditional Use Permit Approval Criteria

AMC 21.03.080D

"The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, ALL of the following criteria have been met in all material matters:"

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in Chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in Chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.
Conditional Use Permit approval process

AMC 21.03.080
Amend 21.050.040, Community Uses: Definitions and Standards

- This text amendment would add use-specific standards requirement for homeless and transient shelters located in both the B-3 and PLI Districts.

- Proposed Use-Specific Standards: **support and protect users**
  - Maintain a 500-foot separation distance from other homeless and transient shelters;
  - Shall be located within 1/4 mile of a transit route unless an alternative mode of transportation for clients is provided. Commuter routes shall not be counted as public transit routes for this standard; and
  - Secure storage facilities for both personal belongings and bicycles shall be provided on-site for guests;
The Title 21
Text
Amendment Process
Title 21 – Text Amendments process

- **Initiation**: Can be initiated by any review or decision-making body.

- **Application Submittal**: Shall be in ordinance form and filed with the Director.

- **Agency and Department Review**: Case number issued, application uploaded at least 21 days prior to public hearing for review by public, applicable reviewing agencies, departments, and FCC.
  - Public comments collected via email, CityView Portal, handwritten (mailed or delivered), or telephonically.
  - Staff report with recommendation and proposed conditions of approval completed prior to public hearing.

- **Public Hearing (PZC)**: Public testimony heard at hearing.
  - Commission makes findings of facts, accepts or modifies conditions of approval, makes a recommendation to the Assembly.

- **Public Hearing (Assembly)**: AO Introduction at the Assembly.
  - At least 21 days after introduction, public hearing held.
  - Assembly approves and AO adopted.
Next Steps
Project Schedule

Public Outreach – November 2020 through January 2021
  Kick-Off Meetings:
  - Downtown Community Council
  - Federation of Community Councils
  - Housing, Homelessness, and Neighborhood Development Commission
  - Housing Leadership Council
  - Community Discussion Draft AO – available mid-November
  - Attend any community council and business/community group requesting presentation
  - Public Hearing Draft AO – January 2021

Planning and Zoning Commission Public Hearing – March 2021
  - PZC makes recommendation to the Assembly

Assembly Public Hearing May/June 2021
  - Assembly is final approving body
Contact Information

MOA Planning Department
Francis McLaughlin, Senior Planner
Francis.mclaughlin@anchorageak.gov
343-8003
Departmental and Public Comments
February 10, 2021

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2021-0025: Text Amendments to AMC 21.05.010E, Table of Allowed Uses-Residential, Commercial, Industrial, and other Districts, and to AMC 21.05.040.C.5 . . .

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has comments on the following zoning cases:

- 2021-0023: Request for Design Variance from AMC 21.10.050.F.1 to allow natural resource extraction from the CE-R-10 (Low-Density Residential, Alpine/Slope) District in Areas where the slope is greater than ten percent (10%).
  - No objections to the variance or the internal access road
  - Maintain existing stormwater drainage patterns

Comments that apply to all applications accessing DOT facilities:
*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a plating action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov.

Sincerely,

Shawn Gardner
Anchorage Area Planner, DOT&PF
Cc: Tucker Hurm, Right of Way Agent, Right of Way, DOT&PF
    Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
    Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

"Keep Alaska Moving through service and infrastructure."
Ms. Kimmel and Ms. Blake,

Thank you for the opportunity to provide comments on the proposal to amend:

- **Municipality of Anchorage Code 21.05.010E (Table of Allowed Uses),** and

- **AMC 21105.040C.5 Use-Specific Standards,** to allow the use-type "Homeless and Transient Shelter" in the B-3 (General Business) District, as a Conditional Use and to create Use Specific Standards.

Members of the Turnagain Community Council (TCC) Land Use Committee as well as the TCC Board have reviewed the above referenced AMC amendments and submits the following comments (these comments will be on the TCC March 4th general membership meeting agenda for ratification consideration):

TCC recognizes that currently limiting Homeless and Transient Shelters to PLI-Zoned properties has provided challenges in finding additional locations within the Municipality to serve an increasing number of people in need of shelter beds.

Therefore, **TCC supports the proposed Title 21 Code changes referenced above that would allow homeless and transient shelters to be allowed — with a Conditional Use Permit — in the B-3 Zoning District.**

It is important that a Conditional Use Permit is required for any homeless or transient shelter proposal in B-3-Zoned property, so that community councils receive notice of a Planning & Zoning Commission public hearing and can provide comments and recommendations on the proposal before approved. This important step allows for a Conditional Use Permit to include requirements to address things like facility hours of operation, access, security, buffering, parking, trash, or other potential impacts resulting from the facility location/operations.

Please don't hesitate to contact me if you have any questions or need clarification of the above comments.

Sincerely,

Cathy L. Gleason
Turnagain Community Council Acting President
248-0442
tccpresident@yahoo.com
cathy.gleason@tcc@yahoo.com
MEMORANDUM

DATE: January 26, 2021

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2021-0025 Text Amendment to AMC 21.05.010 E. Allow Homeless and Transient Shelters as conditional use in B-3 District.

Traffic Engineering has no comments or objections on this proposed text amendment to AMC Title 21. Amendment does not impact parking or access requirements for this use.
DATE: February 1, 2021
To: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: Cases 2021-0025: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 1st, 2021 Planning and Zoning Commission hearing:

- 2021-0025 – Text Amendments to AMC 21.05.010E., Table of Allowed Uses-Residential, Commercial, Industrial, and other Districts, and to AMC 21.05.040C.5., Use-Specific Standards, to allow the use-type “Homeless and Transient Shelter” in the B-3 (General Business) District, as a Conditional Use and to create Use Specific Standards.
  - WMS has no comments on or objections to this request.
No comments from Addressing.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
Official Address Map

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, January 19, 2021 4:11 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Subject: 2021-0025 Request for Reviewing Agency Comments

Hello All. Attached please find our Routing Cover Sheet for the above referenced Text Amendment (2021-0025 Homeless & Transient Shelter) scheduled as a Public Hearing before the Planning and Zoning Commission on 03/01/2021. You can view the routing material by clicking on the link below, scrolling to bottom page and selecting 2021-0025 Reviewing Agency Routing. PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS: by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

http://www.muni.org/CityViewPortal/Planning/Status?planningId=17303

Gloria Stewart
Sr. Planning Technician
Current Planning Section
Municipality of Anchorage
Phone: 343-7934 Fax: 343-7927
gloria.stewart@anchorageak.gov
MEMORANDUM

DATE: January 21, 2021
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments

Hearing date: March 1, 2021
Agency Comments due: February 1, 2021

AWWU has reviewed the materials and has the following comments.

2021-0025 TITLE 21, Text Amendments to AMC 21.05.010E., Table of Allowed Uses- Residential, Commercial, Industrial, and other Districts, and to AMC 21.05.040C.5., Use Specific Standards, to allow the use-type “Homeless and Transient Shelter” in the B-3 (General Business) District, as a Conditional Use and to create Use Specific Standards, Grid N/A

1. AWWU has no objection to this AMC amendment.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz
From: McGee, Lynn M.  
Sent: Wednesday, January 20, 2021 7:36 AM  
To: Stewart, Gloria I.; Blake, Lori A.; Kimmel, Corliss A.  
Cc: McLaughlin, Francis D.  
Subject: RE: 2021-0025 Request for Reviewing Agency Comments

Gloria:  
ROW has no comments on this proposed action.  

Regards,  

Lynn McGee  
Senior Plan Reviewer  
Right of Way Section  
lynn.mcgee@anchorageak.gov  
Office: 343-8226  
Fax: 249-7340

#ANCWORKS!  
An online tool for Anchorage

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
Sent: Tuesday, January 19, 2021 4:11 PM  
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>  
Subject: 2021-0025 Request for Reviewing Agency Comments

Hello All. Attached please find our Routing Cover Sheet for the above referenced Text Amendment (2021-0025 Homeless & Transient Shelter) scheduled as a Public Hearing before the Planning and Zoning Commission on 03/01/2021. You can view the routing material by clicking on the link below, scrolling to bottom page and selecting 2021-0025 Reviewing Agency Routing. PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS: by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

http://www.muni.org/CityViewPortal/Planning/Status?planningId=17303

Gloria Stewart  
Sr. Planning Technician  
Current Planning Section  
Municipality of Anchorage  
Phone: 343-7934 Fax: 343-7927  
gloria.stewart@anchorageak.gov
Kimmel, Corliss A.

From: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
Sent: Wednesday, January 20, 2021 11:11 AM
To: Kimmel, Corliss A.
Cc: Blake, Lori A.
Subject: FW: 2021-0025 Request for Reviewing Agency Comments
Attachments: 2021-0025 Routing Cover Sheet.pdf

[EXTERNAL EMAIL]

Hello Corliss and Lori;

The Alaska State Fire Marshals Office, Plan Review Bureau thank you for allowing comment.

We don’t have any issues with this item.

Let me know if you have any questions.

Take care;

Tim
Plans Examiner II
www.akburny.com
Plan Review Bureau
SOA, DPS, DFLS

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, January 19, 2021 4:11 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Subject: 2021-0025 Request for Reviewing Agency Comments

Hello All. Attached please find our Routing Cover Sheet for the above referenced Text Amendment (2021-0025 Homeless & Transient Shelter) scheduled as a Public Hearing before the Planning and Zoning Commission on 03/01/2021. You can view the routing material by clicking on the link below, scrolling to bottom page and selecting 2021-0025 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[Link to document]

Gloria Stewart
Sr. Planning Technician
Current Planning Section
Municipality of Anchorage
Phone: 343-7934 Fax: 343-7927
gloria.stewart@anchorageak.gov
[EXTERNAL EMAIL]

Ms. Kimmel and Ms. Blake,

Thank you for the opportunity to provide comments on the proposal to amend:

- Municipality of Anchorage Code 21.05.010E (Table of Allowed Uses), and
- AMC 21105.040C.5 Use-Specific Standards, to allow the use-type "Homeless and Transient Shelter" in the B-3 (General Business) District, as a Conditional Use and to create Use Specific Standards.

Members of the Turnagain Community Council (TCC) Land Use Committee as well as the TCC Board have reviewed the above referenced AMC amendments and submits the following comments (these comments will be on the TCC March 4th general membership meeting agenda for ratification consideration):

TCC recognizes that currently limiting Homeless and Transient Shelters to PLI-Zoned properties has provided challenges in finding additional locations within the Municipality to serve an increasing number of people in need of shelter beds.

Therefore, TCC supports the proposed Title 21 Code changes referenced above that would allow homeless and transient shelters to be allowed — with a Conditional Use Permit — in the B-3 Zoning District.

It is important that a Conditional Use Permit is required for any homeless or transient shelter proposal in B-3-Zoned property, so that community councils receive notice of a Planning & Zoning Commission public hearing and can provide comments and recommendations on the proposal before approved. This important step allows for a Conditional Use Permit to include requirements to address things like facility hours of operation, access, security, buffering, parking, trash, or other potential impacts resulting from the facility location/operations.

Please don’t hesitate to contact me if you have any questions or need clarification of the above comments.

Sincerely,

Cathy L Gleason
Turnagain Community Council Acting President
248-0442
tccpresident@yahoo.com
cathy.gleasontcc@yahoo.com
Dear Liz:

I would like to voice my support for the proposed Title 21 amendments to: allow homeless and transient shelters within the General Business (B-3) Zoning District as a conditional use and to provide the additional protections for people experiencing homelessness in Anchorage.

I would like to see the community provide better services for those experiencing homelessness in our community with compassion and with care. Thank you for the work that you are doing.

Sincerely,

Olivia Cohn

---

Olivia M. Cohn
E: olivia.cohn@gmail.com
Kimmel, Corliss A.

From: Ron Alleva <ronalleva@yahoo.com>
Sent: Friday, January 22, 2021 4:39 PM
To: Kimmel, Corliss A.
Subject: Zoning change homeless shelter

[EXTERNAL EMAIL]

Don't do it! Without safeguards
Planning and Zoning Commission
March 1, 2021

Case #: 2021-0025

Case Title: Text Amendments to AMC 21.05.010E., Table of Allowed Uses-Residential, Commercial, Industrial, and Other Districts, and to AMC 21.05.040C.5., Use-specific Standards, to allow the use-type "Homeless and Transient Shelter" in the B-3 (General Business) District, as a Conditional Use and to create Use-specific Standards.

