

Presentation to the ASSEMBLY BUDGET & FINANCE COMMITTEE
August 20, 2026

What Is a Service Area?

How the Municipality funds and governs local roads, fire protection, parks, and other neighborhood-level services through special taxing districts



Anchorage Municipal Code, Title 27

The Basic Idea

Defining a Service Area (SA)



A geographically defined district within the Municipality where property owners are taxed to pay for a specific local service — such as road maintenance, fire protection, or parks — that benefits only that neighborhood rather than the whole Municipality.

Established by **the Anchorage Assembly** under Anchorage Municipal Code Title 27

Funded through **property taxes or special assessments** within its boundary

Often governed by a **locally elected Board of Supervisors (BOS)**

WHY IT MATTERS

Anchorage is huge and varied

Dense downtown neighborhoods and remote rural hillside roads may not need — or may not want to pay for — the same level of service. Service areas mean residents only pay for approved services within the designated SA.

Legal Foundation

Authorized Under AMC Title 27



Assembly Creates & Maps Them

The Anchorage Assembly establishes each service area by ordinance, sets its boundary map, and defines its authorized powers.



State Law Enables Them

Alaska statutes authorize boroughs and municipalities to create service areas to provide services unevenly across a large jurisdiction.



Voters Must Approve

Creating a new service area — or adding territory to one — generally requires approval by the affected voters at an election.

Reference: Anchorage Municipal Code, Title 27 — “Service Areas,” and Chapter 27.30, which lists each individual service area and its map.

Purpose

What Services Do They Fund?



Road Maintenance

Grading, pothole repair, dust control, snow plowing and ice control on local and rural roads



Emergency Response: Police & Fire

Emergency response coverage for police and fire protection & rescue



Parks & Recreation

Upkeep of local parks, trails, and green space specific to a neighborhood



Street Lighting

Installation, power, and maintenance of streetlights along neighborhood roads



Building Safety

Defines where municipal building permits & inspections apply (the Building Safety Service Area)

Quiz questions: *What is included in the Areawide Service Area? Ever heard of the “five major funds” at the MOA...what are they?*

The Landscape

Common Types Across Anchorage

Type	Common Abbreviation	What It Covers
Anchorage Road & Drainage Service Area	ARDSA	General road & street maintenance program administered in the “Anchorage Bowl”
Limited Road Service Area	LRSA	Basic road upkeep for rural roads, e.g. the 21 areas on the Anchorage Hillside
Rural Road Service Area	RRSA	Broader road authority, sometimes including capital road projects
Building Safety Service Area	BSSA	Defines where municipal building permits & inspections are required
Special-Purpose Areas	Street Light / Drainage / Fire	Narrow, single-service districts such as street lighting or storm drainage

Each type is created and mapped individually under AMC 27.30 — some serve a single subdivision, others span large parts of the Municipality.

Funding

How Service Areas Are Paid For

Only Within Boundary

Taxes are levied only on properties
inside the service area — not
municipality-wide

Annual Mill Levy

Most areas are funded through a
property tax rate (mill levy) set each
budget cycle

Dedicated Fund

Revenue is kept in a separate fund
used exclusively for that area's
services

Carry- Forward

Unspent funds roll into next year's
balance for future maintenance and
repairs

Property owners typically see service area charges as a separate line item on their annual Municipality of Anchorage property tax bill.

Governance

Who Runs a Service Area?