Agenda Item #: G.1 Supplementary Packet #: 1

X Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email: X yes no

2/22/2021 7:22 AM
Public Comments: 2021-0025

<table>
<thead>
<tr>
<th>Commenter</th>
<th>Email</th>
<th>Phone Number</th>
<th>Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Julie Coulombe/HOCC Board member</td>
<td><a href="mailto:coulombe.julie@yahoo.com">coulombe.julie@yahoo.com</a></td>
<td>9077484377</td>
<td>2/26/2021 12:45:51 PM</td>
</tr>
</tbody>
</table>

2439 Brook Hill Circle
Anchorage, AK 99516

RECEIVED
FEB 26 2021

Approved Motion from the Huffman/O'Malley Community Council:

HOCC has concerns about the proposed global zoning change, and we recommend you vote against the proposed changes. Existing rules and plans allow zoning of parcels to be changed to PLI and this seems like the appropriate path forward. With a change to PLI zoning, each parcel is looked at individually. Plans can be adjusted to the site and have individual needs of each site evaluated as you rezone from B3 to PLI. For instance, individual zoning changes without a global change to requirements will allow the individual characteristics of the sites to be evaluated and addressed. During this individual evaluation and zoning change, characteristics can be addressed including availability of public transportation to the site. This will also allow public input. In addition, the three conditional uses outlined in the proposed ordinance do not take into account distance from schools, parks or daycare centers.

Whether or not B3 is allowed, we strongly recommend that conditional use criteria in Title 21 be augmented with specific language for homeless and transient shelters (21.05.040 C 5) modeled after Title 21.05.020 B, which specifies 1,000 foot setbacks from:

a. A school or instructional service serving any combination of grades kindergarten through 12;
b. A public park;
c. A religious assembly;
d. Property zoned residential;
e. Property in the TA district designated as "residential" in the Turnagain Arm Comprehensive Plan;
[EXTERNAL EMAIL]

I vehemently oppose this rezoning proposal. -RB
Hi Corliss,

This comment is for case 2021-0025 for PZC (homeless shelter Code change). We received it today after the report was written. I put the original paper copy with the stamp date outside of your office and I am attaching a scanned copy to this email. Please let me know if you need anything else.

Thank you!

--Elizabeth

From: Rabbit Creek Community Council <rabbitcreekcc@gmail.com>
Sent: Friday, February 19, 2021 10:15 AM
To: Appleby, Elizabeth L. <elizabeth.appleby@anchorageak.gov>; Kimmel, Corliss A. <corliss.kimmel@anchorageak.gov>; Blake, Lori A. <lori.blake@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Cc: McNulty, Michelle J. <michelle.mcnulty@anchorageak.gov>; John Weddleton <john@weddleton.com>; LaFrance, Suzanne <suzanne.lafrance@anchorageak.gov>; Carl Johnson <carl.johnson.rccc@gmail.com>
Subject: RCCC comments on proposal to amend AMC 21.05.010E, Table of Allowed Uses

Hello Anchorage Planning Department and Planning and Zoning Commission -

At our Rabbit Creek Community Council public meeting on February 11, 2021, we discussed the proposed ordinance to amend AMC 21.05.010E, Table of Allowed Uses relative to "Homeless and Transient Shelter" as well as the broader issue of our homeless. Enclosed are the comments that the Council approved at this meeting that we are submitting for your consideration and the record.

Please feel free to contact us with any questions.

Best regards, Ann

Ann Rappoport, Co-chair

Rabbit Creek Community Council
1057 W. Fireweed Lane, Ste. 100
Anchorage, AK 99503

"Like" us on Facebook!
Planning and Zoning Commission
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Dear Commissioners -

February 19, 2021

The Rabbit Creek Community Council (RCCC) has reviewed the proposed ordinance which would amend AMC 21.05.010E, Table of Allowed Uses of zoning districts to allow “Homeless and Transient Shelter” in the B-3 (general business) district as a conditional use. Currently such shelters are only allowed in Public Lands and Institutions (PLI) districts which do occur in the RCCC area. We appreciate that this zoning proposal is intended to implement a needed social service function. As such, we can agree with the recommended zoning change and associated requirements regarding separation of facilities, location near public transit or provision of alternate transportation, and ensuring secured access for residents' belongings.

However, we believe there are substantial issues associated with the process for determining homeless facility location and conditional use actions. Additional points are needed in the amendment to guarantee that essential further planning and involvement of neighbors occurs as future homeless facilities are proposed. Some of these points may be appropriate for the subsequent process around the required conditional use permit which will include a public hearing and multi-agency review for each proposed homeless or transient shelter. It seems that some of the public concern being expressed around the proposed amendment may be due to public lack of understanding around this many-phases process.

Our support for the proposed amendment includes knowing that the Planning and Zoning Commission: could deny a conditional use permit proposal or could approve it with specific management conditions; that permits would be revocable if permit conditions are not met; and that there will be opportunities for public input before permits are finalized. We are herein recommending that public involvement continue throughout the terms of these permits as described below. These comments were approved by a vote of 23 yays, 2 nays, and 4 abstained at our February 11, 2021 meeting.

Planning – Goals and Metrics: A provision supporting the Assembly in identifying a Homeless and Transient Housing master plan with goals and objectives specifying the required facilities, as well as timelines and an action plan would be helpful. Some of this planning exists, such as the October 2018 report, " Anchored Home - Strategic Action Plan to Solve Homelessness in Anchorage: 2018-2021" that summarized research into this issue and "engaged over 700 community members, businesses and agency representatives through a community engagement and public review period." This report addressed community impacts and the desirability to spread facilities through the city rather than have them concentrated.

Steps that have been completed and for which we commend the Municipality and the Assembly include the Housing First and Home for Good initiatives that have been implemented, detailed surveys of our homeless population, and individualized consultations to identify needs for
housing/treatment/other services as was done when the homeless were being housed at the Sullivan Arena and Ben Boeke during the first many months of the pandemic. Those consultations were a critical step in providing detailed information regarding the population served and scope of needed services.

Community Engagement and Notifications - While we recognize that the proposed amendment merely sets in place a framework within which additional homeless facilities may ultimately be permitted, we also recognize the concerns of neighbors to know more about the process and ultimate conditions for these facilities. Points made in the "Anchored Home" report about the importance of community dialogue and involvement, as well as ways to measure progress and success should be requirements of any conditional use permits eventually proposed for homeless facilities. Another step that needs to be incorporated is to tie future potential real estate acquisitions to the categories (social goals and framework) described in that report. Given the long term consequences to existing neighborhoods, purchases should not be based on lowest dollar cost.

It would be helpful if the proposed amendment laid the groundwork for expanded public notice and public hearings about the purposes and scope for its implementation, including about the process and criteria for conditional use permits for new facilities. Information should be required in the permitting process about how a specific proposed facility helps meet overall objectives to decrease homelessness and meets the needs of those with mental health and addiction issues. We stress a need for adequate communication and community engagement as follows:

1) The affected community council(s) should be invited to send two or three members to the applicant's pre-application meeting with MOA agencies.

2) Notification of any conditional use proposal should be: to those within one-half mile; via postal mail, postings on the subject property, and notices through community councils; and provided at least 60 days prior to public hearings. Notifications should clearly state why this property was chosen, what segment of the 'homeless' population would be served and what services would be provided at the facility.

3) Early in the 60-day notice period there should be a pre-hearing community presentation or work session with the affected community council(s), prior to the public hearing. It should be led by Municipal Planning staff, with representation from the applicant. Detailed information on the plans should include at a minimum: type of facility, services to be provided, minimum and maximum number of clients, proximity to public transit routes or alternative transportation provisions, how and when safe storage facilities for residents will be accessed, rules for clients to check in and out of the facility, and a continued plan of engagement with the involved community council(s) and neighbors (business, resident, etc.).

4) The neighborhood around a proposed facility should have citizen representation during planning, implementation and operation of a facility. Community councils provide a reasonable partner for helping to disseminate information and identify individuals who could responsibly and knowledgeably participate in this process.

5) Any conditional use permit request should be clearly linked to the "Anchored Home" strategic plan and a masterplan for engagement with issues and populations identified as pertaining to a 'homeless' condition.
The RCCC recognizes the tragedy of homelessness. In response to pleas from Anchorage residents, the Municipality and Assembly have been working hard to understand and address the causes of homelessness, and provide safe shelter and treatment options. While several programs initiated in recent years have had some successes, our homeless population has been growing, is more and more visible to Anchorage residents in more areas, and has, at times, created conflicts, becoming unappealing neighbors for some businesses and homeowners. The tragedy of homelessness has only been exacerbated by the continuing COVID crisis of the past year. We appreciate the Assembly and Municipality work to date to address this complicated and difficult issue.

Sincerely,

[Signature]

Ann Rappoport, Co-chair
Rabbit Creek Community Council

[Signature]

Carl Johnson, Co-chair
Rabbit Creek Community Council

cc: John Weddleton, Assembly
Suzanne LaFrance, Assembly
Michelle McNulty, Planning Director
Francis McLaughlin, Senior Planner
Elizabeth Appleby, Senior Planner

Footnotes:


February 23, 2021

Planning Department,

I oppose Case 2021-0025

I do not support any of the proposed changes to Zoning Laws allowing conditional use permits.

You went with this same plan without our vote last year for 2020-58, despite massive opposition to that proposal as well.

The B3 zoned properties would be far too close to residential neighborhoods - with children. This would be dangerously disregarding any protections the homeowners currently have.

Please listen to our collective concerns, our ideas, our opposition, and our voices. This is not right.

Thank you for reading this.

[Britteny Lauper]

2021 E 74th Ave. #3
I strongly oppose this blanket change to the District's use. The municipality has provided nothing that shows it is safeguarding the affected neighboring homes, schools, churches or businesses. The security of our long-established neighborhoods, the success of our local businesses, and the safety of our children is our number one priority and the municipality has not shown us anything that gives us confidence these issues will be addressed. Further, without disclosing actual locations, which you have kept a secret, makes us worry further that these shelters, be they day or night, will end up being directly adjacent to a school, a synagogue, a busy street, a previously thriving business. We worry how will it impact traffic and access to our neighborhoods, or how it might be affected by proposed traffic changes in the Seward Highway. Please provide more information before making such sweeping changes.

Thank you.

Karen Peterson

907 278 0994
Hi Francis, there appears to be some confusion as to where to provide emailed testimony regarding the B3 zoning changes. I emailed them previously to the planningtestimony@anchorageak.gov but it does not appear that it made it into the report. I would like my comments added.

I am the lead petitioner of the recall of Felix Rivera. Our midtown citizens successfully gathered over 5000 signatures for his recall campaign this winter, and while not the stated reason for the recall, the primary driving factor for that recall campaign was Mr. Rivera and the Anchorage assembly's behavior this summer when they ignored 5 days of overwhelming oppositional public testimony to the plan to place shelter and treatment centers near residential neighborhoods via AO-58. This change to Title 21 is the Muni's continued attempt to do an end run around the property owner's only legal protections and it is vehemently opposed by a large portion of midtown residents. The fact that this committee is recommending it's passage when 40% of the community councils have not presented this to their neighborhoods is further proof that the planning department has not adequately informed the public. In fact, the Tudor area council has had only one meeting since last March, and has not had a chance to vote in favor or opposition to the measure and yet the planning committee is already recommending it's passage based on the narrative that there is no public opposition. Furthermore, are you aware that the department's Title 21 "Citizen Participation Page" doesn't even work? How can you recommend passage of such contentious legislation when the majority of property owners are being effectively left out meaningful discussion in the middle of a pandemic?
No on homelessness rezoning for B3! Thank you!

Francine Reuter

"To foster, promote, and inspire the belief in our given gifts, passions and talents."
Good Afternoon,

Please find attached my public testimony on case 2021-0025.

Thank you,
Hugh Ashlock
March 1, 2021

Planning and Zoning Commission
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

RE: Case 2021-0025, Text Amendments to AMC 21.05.010E

Dear Members of the Planning and Zoning Commission:

I strongly oppose the proposed amendments to Title 21 to change zoning laws to allow building of homeless and transient shelters in B-3 districts citywide upon approval of a conditional use permit.

Dimond Center is an Alaskan family-owned local business which has served Alaskans for more than four decades and believes greatly in building a stronger, better future for Anchorage and its surrounding community. However, without proper guardrails in place, this zoning change has the potential to destroy the equity investment any business or homeowner has in their assets, as well as decimate businesses in surrounding areas.

As currently written, the amendments do *not* adequately protect local businesses and homeowners. Allowing the spread of facilities throughout the city with only a conditional use permit creates a situation where neighborhoods and communities face a steep loss in safety, property values, jobs and quality-of-life issues at any given time if their areas are chosen as the new sites for these shelters.

The situation in Midtown after Sullivan Arena became a mass shelter is a prime example. Nearby businesses, whether retail or office, have been negatively impacted and the retail customer base has been dwindling as a result.

These security issues and rising crime rates have forced long-time businesses to close or move so customers once again feel safe. This outmigration and devaluation of properties is obliterating the Midtown tax base and approving these changes to the B-3 zoning definition will have similar effects, but on a widespread basis, perhaps costing the Municipality millions of dollars annually in lost tax revenue.

Traffic issues, sanitary conditions, access to public transportation and proximity to medical care, schools, daycares, churches and other locations that cater to families are just a few issues which have yet to be addressed and may not necessarily be addressed as part of the Conditional Use Permit process.

So far, the Municipality has shown nothing which gives us confidence our communities and business districts will be safeguarded from these effects. Unless these specific issues are dealt with, businesses considering a new location in Anchorage may choose somewhere else because there is no way they can guarantee their investment will remain stable and safe.

Sincerely,

Hugh Ashlock
Managing Member

dimond center 800 E. Dimond Blvd. Suite 3-500 Anchorage, Alaska 99515
Phone (907) 344-2581 Fax (907) 349-2411 www.dimondecenter.com
For the file

From: McNulty, Michelle J. <michelle.mcнутly@anchorageak.gov>
Sent: Monday, March 1, 2021 1:51 PM
To: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Appleby, Elizabeth I. 
<elizabeth.appleby@anchorageak.gov>
Cc: Whitfield, David R. <david.whitfield@anchorageak.gov>
Subject: FW: allowing for emergency shelters in B3 zoning

[EXTERNAL EMAIL]

Michelle:
I suddenly realized that the Planning and Zoning Commission meets soon; I think it meets tomorrow evening, March 1. I hope that you can share this endorsement with the members.

The Anchorage Homelessness Leadership Council (HLC) met on February 18, 2021. One issue on the agenda was to consider the recommendation to endorse the proposal to expand the possible locations of emergency shelters to B3 zoned areas of Anchorage. The HLC agreed that the proposal is well developed and will assist the Municipality in the journey so there will not be a recurrence of overcrowding of shelter clients to Third Avenue. The HLC is very supportive of smaller shelters associated with resource hubs as we all work to assist people to move out of shelters into permanent housing with the supportive services need to improve their lives.

The HLC unanimously endorsed the proposal that is before the Planning and Zoning Commission. The members voting to endorse the proposal were:

Preston Simmons, Co-Chair, President Providence Health and Services Alaska
Sophie Minich, CEO of Cook Inlet Region Incorporated (CIRI)
Carol Gore, President, Cook Inlet Housing Authority
Matt Schultz, Pastor, First Presbyterian Church
Greg Deal, President, Wells Fargo Alaska
Diane Kaplan, CEO, Rasmuson Foundation
Brigham McCown, CEO, Alyeska Pipeline Company
Mike Abbott, CEO, Alaska Mental Health Authority
Bryan Butcher, CEO Alaska Housing Finance Corporation
Paul Landes, Vice President, GCI
Greg Cerbanes, Vice President, Weidner Apartment Homes

Sincerely,
Dick Madsager
Rasmuson Foundation Senior Fellow for Homelessness
McLaughlin, Francis D.

From: Beth Abisror <beth@akspeechtherapy.com>
Sent: Monday, March 1, 2021 7:22 PM
To: McLaughlin, Francis D.
Subject: Opposition testimony regarding changes to B3 zoning

[EXTERNAL EMAIL]

To whom it may concern:

I am opposed to the planning and zoning changes to include "Homeless and Transient Housing" in B3 zoning areas. In July 2020, there were 5 nights of overwhelming public testimony in OPPOSITION to this zoning change when it was presented as AO 2020-58 to the Anchorage Assembly on July 14, 2020. The public record also shows strong public opposition to AO 2020-58 (changes in B3 zoning to include homeless and transient housing) in June 2020 and July 2020 via written testimony. There are many options within PLI zoning that need to be utilized instead of changing B3 zoning. We continue to strongly oppose this inappropriate zoning change. Please add my opposition to the public record.

Thank you,
Beth Abisror
From: Henry House

Fax no: 907-646-4652

Office: 907-274-5253

To: Planning Dept. - Anchorage

Fax no: 343-7927

Number of pages sent (including cover sheet): 2

Notes

Please give to appropriate person.

Thanks
In light of current events, covid and homelessness, and the council getting ready to allow homeless housing in all zones, I think that the city purchasing the Henry House for homeless housing, with services should make perfect sense. The Henry House is in an ideal location. It is close to many services that are needed by homeless, including for example; soup kitchen, APA office, social security office, bus stop, jail, safe but walking distance from downtown, quiana clubhouse for people with mental health issues, etc.. Henry House would be mostly turn-key for city to set up. Thank you for considering Henry House.
CASE 2021-0025

Text Amendments to AMC 21.05.010E.,
Table of Allowed Uses-Residential,
Commercial, Industrial, and Other
Districts, and to AMC 21.05.040C.5.,
Use-Specific Standards

THESE ARE
“PLANNINGPHONETESTIMONY”
EMAILED COMMENTS SUBMITTED
AFTER THE PUBLIC HEARING

as of March 9, 2021
Blake, Lori A.

From: becky berger <beckyberger@yahoo.com>
Sent: Monday, March 8, 2021 1:24 PM
To: !MAS Assembly Members; Planning Testimony
Subject: AO2020-58, AO2020-66

[EXTERNAL EMAIL]

To all members of the Anchorage Assembly,

I am writing to STRONGLY OPPOSE these ordinances and the B3 zoning changes.

I understand it will encourage the land use for homeless shelters and facilities throughout our city rather than a contained and managed area. This change in zoning I believe would be disastrous and irreversible. To me and everyone I’ve spoken to about this, believes there is no upside and would only put us on a level that San Francisco is experiencing.

I am a lifelong Anchorage resident where at one point the only homeless man I encountered was a man who we all knew by the name of Floyd who would happily dance around on the corner of Northern Lights and Benson. ONE.

Since then, the homeless problem has gotten so out of hand that it has become "normalized". I don’t even recognize the Anchorage I grew up in anymore.

To call it the new normal is killing our city. Where’s the compassion for the taxpayers that are trying to stay afloat with their own businesses while the municipality offers more free everything, more reasons to never change, get a job, get off welfare.

I’ve done a lot of research on the topic and what keeps people on the streets. It’s always the same. Drugs, alcohol, weed, and the inability/refusal to change. Holding signs and making $200 a day through handouts is way easier than actually working, actually getting clean, actually finding help.

I’ve had enough of the reckless homeless behavior and witnessing it every day everywhere I go. I will not candy coat it. People are suffering with mental issues and should not be on our streets let alone in our neighborhoods. They do not need any more reason to stay homeless through handouts. They are TAKING ADVANTAGE of our generosity, shelters already in place and programs they do not use or want.

Those that are truly homeless and find themselves in a bad situation WILL FIND they help they need. I praise those programs and are doing wonders for people who truly seek it out. The others around midtown and Southside malls are becoming very hostile and dangerous. I had a run in several times in front of Petco, in front of Dimond Mall, McDonalds/Taco Bell Michaels parking lot on Dimond, Dimond Center Hotel, Nordstrom Rack, Barnes and Noble, Carrs Gamble, Spenard Lake Hood and that is just the beginning.
We have two daughters that have shared the same. Mentally impaired, shouting, throwing trash, throwing themselves in the street, banging on my windshield and screaming profanities if you look at
them. I had my brand new mountain bike stolen by a man high on meth in front of Bear Tooth. He was caught on camera and the staff says they cannot control them.

That is just the beginning. What we NEED are institutions and a ZERO tolerance policy for any of it on our street corners or anywhere they are holding a sign. Designate a team of Homeless Task force members to figure out what it is they are doing, what facility they are in need of and how to help them. There should not be a SINGLE person holding a sign on a street corner. This is not going to change by spreading it and opening up more zoning to accomodate.

THIS is not COMPASSION. This is enabling. This is harmful to Anchorage residents, our beautiful city and the people who SEEK help, not demand it. Like children, they need to be controlled (with care) since they cannot control themselves.

Consider land outside of Anchorage for facilities that can either help, house or both. We don't want the crime, tents, trash and unsafe city anymore. They don't need to be in proximity of services or resources. We can bring to them. If they don't want it, the pressure to change comes with choice.

Anchorage taxpaying residents deserve better.

On a side note, the downtown partnership has done a wonderful job with art and murals. However, there's not a single mural that would attract myself or tourists to the cafes, restaurants, shops and museums if I don't feel safe and stepping over drunks to get there.

Thank you for your time and would appreciate hearing from you.

Respectfully,

Rebecca Berger
Anchorage
Blake, Lori A.

From: tim penny@gci.net
Sent: Sunday, March 7, 2021 2:59 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: 2021 Title 21 Zoning B-3 Amendment

[EXTERNAL EMAIL]

To Whom It May Concern:

We are in opposition of the amendment language for B-3 properties in the Municipality of Anchorage passed by APZC on 3/1/21. The tactics used are an end-run around the public process codified by Municipal Regulation, which provides for adequate notification of the citizenry. Two of the commissioners who voted to pass the resolution are NIMBY's [not in my backyard] - they live in Turnagain and Rabbit Creek and their properties will never be affected by their vote. This is a serious Constitutional conflict and will have legal foundation when challenged in the courts. We request that adequate public notice, an extended comment period and review take place on B-3 Rezoning.

Timothy R Johnson
Penny C Johnson

1804 Concord Hill Drive
Anchorage, AK 99515
From: John Murry <rhondascottart@icloud.com>
Sent: Sunday, March 7, 2021 9:05 AM
To: Planning Testimony; !MAS Assembly Members; akliberationco@gmail.com
Subject: NO to changing our current zoning laws

[EXTERNAL EMAIL]

I oppose the Title 21 B3 Zoning amendment.

I did not receive adequate or timely notification regarding this change.

Why do we have zoning laws if they are going to be easily by-passed?

I am very disappointed in this proposal and urge you to NOT pass this amendment.

rs
rhondascottart@icloud.com
907-433-9211
www.akcrazy.com
To whom it may concern,

We are Anchorage residents and homeowners and we OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved.

I’ve worked hard for years to be able to purchase my home and it is appalling that the municipality would strive to take away the process that gives home and property owners the right to have a voice for, or against, the establishments that would affect our homes, businesses, families and safety.

When you were shopping for your home or rental, did you have the choice to choose between a busy street or a quiet street? Did you have the choice to choose the quality of neighborhood you live in? I can probably guess that you did not choose to live next door to or across the street from a homeless shelter where drugs, alcohol and violence run wild?

So, if YOU would not choose to live in such an area, why would you impose such conditions on other Anchorage residents, especially when there are many other solutions, ideas and options available? Why would you remove the due process and allow a small governing body to streamline such delicate decisions that affect so many people’s safety and well-being?

To Clarify, our household OPPOSES the Title 21 B3 Rezoning Change.

Sincerely,
Blaine H Miller
Anchorage Home Owner
[EXTERNAL EMAIL]

Board Members,

As a 33 year homeowner in the municipality, I am writing to state my OPPOSITION in the TITLE 21 B3 Rezoning Change.

The Anchorage Assembly has made many changes over the last year, many of which faced immense public opposition, and this issue is just another one of their individual agenda items, regardless of what many residents of Anchorage may want.

Please. Just look at what has happened to the Brother Francis property. Look at how the ground has been destroyed, look at the number of businesses in the area that have been negatively impacted by the people who frequented the shelter. Go through the 911 calls to that address over the last few years and understand the reasons for the calls.

Now look to the future. If these types of facilities are allowed to be spread all over the municipality, the negative impacts that brought the demise of the Brother Francis shelter will eventually happen all over Anchorage.

My opposition is firm. There was not a timely notification to the residents of Anchorage or the Community Councils, and there certainly was no detailed information provided so the residents had a complete understanding of what this change would entail.

I am in opposition.

Pamela Doerner
7939 E. 20th Avenue
From: Amanda Jordan <mandyco1228@gmail.com>
Sent: Friday, March 5, 2021 2:12 PM
To: Planning Testimony; !MAS Assembly Members
Subject: I oppose the B3 zoning change

[EXTERNAL EMAIL]

I oppose the B3 zoning change

Amanda Jordan
907-223-7589
--
Amanda G
I oppose the 2021-0025 Title 21 B3 Rezoning Amendment. I did not receive sufficient notice about this change. I ask that the Planning and Zoning Board reconsider this amendment that would allow transient shelters the B3 zoned properties in our community. Maintaining this amendment would be detrimental to our city’s well-being.