Board of Supervisors

- Locally elected by residents within the service area
- Decides the annual scope of work (e.g., grading, plowing, dust control)
- Directs the contractor performing the work
- Oversees a dedicated fund used only for that service area



Municipal Support

- A Municipal Service Area Coordinator office guides boards through process and funding (Public Works Administration)
- The Resource Management Division (Maintenance & Operations) supports Road Maintenance Service Areas
- Municipal engineering, finance, elections and legal staff assist with contracts, budgets, and compliance

Example Spotlight

Limited Road Service Areas (LRSAs)

21

individual LRSAs serve rural roads on
the Anchorage Hillside



What LRSA Boards Actually Do

- Established under AMC Title 27 to provide limited road maintenance for rural hillside roads
- Each has its own locally elected Board of Supervisors
- Work is carried out by private contractors selected through competitive bidding
- Typical work: summer grading, pothole repair, drainage-ditch clearing, dust control, snow removal and ice control
- Each LRSA keeps a separate fund; unused money carries forward to future years
- LRSA access and road maintenance or capital projects that have historically been funded by the State of Alaska stopped about 10 years ago

Honorable Mention Spotlight

“Eagle River” & “Girdwood”



CBERRRSA and ER/C Parks & Rec Board of Supervisors

- CBERRRSA = Chugiak, Birchwood, Eagle River Rural Road Service Area, governed by a BOS of locally selected residents within the service area focused on roads & street maintenance
- ER/Chugiak Parks & Recreation is governed by a BOS of locally selected residents within the service area focused on parks, trails & recreation operations and maintenance
- Oversees dedicated funds used only for that service area
- As a SA, a majority approval from all Anchorage voters (Areawide) is required to bond for any major capital projects & road improvements but is only paid for by residents in the SA

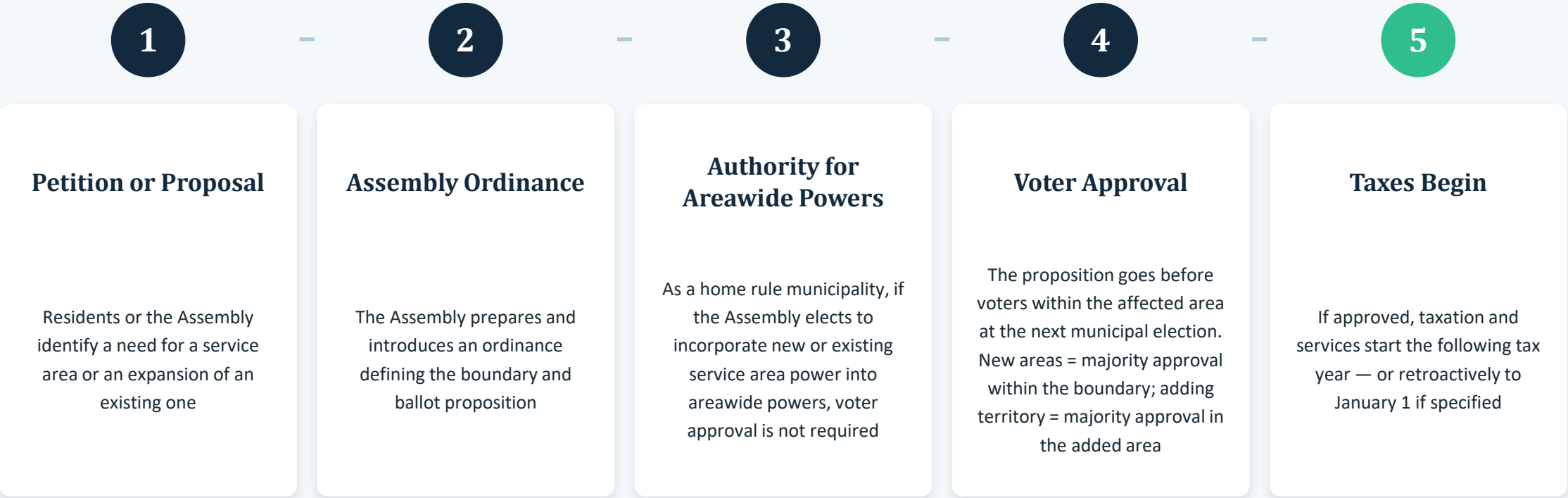


Girdwood & GVSA GBOS

- GVSA = Girdwood Valley Service Area and is governed by the Girdwood Board of Supervisors (GBOS), locally elected by residents within the service area
- GVSA has one BOS
- Oversees dedicated funds used only for that service area
- As a SA, a majority approval from all Anchorage voters (Areawide) is required to bond for any major capital projects & road improvements but is only paid for by residents in the SA

Process

How a Service Area Is Created or Expanded



50 years later...