--
Carol Dunfee
East Anchorage resident
From: Janna Kampen <jmkampen@hotmail.com>
Sent: Friday, March 5, 2021 8:23 AM
To: Planning Testimony; !MAS Assembly Members
Subject: b3 Zoning change

[EXTERNAL EMAIL]

To the planning commission and the Anchorage Assembly,

I am submitting my public testimony that I strongly oppose the proposed b3 zoning change. I do not think it is appropriate, necessary or healthy for our community. I have been following what has been happening and have volunteered in helping the community with homeless services and I do NOT think this zoning change should be put into place. It will not help our community and I don’t appreciate CARES Act funds being used in the way they have been in regards to the hotel purchases and the fact that the local assembly has refused to listen to their constituents and push an agenda that does NOT represent the people that voted for them as been over and over and over shown. Perhaps now is the time you can put forth some good faith and demonstrate that you are listening.

Blessings,
Janna Kampen
PLEASE do not allow homeless shelters to be placed in any Anchorage neighborhood!

Sincerely,
Harold R Shrack Jr
To Whom It May Concern,

I do not support the Title 21 B3 Rezoning Change and I did not receive adequate notice to voice my concern.

Sincerely,

Patty R. Wilbanks
4701 Manytell Ave
Anchorage, Alaska 99516
I am writing to express my concerns regarding changing B3 zoning to allow homeless housing throughout our city. Homeless services should be considered a temporary service to get people out of homelessness. I feel scattering services will dilute the effectiveness of those services and ultimately create a greater and more expensive homeless footprint.

It's also absurd and unfair to the residents of Anchorage. We have chosen to purchase our homes and live in our neighborhoods based on the neighborhood we want to live in under the current zoning. In the words of a patient of mine who lives by the Sullivan, "I couldn't give my house away right now". Placing homeless facilities near neighborhoods would only devalue people's homes and degrade their neighborhoods with transients sleeping, pooping, peeing, having sex, and using drugs in our neighborhoods.

My wife and I also keep track of the registered sex offender list. There is a large number of them currently in the homelessness complex. I'm not thrilled with the idea of sex offenders being distributed throughout Anchorage's neighborhoods.

Dr. Brett A. Barringer
Kristi Futrel <kristibymail@yahoo.com>

Thursday, March 4, 2021 7:02 PM
Planning Testimony; IMAS Assembly Members
Opposition to B3 Zoning Change

[EXTERNAL EMAIL]

I oppose the B3 Zoning changes that are currently on the table.

Kristi Futrel
Blake, Lori A.

From: glendawn Bailey <baileys.ak@gmail.com>
Sent: Thursday, March 4, 2021 6:49 PM
To: !MAS Assembly Members; Planning Testimony
Subject: B3 zoning

[EXTERNAL EMAIL]

I am writing to oppose the B3 zoning change. Please hear our voices. Thank you.
Dawn Bailey

Sent from my iPhone
Blake, Lori A.

From: Melissa Montague <melissamontague907@hotmail.com>
Sent: Thursday, March 4, 2021 5:14 PM
To: Planning Testimony
Subject: B3 zoning

[EXTERNAL EMAIL]

I oppose the b3 zoning change.
Melissa Montague

Sent from my iPhone
[EXTERNAL EMAIL]

I'm writing to express my concern and disagreement with the above. There is no logical reasoning to support this change and it will negatively affect our neighborhoods and communities. Please consider how this will impact us as residents and funding for the programs associated with each neighborhood, like our schools, and do not pass this.

Thank you,
Andria Dolan
I am strongly opposed to the premature B# zoning change. I believe most people have compassion for the homeless, but we also care about our neighborhoods, our property, our personal safety, and our neighborhood businesses. Our grandson lives 22 houses down the same street we live on. He is 11 and perfectly capable of walking or riding his bike to us, either in the street or the alley. When he starts out, an adult either goes with him or watches until he is out of sight and someone is waiting on the other end. We do not want to teach our grandkids to be afraid of everything, but we find used needles, empty bottles of booze, human feces, you name it, right along the bike path. We do not believe additional shelters will fix that. There have been several successful programs in other places that have a comprehensive plan that includes rehab, addressing the underlying problem that is causing an individual’s homelessness, and connecting them with appropriate resources. I loved the Intervention 2020 plan, which seemed like a comprehensive plan with measurable outcomes. We all know that many of the homeless are there due to psychiatric or substance abuse issues and they need help!! The chronic homeless who either cannot or will not change need a safe place, but the community would like to know more about the plan and the rules regarding drug and alcohol use, sex offenders in the shelter, etc. I never would have believed I would be afraid in my own community, but there are times I am and know it is getting worse. We lived on Pioneer Drive off Muldoon for over 35 years. People would ask me if we had a lot of crime there. Had never experienced a problem. Installed a home security system for the first time ever when we moved to Rogers Park 6 years ago. Within six months we came home to find someone had cut our TV cable, turned off our electrical breaker, and tried to pry our back door open. When we looked at the logs, they cut our cable 7 MINUTES after I left for work. That was very disconcerting. We just thought the power was down. We called the police and that was at a time when they still could actually come. The next day they came back, stacked landscaping bricks beneath a window and broke the outer layer of window. Thankfully, both were unsuccessful, but things are stolen out of yards all the time, vehicles are stolen, drunks stumble around urinating, defecating and fornicating out in public. What are we supposed to tell our grandkids. They ask, “Isn’t that against the law?” (Thank God we haven’t seen the sex act, but others have and recorded). Yes, it IS against the law, but we don’t enforce those laws in Anchorage. Instead we propose rewarding that behavior. I would love to see a program that requires staying clean, performing public service receiving training for some basic employment skills, drug/alcohol rehab and/or psychiatric assistance. The proposals being considered in Anchorage sound closely aligned with the failed systems in California.

Respectfully,

Sherry Fenton
1450 E. 27th Ave., Anchorage 99508
907-333-8794
I whole heartedly oppose this zoning change. Centralizing vagrant/homeless services makes far more sense than scattering the population and services throughout the city unless the goal is to grow the vagrant/homeless industrial complex many on the Assembly are part of.

Sincerely

James Wojciehowski PA-C
Whom it may concern,

Jerrod Dunbar  
Cell: 907-947-1689

Sent from my iPhone
From: LaMantia Kat <kat_lamantia@yahoo.com>
Sent: Thursday, March 4, 2021 2:58 PM
To: IMAS Assembly Members; Planning Testimony
Subject: B3 Zoning changes

[EXTERNAL EMAIL]

To whom it may concern:

I would like to go on record as being opposed to any changes allowing the city to place homeless shelters where they could have a negative impact on adjacent business and residential property.

We do not know the impact of property values as Anchorage is a nondisclosure state. We also do not have the information available as to potential "house rules" that could make being the neighbors of such facilities difficult such as facilities that offer "low barriers" to use such as allowing services to people who are drinking and using or who may have criminal backgrounds that may prove a safety issue for children.

Without additional information it would be premature to approve any plan. I have a heart for the homeless and feel there can be ways to offer services that do not create fresh problems.

Here is a link from the ADN that raised these questions. We still do not have answers.

Municipality’s homeless plan would have unintended consequences

Municipality’s homeless plan would have unintended consequences
I believe we need to solve the homelessness problem. However, these ordinances and the multiple locations are no...

Thank you,
Blake, Lori A.

From: Dave Shumway <DShumway@amc-engineers.com>
Sent: Thursday, March 4, 2021 2:43 PM
To: Planning Testimony; IMAS Assembly Members; ‘akliberationco@gmail.com’
Subject: Title 21 B3 Zoning amendment comment

[EXTERNAL EMAIL]

All: I strongly oppose the Title 21 B3 Zoning amendment. Adequate / timely notification was not provided for this amendment change (maybe, but hopefully not on purpose). This is an extremely very poor approach to solving our homeless problem. We have an unused correctional facility in Palmer that would serve as a great location to rehabilitate our homeless population safely away from traffic and temptation. I suggest that the Planning and Zoning Board reconsider this text amendment allowing placement of transient and homeless shelters on any B3 zoned properties. This amendment is not in keeping with our definition for B-3 zones

From the MOA Website:

B-3 -- General Business District
The B-3 district is intended for primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. See AMC 21.04.030D for district specific standards.

David Shumway, PE
Anchorage, AK
We own property at 2547 Brook Hill Circle, Anchorage Alaska 99516.

We oppose the Title 21 B3 zoning amendment.

We did not receive adequate or timely notification regarding this amendment change.

We request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Sincerely,
Thomas and Wendy Richerson

Sent from my iPhone
Blake, Lori A.

From: Tammy Smith <tlsmith424@gmail.com>
Sent: Thursday, March 4, 2021 1:39 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: 2021 - 0025 Title 21 Rezoning Amendment Text
Attachments: Title 21 B3 Rezoning Change 03.04.2021.pdf

[EXTERNAL EMAIL]

To whom it may concern:

I am an Anchorage resident and homeowner and I OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved. I worked hard to be able to purchase my first home and it is appalling that the municipality would strive to take away the process that gives home and property owners the right to have a voice for, or against, the establishments that would affect our homes, businesses, families, and safety.

When you were in the process of buying your home or rental, did you have the choice to choose between a busy street or a quiet street? Did you have the choice to choose the quality of neighborhood you were looking for? If I had to guess, most did not choose to live next door or across the street from homeless and transient shelters where drugs, alcohol and violence run a muck. If you would not choose to live in such an area, why do you think it is appropriate to impose such conditions on Anchorage residents? There are many other solutions, ideas, and options available which you should be discussing and not forcing your own solutions/ideas on the people you serve. It is WRONG for you to remove the due process and allow a small governing body to streamline this process with delicate decisions that affect Anchorage's safety and well being.

Please see the attached document which clarifies I OPPOSE the Title 21 B3 Rezoning Change.

Sincerely,
Tammy Smith
From: Mark Langberg <mlangberg@amc-engineers.com>
Sent: Thursday, March 4, 2021 1:31 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 Zoning amendment comment

[EXTERNAL EMAIL]

I strongly oppose the Title 21 B3 Zoning amendment. Setting aside that adequate / timely notification was not provided for this amendment change, this is not a good approach as a method for solving the homeless problem in our town. I suggest that the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Mark Langberg, PE
Blake, Lori A.

From: Karen Peterson <karenleepeterson@outlook.com>
Sent: Thursday, March 4, 2021 11:17 AM
To: Planning Testimony
Cc: !MAS Assembly Members
Subject: AMC 21.05.040C5 Amendments

[EXTERNAL EMAIL]

Once again, we strongly oppose this change to local B3 zoning. Please reconsider, provide complete disclosure to the public and allow testimony from the citizens.

Karen Peterson
John Peterson
Audrey Lee

9072780994
3614 Vassar Dr

Sent from my iPhone

On Feb 22, 2021, at 2:10 PM, Karen Peterson <karenleepeterson@outlook.com> wrote:

I strongly oppose this blanket change to the District’s use. The municipality has provided nothing that shows it is safeguarding the affected neighboring homes, schools, churches or businesses. The security of our long-established neighborhoods, the success of our local businesses, and the safety of our children is our number one priority and the municipality has not shown us anything that gives us confidence these issues will be addressed. Further, without disclosing actual locations, which you have kept a secret, makes us worry further that these shelters, be they day or night, will end up being directly adjacent to a school, a synagogue, a busy street, a previously thriving business. We worry how will it impact traffic and access to our neighborhoods, or how it might be affected by proposed traffic changes in the Seward Highway. Please provide more information before making such sweeping changes.

Thank you.

Karen Peterson

907 278 0994
Amendments to AMC 21.05.010E., Table of Allowed Uses-Residential, Commercial, Industrial, and Other Districts, and to AMC 21.05.040C.5., Use-specific Standards, to allow the use-type "Homeless and Transient Shelter" in the B-3 (General Business) District

Sent from Mail for Windows 10
To whom it may concern,

We are Anchorage residents and homeowners and we OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved.

I worked hard for years to be able to purchase my home and it is appalling that the municipality would strive to take away the process that gives home and property owners the right to have a voice for, or against, the establishments that would affect our homes, businesses, families and safety.

When you were shopping for your home or rental, did you have the choice to choose between a busy street or a quiet street? Did you have the choice to choose the quality of neighborhood you live in? I can probably guess that you did not choose to live next door to or across the street from a homeless shelter where drugs, alcohol and violence run wild?

So, if YOU would not choose to live in such an area, why would you impose such conditions on other Anchorage residents, especially when there are many other solutions, ideas and options available? Why would you remove the due process and allow a small governing body to streamline such delicate decisions that affect so many people's safety and well-being?

To Clarify, our household OPPOSES the Title 21 B3 Rezoning Change.

Sincerely, from Two Anchorage residents, Tamara and Darrin Hansen

Sent from my iPad
Hello,

I am writing to ask you to NOT move forward with changing the zoning laws to allow homeless shelters to land that is currently restricted to do so. I’m asking this because I believe the residents of these areas and the areas of town already have a problem with this. We work hard to pay for our homes, and we buy them in areas where we can enjoy our lives. We know that there are already areas of town that have to constantly clean up after the homeless population that leaves trash, needles, human waste around homes, businesses, schools and child cares. I can tell you right now that we don’t go to many public playgrounds in town, because a lot of them have homeless people sleeping in the slides or benches and there is often bottles or needles on the ground. If I go to the park, I go to the ones way up the hillside like Moen Park up Rabbit Creek. We don’t go to things like Music in the Park in the summer anymore because of the homeless population that overtakes the areas where we used to enjoy listening to music. We also avoid different trails (Campbell creek areas) as there are a lot of camps in those woods and it isn’t fun to “share” the space with that kind of activity.

I’m not saying this to be insensitive to the homeless issue. It is a problem, and no matter the circumstance, homeless people are still worthy of being loved and I don’t think anyone is ever too far gone that they can’t be helped. However, I feel that extending the zoning for these types of facilities will only spread the problem across town and doesn’t truly fix anything or help. I believe it will cause more problems for homeowners and businesses in these areas. We drove downtown yesterday and saw two people, assuming homeless and they were smoking meth in broad daylight on a bench. I feel like if we keep extending zoning, my kids will be seeing that kind of thing just outside our door.

On another note, I may have missed a meeting so excuse me if I am wrong, but I don’t feel that this information was widely shared without community councils, so many may not understand that is directly affects their homes.

Please consider the affects of all the citizens when you discuss these items.

Thank you,

- Grace Green
I am strongly opposed to the Planning and Zoning change to Title 21, B-3 to allow homeless and transient shelters. This whole process had little public input for such a far reaching decision. I attended the March 1st hearing remotely but was unable to testify. While the commissioners appeared to listen they voted down a motion to postpone the hearing in spite of their discussion about lacking information about two pertinent facts: the amount of PLI land available and the effects of going from a centralized shelter to decentralized community shelters. I was dismayed at the lack of interest to involve the public in such a far reaching change. A MOA Planner presented a power point to small group of Community Councils typically representing residential areas over the past months. This was not presented to Midtown Community Council which consists of residents and the business community. This will have a catastrophic effect on this area. It seems small business is under attack by MOA. This is such bad news for the upcoming post pandemic times.

We need to establish some sort of avenue to get the chronic inebriated and addicted vagrants off of the community streets, parking lots, back yards and trails and into a situation where they can get some help. The shelters are not the answer. Has anyone talked to the Valley of the Moon neighborhood and asked how that shelter is working? Or better yet Ron Alleva who gave a very graphic account of being a neighbor to a shelter.

Last year I watched at an Assembly public commentary while an Assembly member interrupted several times in a very snide fashion the testimony of a native leader who proposed a better way to help them. He was totally ignored—someone who really knew what he was talking about.

What could possibly go wrong distributing chronic inebriates and drug addicts throughout our suffering small business sector and adjacent homes, schools and parks?

Rosemary Borchardt
From: Sarah Moody <sarah.moody@ymail.com>
Sent: Thursday, March 4, 2021 10:05 AM
To: IMAS Assembly Members: Planning Testimony
Subject: B3 zoning change

[EXTERNAL EMAIL]

To Whom it May Concern,

I am not in favor of the proposed B3 zoning change for the Municipality of Anchorage.

Concerned citizen,
Sarah Moody

Sent from my iPhone
From: Theresa <wonderdog@gci.net>
Sent: Thursday, March 4, 2021 9:41 AM
To: Planning Testimony
Subject: Title 21 B3

[EXTERNAL EMAIL]

I strongly oppose the Title 21 B3 Zoning amendment.

I request that the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zones properties.

Adequate and/or timely notification was not given to the amendment change.

Theresa Langberg
Property Owner

Sent from my iPhone
To whom it may concern,

We are Anchorage residents and home renters and we OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved.

I worked hard for years to be able to live in my neighborhood and it is appalling that the municipality would strive to take away the process that gives home and property owners the right to have a voice for, or against, the establishments that would affect our homes, businesses, families and safety.

When you were shopping for your home or rental, did you have the choice to choose between a busy street or a quiet street? Did you have the choice to choose the quality of neighborhood you live in? I can probably guess that you did not choose to live next door to or across the street from a homeless shelter where drugs, alcohol and violence run wild? I want the children of our neighborhood to walk to school safely without dodging poop filled sidewalks or watching people use needles or have sex on the side of the road.

So, if YOU would not choose to live in such an area, why would you impose such conditions on other Anchorage residents, especially when there are many other solutions, ideas and options available? For instance, someone is selling a yacht that will carry 3000 people for 5M. Enough space for ALL services in one area and still leave CARES money for actually helping TAXPAYING BUSINESSES.

Why would you remove the due process and allow a small governing body to streamline such delicate decisions that affect so many people’s safety and well-being?

To Clarify, our household OPPOSES the Title 21 B3 Rezoning Change.

Sincerely, from Two Anchorage, voting, residents,
Denise and Steve Allen
To Whom It May Concern,

We Absolutely oppose Title 21 B3 Zoning amendment. It is appalling that the Assembly along with the Municipality of Anchorage are so greed driven that they continue to not listen to the home owners in this area. I am sick and tired of hearing Fleix Rivera and Chris Constant continually act like they are Kings to this city. There is absolutely no regard for the citizens of this city.

Just so you all understand what we are stating- We ABSOLUTELY OPPOSE the Title 21 B3 Rezoning Change.

John and Kristin Robson
907-884-3303
From: Juliet Knecht <julietknecht@gmail.com>
Sent: Thursday, March 4, 2021 9:03 AM
To: Planning Testimony
Subject: No on B3 zoning change

[EXTERNAL EMAIL]

I do not support the B3 zoning change

Sent from my iPhone
To whom it may concern,

I am an Anchorage resident and homeowner and I OPPOSE the Municipality’s votes to change the due process of how zoning for homeless and transient shelters are approved.

Property owners have the right to have a voice for or against the establishments that would affect our homes, businesses, families and safety.

There are many other solutions and options available! It is not right to remove the due process and allow a small governing body to streamline such neighborhood-transforming decisions that affect so many people’s safety and well-being!

I OPPOSE the Title 21 B3 Rezoning Change. Please act in the best interest of ALL residents of Anchorage!

Sincerely,

Becky Crawford
2021 - 0025 TITLE 21 REZONING AMENDMENT TEX

Check ALL that apply

X I oppose the Title 21 B3 Zoning amendment.

X X I did not receive adequate or timely notification regarding this amendment change.

X X I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Property Owner Name:
Douglas & Donna Schopp

Property Owner Address:
11787 Galena Bay Loop
Eagle River AK 99577

Return to:
ID 2021-0025
Anchorage Planning and Zoning Commission Comments
2440 E Tudor RD #1133
[EXTERNAL EMAIL]

To whom it may concern,

We are Anchorage residents and homeowners and we OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved.

Our household OPPOSES the Title 21 B3 Rezoning Change.

Sincerely, from Three Anchorage Residents

Julie Russell Brophy  
Jamey Brophy  
Jimmie Russell

3909 Geneva Place  
Anchorage, AK 99508

Sent from my iPhone
[EXTERNAL EMAIL]

To whom it may concern,

We are Anchorage residents and homeowners and we OPPOSE the Municipalities votes to change the due process of how zoning for homeless and transient shelters are approved.

I worked hard for years to be able to purchase my home and it is appalling that the municipality would strive to take away the process that gives home and property owners the right to have a voice for, or against, the establishments that would affect our homes, businesses, families and safety.

When you were shopping for your home or rental, did you have the choice to choose between a busy street or a quiet street? Did you have the choice to choose the quality of neighborhood you live in? I can probably guess that you did not choose to live next door to or across the street from a homeless shelter where drugs, alcohol and violence run wild?

So, if YOU would not choose to live in such an area, why would you impose such conditions on other Anchorage residents, especially when there are many other solutions, ideas and options available? Why would you remove the due process and allow a small governing body to streamline such delicate decisions that affect so many people’s safety and well-being?

To Clarify, our household OPPOSES the Title 21 B3 Rezoning Change.

Sincerely, from Two Anchorage residents,

Marie Boyd
Larry Hannaman
To all whom it concerns,
I emphatically oppose the proposed zoning change.
Karyn Henegar

Sent from my iPhone
From: The Snow Family <snowflakesfive@yahoo.com>
Sent: Thursday, March 4, 2021 5:14 AM
Subject: NO B3 zoning changes

[EXTERNAL EMAIL]

I do not approved of the B3 zoning changes. There isn't a need for changes - use what is existing!

DO NOT DO THIS -- I could not be at public testimony Monday due to family obligations.

Susan Snow
So. Anchorage District
Blake, Lori A.

From: Boston Hoppman <bostonhoppman@gmail.com>
Sent: Friday, March 19, 2021 8:04 AM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

Good morning all,

I received a notification about the zoning change about allowing homeless shelters to be placed in any B3 zoned properties and being able to bypass the normal process. I STRONGLY oppose this and think it's a terrible idea.

As a homeowner along with thousands of other home owners living close to B3 zoned properties, I don't want to see my property lose value, get vandalised, or not be able to sell it in the future because of a new law that was passed.

I understand Anchorage has a homeless problem, but spreading the homeless all throughout Anchorage and putting them next to the homeowners that keep this economy going is the dumbest idea I've heard in a long time. I strongly urge against this, and oppose everything about this. Please don't let this happen.

Thank you,
Blake, Lori A.

From: Heyworth, Todd <Todd.Heyworth@hdrinc.com>
Sent: Thursday, March 18, 2021 8:33 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Cc: Connie Heyworth
Subject: TITLE 21 B# Rezoning Change

[EXTERNAL EMAIL]

To whom it may concern;

First, I do agree we have a problem in Anchorage regarding the “homeless”.
We do need to address the problem, however I do not agree with the way this entire matter is being handled.
I have not received adequate information or notification for the zoning change being considered.
I reside in Woodside East on the easterly edge of Rogers Park and have lived there for over 24 years.
As a side note, I was born and raised here in Anchorage. I am 69.
Having lived here the while, I have watched as this “homeless” problem has unfolded here in Anchorage and especially Midtown.
Over the years I have driven past tragic scenes in Midtown awash with red and blue flashing lights highlighting the covered body of yet another homeless Alaskan citizen now dead. A wandering life in the road crushed by a vehicle in the middle of Benson or Northern Lights.

Is anyone aware that construction for the first piece of the ADOT “Highway to Highway” (H2H) project is slated to begin this spring (or next)?
Having worked on the concept planning for H2H I am somewhat aware of what is about to take place at the intersection of Seward Highway & 36th Avenue.
ADOT is about to construct over $125,000,000 million in highway improvements there. I believe DOWL Engineers has designed the project. ROW has already been purchased and buildings removed at the NW corner of the intersection. The last time I looked at the design it showed that there will not be any pedestrian crossings at grade. The plan I last saw showed elevated pedestrian crossings. The stop lights currently there will all be removed. Again, I have not seen the final version of the plan, but it will change the intersection drastically. In fact I recall that the Golden Lion Hotel parking area on the buildings westside will be cut in half with a ROW take for an off ramp to 36th Avenue going east.

Now let’s imagine we remodel and refurbish the Golden Lion for our homeless citizen’s and let’s also add at this time a snowy evening and an eighteen wheeler coming north on the Seward Highway with no reason to stop or slow because there aren’t any stop lights now until Benson. Let’s also place a couple of homeless guys staggering across the Seward Highway on their way to the Golden Lion. The only thing sadly missing at this time, and they will come just a little later, are the flashing red and blue lights highlighting yet again more covered bodies. Another byline in the morning paper to an endless sad story.