How many Service Areas within the Municipality?

More than 60
(currently active)

Mill Levy by Tax District - 2026 based on AO 2026-43 as Amended for GG and AO 2026-44 for ASD

	Tax District	Area wide	101 103 107	131 104	151 152	161 162	163	110	141 105	108 Girdwood Valley Levy	118, 119, 121, 122, 149 Various Rural Road Service Areas	Levy w/o ASD, ERS, & LRSAs	129 Eagle River Street Lights Service Areas	Various Limited Road Service Areas	Levy w/o ASD	School District (ASD)	Total Levy	Tax District
City/Anchorage	1	0.42	2.27	3.64	0.67	-	-	0.01	2.24	-	-	9.25	-	-	9.25	6.32	15.57	1
Hillside	2	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	-	7.01	6.32	13.33	2
Spennard	3	0.42	2.27	3.64	0.67	-	-	0.01	2.24	-	-	9.25	-	-	9.25	6.32	15.57	3
Girdwood Valley	4	0.42	-	-	-	-	-	-	-	5.34	-	5.76	-	-	5.76	6.32	12.08	4
Glen Alps SA w/o Fire	5	0.42	-	3.64	-	-	-	0.01	2.75	-	-	6.82	-	-	6.82	6.32	13.14	5
Spennard w/o Building Safety	8	0.42	2.27	3.64	0.67	-	-	0.01	2.24	-	-	9.25	-	-	9.25	6.32	15.57	8
Stuckagain Heights w/o Parks & Rec	9	0.42	2.27	3.64	-	-	-	0.01	-	-	-	6.34	-	1.25	7.59	6.32	13.91	9
Eagle River	10	0.42	2.27	3.64	1.01	-	-	-	-	-	2.10	9.44	-	-	9.44	6.32	15.76	10
Municipal Landfill w/o ERPSA	11	0.42	2.27	3.64	-	-	-	-	-	-	-	6.33	-	-	6.33	6.32	12.65	11
Canyon Road (Glen Alps SA)	12	0.42	2.27	3.64	0.67	-	-	0.01	2.75	-	-	9.76	-	-	9.76	6.32	16.08	12
Muni/Outside Bowl w/o APD (w Turnagain Arm Police)	15	0.42	-	0.16	-	-	-	-	-	-	-	0.58	-	-	0.58	6.32	6.90	15
Muni/Outside Bowl with Police	16	0.42	-	3.64	-	-	-	-	-	-	-	4.06	-	-	4.06	6.32	10.38	16
Upper OMalley LRSA	19	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	2.00	9.01	6.32	15.33	19
Talus West LRSA	20	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	0.34	7.35	6.32	13.67	20
Rabbit Ck View/Rabbit Ck Hts LRSA w/ APRSA	21	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	2.50	9.51	6.32	15.83	21
Chugach Fire Service Area	22	0.42	1.00	3.64	1.01	-	-	-	-	-	2.10	8.17	-	-	8.17	6.32	14.49	22
Rabbit Ck View/Rabbit Ck Hts LRSA w/o APRSA	23	0.42	2.27	3.64	-	-	-	0.01	-	-	-	6.34	-	2.50	8.84	6.32	15.16	23
Birch Tree/Elmore LRSA	28	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	28
Eagle River Valley RRSA w/o Fire	30	0.42	-	3.64	1.01	-	-	-	-	-	2.10	7.17	-	-	7.17	6.32	13.49	30
South Goldenview Area RRSA	31	0.42	2.27	3.64	0.67	-	-	0.01	-	-	1.80	8.81	-	-	8.81	6.32	15.13	31
Section 6/Campbell Airstrip LRSA	32	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.25	8.26	6.32	14.58	32
Skyranch Estates LRSA	33	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.30	8.31	6.32	14.63	33
Valli-Vue Estates LRSA	34	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.40	8.41	6.32	14.73	34
Mountain Park Estates LRSA	35	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.00	8.01	6.32	14.33	35