The Golden Lion is a great idea, but the worst location. The assembly, MOA, Planning and Zoning are building a deadly trap for some of our most (at times) unaware citizens.
We need some sort of “campus” that will include all of the facilities and services in one carbon neutral location (under one roof).
I wish the Northway Mall were in a better location, but something like that would have some good bones to work with. There has GOT to be a better location then the Golden Lion Trap. Do we want the risk of greater carnage over a poor location selection accompanied by a deadly zoning change???
Yes, I do live in Rogers Park, but my first thought when I heard about the Golden Lion was not about NIMBY, but OMG do they know what a homeless trap they are getting into!
For everyone's sake lets take a deep breath and evaluate with a 360 degree perspective the TOTAL rational picture of what we're doing without all the emotion we have witnessed.
Our compassion should be done with a rational heart. I hope everyone agrees.

Sincerely,

Todd J. Heyworth
2066 Crataegus Avenue
Anchorage, AK 99508
I am ABSOLUTELY OPPOSED to your proposed zoning change to Title 21 to allow B3 zoned properties to be used for transient or homeless shelters.

I did NOT RECEIVE timely or adequate notice regarding this amendment change and I ask that the Planning and Zoning Board review and reconsider this text amendment.

Your attempts to slide zoning changes into the code without proper notice and opportunity for public comment is reprehensible and it has to stop. We all support help for homelessness and addiction that is REASONABLY designed to assist them in a healthy recovery with a high success rate, but this is not the way to do it. Shoving it down the taxpayer’s throats, without notice reasonably calculated to apprise them of your efforts so that they can make an educated vote for or against, is the cornerstone of ineffective government.

J. Latham-Hahn
I oppose the Title 21 B3 Zoning amendment. I did not receive adequate or timely notification regarding this amendment change. I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Jarek Halat
8714 Little Brook Circle
Anchorage, AK 99507
907-350-4111
Please be aware how much I object to the recent Anchorage Planning and Zoning Commission decision to allow homeless shelters in B3 zoned properties. Not only was their decision woefully wrong, but the manner in which they made it without any realistic public input and an obvious aversion to transparency and honesty makes it worthy of a Communist State edict rather than an American democratic decision.

To ask the Anchorage Assembly to reverse this wrong is clearly a total waste of time, but, be aware, that what you are doing is UNACCEPTABLE in all the neighborhoods adversely affected. You are ruining the City of Anchorage to the detriment not only of those who own and care for property, but also of the homeless whom you seek to help.

Changing zoning laws just because you have some free money to spend is stupid, especially when that “free” money comes from my taxes, and when it will not solve the problem.

I request that the Zoning Commission reconsiders its vote and allows widespread and timely in-put from the public before finalizing its decision.

R. C. Herrera
From: Devery Prince <dprince@deveryprince.com>
Sent: Thursday, March 18, 2021 4:55 PM
To: Planning Testimony; !MAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I am adamantly opposed to t B3 zoned property within the Municipality of Anchorage being an allowed (permitted) as a suitable use for transient and homeless shelters.

I am also very concerned by the lack of notification and manner in which this is being hurried through the process without adequate opportunity for public discussion – what's the rush?

Finally, a question for you – what percentage of total property tax revenues within the MOA – are generated by these 39,000+ properties? I suspect the owners of these properties are footing a very substantial portion of the overall cost to fund the MOA budget – am I wrong? Why are these 39,000+ people not being consulted and surveyed as to how they feel?

Respectfully submitted,

Devery Prince
Manager Member West Benson, LLC
From: Jamilia George <jamilia1@icloud.com>
Sent: Thursday, March 18, 2021 4:00 PM
To: Planning Testimony; IMAS Assembly Members; Russell Biggs
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I am ABSOLUTELY OPPOSED to your proposed zoning change to Title 21 to allow B3 zoned properties to be used for transient or homeless shelters.

I did NOT RECEIVE timely or adequate notice regarding this amendment change and I ask that the Planning and Zoning Board review and reconsider this text amendment.

Your attempts to slide zoning changes into the code without proper notice and opportunity for public comment is reprehensible and it has to stop. We all support help for homelessness and addiction that is REASONABLY designed to assist them in a healthy recovery with a high success rate, but this is not the way to do it. Shoving it down the taxpayer’s throats, without notice reasonably calculated to apprise them of your efforts so that they can make an educated vote for or against, is the cornerstone of ineffective government.

Jamilia George
3041 Wentworth Street
Anchorage, Alaska 99508
College Village Neighborhood
From: Jim Miller <akfishbio@gmail.com>
Sent: Thursday, March 18, 2021 12:29 PM
To: Planning Testimony; IMAS Assembly Members
Subject: Title 21 B3 zoning amendment

[EXTERNAL EMAIL]

Planning and Zoning Commission:

My name is James Miller. I am writing to say that I am opposed to the Title 21 B3 zoning amendment that was approved at your March 1, 2021 meeting, and I request that you reconsider this amendment. My wife and I own our home located in Midtown. I was not aware the planning and zoning commission was considering this change. I have since watched the recording of the March 1 meeting and am disappointed that the commission approved the change and did not postpone the vote as was motioned by one of your members. It is my understanding from watching the meeting that there was already a rigorous public process in place that would allow the municipality to rezone properties if necessary (one that would ensure adequate public input). I do not believe the Title 21 B3 zoning amendment was necessary. I hope you will reconsider this action.

Thank you each for your service to the residents of Anchorage.

Sincerely,

James Miller
7919 Crescent Hill Circle
Anchorage, AK 99507
Hello,
I received a letter regarding the changes you have made to zoning and the possibility of homeless shelters being placed in neighborhoods.

I live a few blocks away from the Sullivan Arena and do not believe that you should be moving a shelter near a neighborhood. Here is what I have experienced and observed.

1. people walking up and down Eagle street appearing to be intoxicated, some falling in the street.

2. I was walking with my 5 year old grandson when two men, who again seem intoxicated, were yelling and swearing at each other. Language that my grandson had not heard in the past.

3. Sometimes driving is difficult up that road because some people are walking 4 and 5 people wide, again, some weaving, I am concerned about one falling in front of my car. A few days ago I had to actually make a detour because and intoxicated man was waving a sign in the middle of the street asking for money.

4. Sometimes there are groups of men at the bottom of Eagle street and as a woman I feel uncomfortable going through them.

I am aware that this is only a small percentage of the homeless that are at the arena that are doing this. I believe that you need to find a place that is not in a neighborhood or close to a liquor store.

Thank you,
Margaret Bergstrom
From: Rebekah Allsup <joyfullbecky@gmail.com>
Sent: Thursday, March 18, 2021 11:22 AM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

To Whom It May Concern,

I am a resident at 4511 Folker Street.

I did not receive adequate or timely notification regarding this amendment change. I directly oppose the Title 21 B3 Zoning amendment and I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Regards,

Rebekah Allsup
Blake, Lori A.

From: Reed Sillers <akwormdrive@gmail.com>
Sent: Thursday, March 18, 2021 9:38 AM
To: Planning Testimony
Subject: Fwd: 21 B3 Rezoning Change

[EXTERNAL EMAIL]

Sent from my iPhone

Begin forwarded message:

From: Reed Sillers <akwormdrive@gmail.com>
Date: March 18, 2021 at 9:34:50 AM AKDT
To: wwmash@mun.org, planningtestimony@ancchorageak.gov, akliberationco@gmail.com
Subject: 21 B3 Rezoning Change

To the Anchorage Planning and Zoning Commission,

I absolutely oppose the Title 21 B3 Zoning Amendment.
I did NOT receive adequate or timely notification regarding the amendment change, and I request you reconsider this amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Reed Sillers
1331 Bannister Dr
Anchorage, AK 99508
(907)717-6541
AKwormdrive@gmail.com
Attack on the Resident’s of Anchorage Right to Safety in Their Homes

First off I did not receive timely notification of this change. This information should have been mailed out to every resident of Anchorage months in advance of any planned vote. The vote at this time is illegal as it violates the rights of the citizens of Anchorage to be safe in their homes in my opinion. This directly affects me, my family, and my home. I feel that it endangers me, my family, and my home.

The current law should not be changed at any point in time as it endangers the residents of Anchorage, especially children. Homeowners will be unsafe in their homes and have to defend themselves against these transient and homeless vagrants if they are moved into their neighborhoods. This change, which would bypass the current process that protects property owners, must have public notification and must not allow for transient and homeless shelters to be forced into family neighborhoods and these shelters should not be placed closer than 25 miles from family neighborhoods and schools. The also should not be near churches which is where many families congregate and where activities for young children often occur.

If the shelter is for families with children ONLY! Then an apartment style building for short-term residents with small children would be acceptable in some neighborhoods. Shelters for transients and homeless who are not families with small children MUST NOT be allowed into family neighborhoods due to the threat it would pose to the residents in the neighborhood and their families.

The second threat this would cause would be to lower home values in those neighborhoods and rob families of that home value, making it difficult for people to sell their homes and destroy the safety of the neighborhoods.

This will require an increase in 24/7 police presence on EVERY street for the safety of the homeowners and their property. I speak from experience as we had a homeless camp near our home many years ago and they stole my son’s bicycle, which I camped out in my car, armed waiting and watching until the police arrived to come get my son’s bicycle back and arrest the culprit who stole it right from under my young child’s nose. I have also been accosted in the past by these criminal homeless vagrants in the parking lot of the local grocery store. It scared me so badly I will not go to the grocery store except during daylight hours and always caring protection, be it a brick in my purse or something else. I do not feel safe in some areas of this town and I do not want to have that carry over to my home. I will feel impelled to carry a shot gun or large baseball bat to go check my mail and put in an electric fence with high voltage power on my property to protect it and my family from being invaded by these vagrants. As a resident I would feel it necessary to always be armed to walk out my front door and to stand guard over my children and grandchildren. I would feel it necessary to be armed to even have a fire in my fire pit.

We spent time researching to select a safe, family oriented neighborhood before purchasing our home in 1992. We live in a nice quiet neighborhood and I want to keep it that way. Putting a transient or homeless shelter in my neighborhood or any neighborhood would have an extremely negative impact on the safety, and value of the neighborhood. It would endanger our children and the safety of every resident. This would cause me to
become a prisoner in my home if my husband was not here to escort me. It will infringe on my safety and the safety of my neighbors. This would be life threatening in my opinion and more life threatening than this virus.

A better idea would be to turn the property downtown where the old native hospital was into a homeless compound and require resident to keep the place nice and running and return those who have been deposited by their families in Anchorage to the villages that sent them here to abandon them here back to their villages.

On the property that was the old native hospital you could build tiny houses for the single transient and homeless vagrants and this would allow them to have shelter and be away from schools and family residences. It would protect our school age children and families from these vagrants who are extremely scary. You could also have a treatment center there on the same property to help those who need assistance, this would give them a house and help all in one spot, one stop shopping.

Putting homeless families in neighborhoods would be reasonable, but ONLY families in family neighborhoods and would help the children to be less stressed and traumatized. If they have a parent in need of serious help that parent could be moved to the area downtown to receive help or the hospital depending on the seriousness of the situation.

Sent from my iPhone
Blake, Lori A.

From: Jamie Hobson <jihobson@gmail.com>
Sent: Wednesday, March 17, 2021 8:02 PM
To: Planning Testimony; IMAS Assembly Members
Subject: Title 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I am writing in opposition to the proposed changes to zoning laws regarding homeless shelters. I am also galled by the lack of public transparency and advertising of such a significant change that would adversely effect quality of life, property values, and general well being of neighborhoods, while simultaneously exacerbating traffic, crime, pollution, etc.

While tackling homelessness is a universal challenge for every community, these changes are not the solution and I find the attitude about the whole process to be condescending and oblivious to those who will be most impacted.

Cordially,

James Hobson
An annoyed super voter and tax payer
Anchorage Municipality/Planning and Zoning,

You all knew this was a hot topic under the Berkowitz administration. However you hid the agenda and did not allow adequate community comment on the issue.

1. I oppose the Title 21 B3 zoning amendment.
2. I did not receive timely or any information/notifications regarding this amendment change.
3. I request the planning and zoning board review and reconsider this text amendment, allowing placement of transient and homeless shelters among any B3 zoning properties.

Darlene MacKinnon

1830 Crescent Circle

Anchorage, AK 99508
Blake, Lori A.

From: dalersee@gci.net
Sent: Wednesday, March 17, 2021 4:24 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: ID 2021 - 0025 TITLE 21 REZONING AMENDMENT TEXT -- Anchorage Planning and Zoning Commission Comments

[EXTERNAL EMAIL]

ID 2021-0025
Anchorage Planning and Zoning Commission Comments
2440 E Tudor RD #1133
Anchorage, AK 99508

Dear Planning Commissioners/Representatives,

My name is Dale See and I am a municipality taxpayer and homeowner in Anchorage since 1996.

My address is:

Dale See
8420 Rosalind Street
Anchorage Alaska, 99507

I was just informed about that 2021 - 0025 Title 21 Rezoning Amendment Text has been passed by the Commissioners bypassing the current process that protect property owners within the Municipality of Anchorage.

For the record, my concerns about this initiative are as follows:

- I adamantly oppose the Title 21 B3 Zoning amendment.
- I did not receive adequate or timely notification regarding this amendment change.
- I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

This is a very serious change that will affect the safety and the overall wellbeing of our Anchorage neighborhoods and schools. I am hopeful that you will take note of my concerns and stop this initiative from moving forward and reconsider your decision.

Thank you for taking my comments.

Sincerely,

Dale See
Municipality of Anchorage Taxpayer
Blake, Lori A.

From: Amir Azimi <allalaskaelectric@outlook.com>
Sent: Wednesday, March 17, 2021 4:25 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 rezoning Change
Attachments: 20210025 title 21 Rezoning Amendment Text.pdf

[EXTERNAL EMAIL]

See attached

A disgusted resident anchorage
Amir Azimi
3312 Madison Way
Anchorage, Ak
2021 - 0025 TITLE 21 REZONING AMENDMENT TEXT

Check ALL that apply

☒ I oppose the Title 21 B3 Zoning amendment.
☒ I did not receive adequate or timely notification regarding this amendment change.
☒ I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Property Owner Name: Amir Azimi Tabrizi

Property Owner Address: 3312 Madison Way
                        Anchorage, AK 99508

Return to:

ID 2021-0025
Anchorage Planning and Zoning Commission Comments
2440 E Tudor RD #1133
Anchorage, AK 99508
Blake, Lori A.

From: Brooke Sillers <akspruced@gmail.com>
Sent: Wednesday, March 17, 2021 4:24 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

To the Anchorage Planning and Zoning Commission:

I absolutely oppose the Title 21 B3 Zoning Amendment. I did NOT receive adequate or timely notification regarding the amendment change, and I request you reconsider this amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Brooke Sillers
1331 Bannister Dr.
Anchorage, AK 99508
907-717-5633

Your lack of transparency and your lack of public communication is endlessly frustrating in this matter. Please contact me directly with any questions or comments.

Thank you,
Brooke Sillers
From: Amir Azimi <allalaskaelectric@outlook.com>
Sent: Wednesday, March 17, 2021 4:20 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I oppose the unlawful action the assembly did unbeknownst to me in that effect my right as a citizen to be heard in regards to the rezoning changes.

These are the reasons:
1. I oppose the title 21 B3 Zoning amendment
2. I did not receive adequate or timely notification regarding this amendment change
3. I request the planning and zoning board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Best Regards
Amir Azimi-Tabrizi
3312 Madison way
Anchorage, Ak 99508
Blake, Lori A.

From: Elisa Azimi-Tabrizi <eazimitabrizi@gmail.com>
Sent: Wednesday, March 17, 2021 4:12 PM
To: Planning Testimony
Subject: Title 21B3 Rezoning change

[EXTERNAL EMAIL]

I am writing today to oppose the Title 21 B3 Zoning amendment. I did not receive timely notification regarding the amendment change and request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

--
Elisa Azimi-Tabrizi
3312 Madison Way
Anchorage, AK 99508
Blake, Lori A.

From: Nicholas <gr82binak@yahoo.com>
Sent: Wednesday, March 17, 2021 3:06 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 REZONING CHANGE

[EXTERNAL EMAIL]

I Nick Mastrodicasa, a taxpayer residing in a B3 zoned residential neighborhood did not receive timely nor adequate notification of the change to TITLE 21 regarding rezoning to accommodate homeless shelters. I am writing to state my opposition to this change. The homeless problem in Anchorage is far greater than just a symptom of unemployment and should be addressed with the highest regard for safe practices for the community and the continuity of property values. The rezoning challenge does not meet that challenge.

Nick Mastrodicasa
Blake, Lori A.

From: Chris MacKinnon <Chris.MacKinnon@halliburton.com>
Sent: Wednesday, March 17, 2021 6:10 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 Rezoning Change--How dare you!

Importance: High

[EXTERNAL EMAIL]

Anchorage Municipality/Planning and Zoning,
You all knew this was a hot topic under the Berkowitz administration. However you hid the agenda and did not allow adequate community comment on the issue.

1. I oppose the Title 21 B3 zoning amendment.
2. I did not receive timely or any information/notifications regarding this amendment change.
3. I request the planning and zoning board review and reconsider this text amendment, allowing placement of transient and homeless shelters among any B3 zoning properties.

----------------------------------

Chris MacKinnon
1830 Crescent Circle
Anchorage, AK. 99508

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Blake, Lori A.

From: Margaret Hansen <lmhansen@gci.net>
Sent: Friday, March 19, 2021 11:05 AM
To: Planning Testimony
Subject: Title 21 B3

[EXTERNAL EMAIL]

I oppose the Title 21B3 Zoning amendment

I did not receive adequate or timely notification regarding this amendment change

I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties

Having lived in Anchorage for 44 years, I know the game and it isn’t listening to we the People My comment: In that 9% of the population is Native and 50% of the Homeless are Native, I believe the Native Corporations should stand up and help solve this problem.

From past experience, the planning and zoning commission marches to their own drum and does exactly when it wants disregarding the wishes of all Anchorage Residents

Margaret A. Hansen
600 West 76th Avenue #208
Anchorage Alaska
I think it about darn time Anchorage does something for the homeless problem. The rezoning of properties for the homeless is a great idea. Please make a difference and approve the changes necessary to get these properties serving the homeless. NIMBY is not a solution. Housing and facilities for a helping hand is.

Jake Whittaker
Motion for HOCC:
This is a motion presented to HOCC. To approve and to submit case comments related to SkyRidge Lots proposed subdivision. This is a request for HOCC to approve the submission of written comments to the Assembly members, a request to ask our representatives if they plan to comment or vote to support or not support this subdivision request. Additionally, this is a request to support a member of this HOCC to read these comments aloud and testify in person, online, or by telephone at upcoming assembly and planning and zoning meetings if available. The proposed comments are included below.

Text of Assembly comments follows:

Please accept these comments from the Huffman O’Malley Community Council (HOCC) on the Sky Ridge Estates proposed Planning and Zoning Commission Case Numbers 2021-0007 and 2021-0008. The cases involve a request to rezone two R-6 lots to R-7 and shift the Anchorage Water and Wastewater Utility boundary to match that rezone. At our March 18, 2020 meeting, the HOCC voted to support the comments written below and in general to not support the rezoning and ROW vacation. The HOCC draws heavily on Rabbit Creek Community Council comments presented to the Planning and Zoning commission in these comments.

HOCC does not support the rezoning and ROW vacation and we have specific concerns as noted below. HOCC does not support high density creep and continued pressure on the Hillside District Plan.

1. Our preference is to maintain current R-6 zoning.

The Hillside District Plan’s number one policy is: Maintain the Hillside’s existing Low-density, rural residential character. (HDP Summary of Plan Policies, page 1-21). The Hillside District Plan remains a current document. The intent of R-6 is to protect and enhance the physical and environmental features that enhance the desirability of large-lot living (Title 21.04.020.L.1.). These features of rural residential character are not spelled out in Title 21, but they are clearly spelled out in the Hillside District Plan: natural terrain, native vegetation, separation from neighbors, quiet, buffering from traffic, and dark night skies among them.

2. The proposed re-zoning does not meet two of the criteria for approving a Zoning Map Amendment under Title 21 as stated here:

‘21.03.160.E.3 The rezoning is generally consistent with the zoning district purpose in the requested zone and the purpose of this title.’
The purpose of R6 zoning is low-density. Doubling the density through a re-zone to R7 is not consistent with the purpose of the Hillside District Plan, to maintain the Hillside’s existing low-density, rural, residential character.
'21.03.160.E.8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.'

This proposed rezone extends high-density into another corner of the Hillside District, creating a precedent counter to the number one policy of the Hillside District Plan. Our Council is concerned about cumulative encroachment through recurrent upzoning.

3. Cost to municipal taxpayers of urban/suburban development. Large-lot rural residential units provide the highest property tax revenues. Smaller lots at urban and suburban densities may negatively impact the municipal budget. Tischler and Associates (2000) did a financial impact analysis of residential growth and Anchorage’s property tax regime. The Tischler report showed that property taxes on urban and suburban residences do not pay for the per-household municipal costs in road, school, and other services for that new household (Tischler, Executive Summary, page 2). In this time of extreme municipal budget stress, the municipality should support Hillside large-lot rural residential housing, which generates the highest property taxes.

4. In terms of the need for additional housing units in the Anchorage Bowl, the Hillside has already been effectively "re-zoned" to allow a gradual increase of up to 100% of the number of housing units, through liberalized Accessory Dwelling Unit allowance. Piecemeal rezoning of the Hillside is not needed for expansion of the housing supply. Piecemeal rezoning of the Hillside contributes more vehicular use (longer mileage trips) than infill and redevelopment of central parts of the Anchorage Bowl. This runs counter to the Comp Plan Policies for reducing dependency on vehicular travel and for LUPM 2040 policies of infill and compact development.

If the Planning and Zoning Commission votes to approve this re-zone, we request the following conditions of approval in order to mitigate the impacts to nearby large-lot residential neighbors and to the general character intended by the Hillside District Plan:

A. Require larger lots along the eastern boundary of the subdivision. There is currently one, acre-sized lot: all lots on the eastern boundary should be one acre, to maintain the large-lot values of existing R-6 homesites to the east. Where acre-sized lots are required, onsite water and sewer are allowed, and the AWWU service area boundary will not need to encompass those lots.

B. Ensure a forested buffer along the eastern and northern boundaries of the subdivision. This can be achieved by a common private open space, or by building setbacks and vegetated screening easements on individual lots. This protects the characteristics of privacy and natural setting intended in the Hillside District and implements 2020 Comprehensive Plan policy 50: Healthy mature trees and forested areas shall be retained as much as possible.

C. If the re-zone is approved, it should be with the caveat that the increased density allowed for this particular site is due to the close proximity of major roads and consumer services.
D. If the re-zone is approved the plat should include pedestrian facilities and Right of Way connection to Lake Otis. This will allow students to walk to the 3 nearby schools once they reach Lake Otis. The commercial area including the Fred Meyer area should be included as an area suitable to reach by pedestrian access.
E. If the re-zone is approved the plat should comply with Policy 55 of the 2020 plan for pedestrian access in all plats and re plats, and Title 21 requirements.

Our Council seeks to support those projects that are compatible with the Hillside District Plan and Anchorage Comprehensive Plan and we have discussed here how the current proposal does not meet these plans. If you have any questions about these comments, please do not hesitate to contact us.

3/18/21

Matt Burkholder
President Huffman/O’Malley Community Council
Blake, Lori A.

From: Thomas Gingras <thomas.gingras@egpalaska.com>
Sent: Friday, March 19, 2021 2:49 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change
Attachments: TITLE 21 B3 Rezoning Change.pdf

To all of you,

This email is written in response to an Urgent Municipal Notification we recently received in reference to the subject described above.

We are Tom and Peggy Gingras and we are property owners who live in a single family residence at 1348 Crescent Drive, Anchorage, AK 99508. The two of us have lived there since 1986.

We were never given proper, timely or adequate notice of the proposed rezoning change described in the Notification. Both of us oppose the proposed change.

The two of us became aware of the issue as it relates to the Golden Lion property almost by chance.

The circumstances as to how we found about this issue, and our reaction to it, are described in our email dated June 19, 2020 to Mayor Berkowitz (mayor at the time), Ms. Meg Zalatel, and Mr. Rivera. A scanned copy of that email is attached.

We ask that all of you read our email, think about it, and please give us a substantive response. We never got any substantive response to the attached email from any of the original addressees. All we received was a single courtesy robot reply, a form response.

That lack of a meaningful response makes us feel disenfranchised. It would be a pleasant change if we could believe that our concerns, and those of others similarly situated, were being given serious consideration. By way of example, we have had the opportunity to read an email from Jamillia George dated March 18, 2021 to the three of you. We hope that all of you have read it. We wholeheartedly agree with her comments. This is no way for the city to govern or to deal with rezoning issues. We not only agree with Ms. George, we adopt her comments as if they were our own.

We have no way of knowing whether you have previously had a chance to read our attached email; if not, please do so now.

Both of us look forward to receiving a meaningful and substantive response from all of you.

Thanks in advance for doing so.

Tom and Peggy Gingras
I would like to state my opposition to the change the existing law that serves to protect existing property owners by requiring an appropriate public notification and permitting approvals process. Changing this law to weaken the requirements to notify and use a process meant to inform and engage property owners on permit approvals, especially in light of allowing transient and homeless shelter and ONLY notifying those within 550-feet of the almost 4,000 zoned B3 properties per your recent vote is unacceptable. There was NOT adequate notification about this change and I'm voicing my opposition as an Anchorage Property owner and resident through this public comment submission.

Jorjena Barringer
Anchorage Resident, Property Owner, and Municipal Tax Payer on Truro Drive in Anchorage
Hello,

> I am 100% against the Title 21 B3 Rezoning change. Anchorage residents have made their feelings well known during previous attempts to spread the homeless problem throughout the city; we are overwhelmingly against it!

> Why are we not being heard? The homeless problem needs to be addressed; not spread throughout the city. Why are the needs of the minority, some who have no desire to change their lifestyle, being thrust upon the majority? Look at the disaster of Seattle and San Francisco’s policies - those cities did not alleviate the homeless problem at all- just ruined the lives of citizens trying to make a living and live peacefully.

> I chose to live away from downtown to avoid the issues of being downtown, even though I sacrificed the conveniences.

> I don’t appreciate the city moving forward with their own initiatives when it goes against the wishes of Anchorage residents. You are ruining the city!

> Sincerely,
> Patty Robinson
> 3111 Rosalind Loop
> Anchorage, AK 99507

> Sent from my iPad
Blake, Lori A.

From: wuerch@alaska.net
Sent: Monday, March 22, 2021 12:46 PM
To: IMAS Assembly Members
Cc: Planning Testimony; akliberationco@gmail.com
Subject: Title 21 B3 Rezoning Change

[EXTERNAL EMAIL]

Please enter this email into the record as opposition to the proposed subject change.

I am opposed to the amendment which would eliminate public comment on placement of transient and homeless shelters in any B3 zoned properties. Transparency in government is maintained by public notice and process.

Zoning regulations and process have been a proven means of maintaining public support and approval of administration initiatives. While sometimes inconvenient, it never-the-less, must be continued.

Public notice has not been provided for this fundamental change in a Municipal ordinance. It should be tabled by the Assembly and sent back to Planning and Zoning for proper notification and reconsideration.

George Wuerch, Anchorage Mayor 2000 - 2003
Blake, Lori A.

From: Thompson, Annie M <amthompson@anthc.org>
Sent: Monday, March 22, 2021 4:04 PM
To: Planning Testimony; lMAS Assembly Members; akliberationco@gmail.com
Cc: annie74ak@yahoo.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I oppose the Title 21 B3 Zoning amendment. I didn’t receive adequate or timely notification regarding this amendment change. I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zones properties.

Andrea Thompson
907-230-2218
From: Craig Mitchell <ak49.mitchell@gmail.com>
Sent: Monday, March 22, 2021 6:19 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I'm writing in voice my objections to the bypass changes being made pertaining to the referenced subject.

Please note that we (both wife and I) strongly OBJECT & OPPOSE to these changes. I believe due process in any changes.

As a property owner in Anchorage (doesn't matter where), I want as much public notice and due process as possible. Anything less is not only remiss but negligent of local government responsibilities. Do not shortcut this process for expediency or convenience; doing so also strongly suggests gutless bureaucrats not qualified to present and confront the public.

Questions, let me know.

Craig & Charlotte Mitchell
4858 Pavalof St
Anchorage, AK 99507
ak49.mitchell@gmail.com
[EXTERNAL EMAIL]

I am writing concerning an Urgent Municipal Notification that arrive in our mail and ask for a response.
I can’t understand why this should be pushed through without allowing people to have a voice in what is being decided in the city.
We didn’t know this was even being discussed and I don’t want more of us to just have to accept this because the city said so. I am glad to receive this notice so I can respond.
Why the hurry, why can’t this type of message be sent out ahead of time. I understand you had meetings for input with poor turnout. I think people are getting tired of things being decided whether we input or not. The people have voted in those who have run for office to serve, not dictate what they want to do. It seems that it doesn’t matter if people give an opinion as there is a good chance the responses won’t be heard or considered anyway.
I don’t want to start having issues like Title 21 B3 in affect. It will come to the point of the city deciding one thing after another and it won’t be just this title but more and more will arrive until we have little or no choice of who or what is placed by our land, or hindering our land use and this could go on and on.
No I do not want to see this Title to pass.
I hope someone at least reads this and listens to what I am trying to say.
Thank you for the opportunity to respond, I do appreciate it

==
Marlan Schoenleben
907.301.3231
marlanroy7@gmail.com
Here's 300 more comments from midtown neighbors in opposition to this plan, also stating inadequate notice. I will forward individually when they are scanned. -RB
Blake, Lori A.

From: fentonfamily@gci.net
Sent: Tuesday, March 23, 2021 9:38 AM
To: Planning Testimony
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I am writing in opposition to the recent vote on the Title 21 B3 Zoning amendment. This impacts our community and we did not receive adequate or timely notification of this amendment change. I am asking the Planning and Zoning Board to review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Sincerely,

Sherry Fenton
1450 E. 27th Ave., Anchorage, Alaska 99508
To whom it may concern,

After receiving information from a colleague about the 2021 – 0025 Title 21 Rezoning Amendment, I was stupefied as to why I had not been notified of this proposed amendment and had to find out about this proposed amendment through a colleague, instead of through a timely notification from the Municipality of Anchorage.

I am vehemently opposed to this Title 21 B-3 Zoning Amendment, and I request the Planning and Zoning Board conduct additional review, and reconsider this amendment, allowing placement of transient and/or homeless shelters on, or in any B-3 zoned properties desired.

P. Gabriel Stephan
Broker

Jack White Real Estate
3801 Centerpoint Drive, Anchorage, Alaska 99503

direct: 762-3107
cell: 244-6423
fax: 762-7521

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From: Krystle Laux <krystleaux@yahoo.com>
Sent: Tuesday, March 23, 2021 8:59 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change Oposition

[EXTERNAL EMAIL]

I oppose the change to the zoning changes. I was not adequately notified regarding these potential changes. There needs to be a lot more public input and time put in to this decision. The speed and secretive way this was pushed through lends to suspicion of back door deals and back scratching which will be investigate.

A very concerned citizen,

Krystle Postma
I oppose the change to the zoning changes. I was not adequately notified regarding these potential changes. There needs to be a lot more public input and time put in to this decision. The speed and secretive way this was pushed through lends to suspicion of back door deals and back scratching which will be investigate.

A very concerned citizen,

Daniel Postma
From: Gary Weaver <weaverg12@gmail.com>
Sent: Sunday, March 28, 2021 11:54 AM
To: Planning Testimony; IMAS Assembly Members; aklibrationco@gmail.com
Subject: TITLE 21 B3 Rezoning Change

[EXTERNAL EMAIL]

I oppose the Title 21 B3 Zoning amendment.
I did not receive adequate or timely notification regarding this amendment change.
I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Gary M. Weaver
1512 Valarian St, Anchorage, AK 99508

This amendment will not have a positive impact on the local community.
Hello,

As a homeowner and resident of midtown Anchorage, I oppose the Title 21 B3 Zoning Amendment.

I did not receive adequate or timely notification regarding this amendment change.

I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Best regards,

Jocelyn Fenton
1834 E 27th Ave
Anchorage, Alaska
2021 - 0025 TITLE 21 REZONING AMENDMENT TEXT

1. I oppose the Title 21 B3 Zoning amendment.
2. I did not receive adequate or timely notification regarding this amendment.
3. I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Debbie L. Struna
Independent Business Owner

Team ID 02276386
907-727-5957 C

Business Opportunity
WWW.AURORADREAM.ACNREP.COM

Customer Portal
WWW.MYACN.COM
2021 - 0025 TITLE 21 REZONING AMENDMENT TEXT

Check ALL that apply

X I oppose the Title 21 B3 Zoning amendment.

X I did not receive adequate or timely notification regarding this amendment change.

X I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Property Owner Name:
Strunk, Dobbie L.

Property Owner Address:
3073 Doil Dr.
Anchorage, AK 99507

Return to:

ID 2021-0025
Anchorage Planning and Zoning Commission Comments
2440 E Tudor RD #1133
Anchorage, AK 99508
Blake, Lori A.

From: Byron Perkins <byperkins00@yahoo.com>
Sent: Monday, April 5, 2021 10:38 PM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: TITLE 21 B3 Rezoning change

[EXTERNAL EMAIL]

I just learned of a recent vote by the Anchorage Planning and Zoning Commission to change the current law to allow transient and homeless shelters to be placed in any of the B3 zoned properties in the Municipality. I was not fully informed of the opportunity to give public comment, nor do I have a full understanding of what this significant change means and how it might personally affect me as a resident in the midtown area of Anchorage. I did not receive timely or adequate notification regarding this change, and as such I am opposed to it. I request that the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

I understand that this will allow the Anchorage Assembly to vote to change this law in the coming months, which I am opposed to. Thank you for your consideration

Byron & Sherry Perkins
2801 E. 16th Ave.
Anchorage, AK 99508
Good Morning fellow Alaskans,

I wanted to write to inform you that I strongly oppose changing the current law to allow transient and homeless shelters be placed in any of the B3 zoned properties within the Anchorage municipality. I was not informed of this until recently and wanted to implore my neighbors (you) to reconsider this vote.

I have lived in Anchorage for almost 40 years. I own a home in midtown Anchorage and have been teaching in our Anchorage School District for close to twenty years. I know that we have a homeless problem that continues to grow and plagues our city. We have yet to find solutions to help ease the strain on all of us. Allowing transient and homeless shelters to be placed within any of the B3 zoned properties is not the answer. Doing so, ensures more problems will arise as these areas are not equipped to assist the transient and homeless population. There are no shelters, food supply, medical care or job supports available. These areas are homes to young families with small children!

Please reconsider your vote to change this law. It is imperative that we work together to find solutions to help our homeless. Creating unsafe neighborhoods for our young children is not the answer we want for our community.

Respectfully,

Amber Maddy
I oppose the Title 21 B3 Zoning amendment. I did not receive adequate and timely notification regarding this amendment change. I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Sincerely,
Carmen Wanous
1708 Wickersham Drive
Anchorage AK 99507
Larry Wanous <larrywanous@gmail.com>
Wednesday, April 7, 2021 10:05 AM
Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
TITLE 21 B3 Rezoning Change

I oppose the Title 21 B3 Zoning amendment. I did not receive adequate and timely notification regarding this amendment change. I request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

Sincerely,

Larry Wanous
General Contractor
BTS Contracting LLC
907-715-4377
larrywanous@gmail.com
As a midtown property owner I’d like to communicate my opposition the the proposed change reducing public input on rezoning for new Homeless shelter. There is a detrimental impact to neighboring property’s that reaches well beyond the 500ft range as defined on the proposal. I’d encourage an approach that continues to hear the input of those affected from the community. I’m sure this is to ease time and costs to move these projects forward, But they are not welcomed by many that would be impacted within miles of these facilities.

Sincerely,
Randy Waite
From: Skip Koch <SkipKoch@msn.com>
Sent: Friday, April 9, 2021 8:21 AM
To: Planning Testimony; IMAS Assembly Members; akliberationco@gmail.com
Subject: Title 21 B3 Rezoning Change

I just discovered that the Planning and Zoning Commission voted to change the current law and allow transient and homeless shelters to be placed in B3 zoned properties with far reduced levels of public notification and permitting. This change was made with practically no public involvement. The public meetings were poorly advertised that most had less than a dozen public attendees. This zoning change was only presented to 65% of the Anchorage Community Councils. This needs to be readdressed and a true public outreach needs to be performed before additional meeting are held. Only notifying property owners within 500 feet of a proposed facility of a change is inadequate. This is a matter of public safety as well as property values for those living much farther than 500 ft away.

We oppose the Title 21 B3 Zoning amendment.
We did not receive adequate notification regarding this amendment change.
We request the Planning and Zoning Board review and reconsider this text amendment allowing placement of transient and homeless shelters in any B3 zoned properties.

We are Franz E. and Susan A. Koch and our home is located at 1650 Lily Pond Circle, Anchorage, AK 99507.
As a property owner in the Foxwood 83 community in Anchorage AK, I am writing to voice my opposition to the proposed TITLE 21 B3 Rezoning Change. I did not receive adequate notification regarding this change.

Barbara Machock
Unit 19G

April 11, 2021

Sent from my iPhone