SRW Homeowners LRSA	36	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	36
Mountain Park/Robin Hill RRSA	37	0.42	2.27	3.64	0.67	-	-	0.01	-	-	1.30	8.31	-	-	8.31	6.32	14.63	37
Raven Woods/Bubbling Brook LRSA	40	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	40
Upper Grover LRSA	41	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.00	8.01	6.32	14.33	41
View Point	42	0.42	-	3.64	-	-	-	0.01	2.24	-	-	6.31	-	-	6.31	6.32	12.63	42
Bear Valley LRSA	43	0.42	2.27	3.64	-	-	-	0.01	-	-	-	6.34	-	1.50	7.84	6.32	14.16	43
Villages Scenic Parkway LRSA	44	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.00	8.01	6.32	14.33	44
Sequoia Estates LRSA	45	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	45
Eaglewood Contributing RSA	46	0.42	2.27	3.64	1.01	-	-	-	-	-	0.42	7.76	-	-	7.76	6.32	14.08	46
Gateway Contributing RSA	47	0.42	-	3.64	1.01	-	-	-	-	-	0.32	5.39	-	-	5.39	6.32	11.71	47
Paradise Valley South LRSA	48	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.00	8.01	6.32	14.33	48
ER Street Lights SA w/ Anchorage Fire	50	0.42	2.27	3.64	1.01	-	-	-	-	-	2.10	9.44	0.20	-	9.64	6.32	15.96	50
ER Street Lights SA w/ Chugach Fire	51	0.42	1.00	3.64	1.01	-	-	-	-	-	2.10	8.17	0.20	-	8.37	6.32	14.69	51
Rockhill LRSA	52	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	52
Totem LRSA	53	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.00	8.01	6.32	14.33	53
Lakehill LRSA	54	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.50	8.51	6.32	14.83	54
South Goldenview RRSA w/o Fire	55	0.42	-	3.64	-	-	-	0.01	-	-	1.80	5.87	-	-	5.87	6.32	12.19	55
Bear Valley LRSA w/o Fire	56	0.42	-	3.64	-	-	-	0.01	-	-	-	4.07	-	1.50	5.57	6.32	11.89	56
Homestead LRSA	57	0.42	2.27	3.64	0.67	-	-	0.01	-	-	-	7.01	-	1.30	8.31	6.32	14.63	57
Eagle River Valley RRSA w/ ERS, w/o Fire	58	0.42	-	3.64	1.01	-	-	-	-	-	2.10	7.17	0.20	-	7.37	6.32	13.69	58
Rabbit Ck View/Rabbit Ck Hts LRSA w/o APRSA w/o Fire	59	0.42	-	3.64	-	-	-	0.01	-	-	-	4.07	-	2.50	6.57	6.32	12.89	59
Muni/Outside Bowl with Police and CASA	60	0.42	-	3.64	-	-	-	0.01	-	-	-	4.07	-	-	4.07	6.32	10.39	60

Note: District 6 was subsumed to District 18; Districts 14 & 18 were subsumed to District 3. District 7 was subsumed to District 2.
District 11 is the Anchorage Landfill. District 36 is new from 2005. April 6, 2010, Mt. Park/Robin Hill LRSA voted to become a RRSA (District 37).
District 57 was created in 2014 for new Homestead LRSA.
District 58 was created in 2016 for Eagle River Valley with Eagle River Street Light Service but without Fire Service.
District 59 was created in 2023 for Rabbit Ck View/Rabbit Ck Hts LRSA without Anchorage Parks and without Anchorage Fire
District 60 was created in 2024 for Chugach State Park Access Service Area (CASA)

How many Service Areas are “inside” the Tax Cap?

6
Areawide
Fire
Police
Parks & Rec
Building Safety
Roads & Drainage

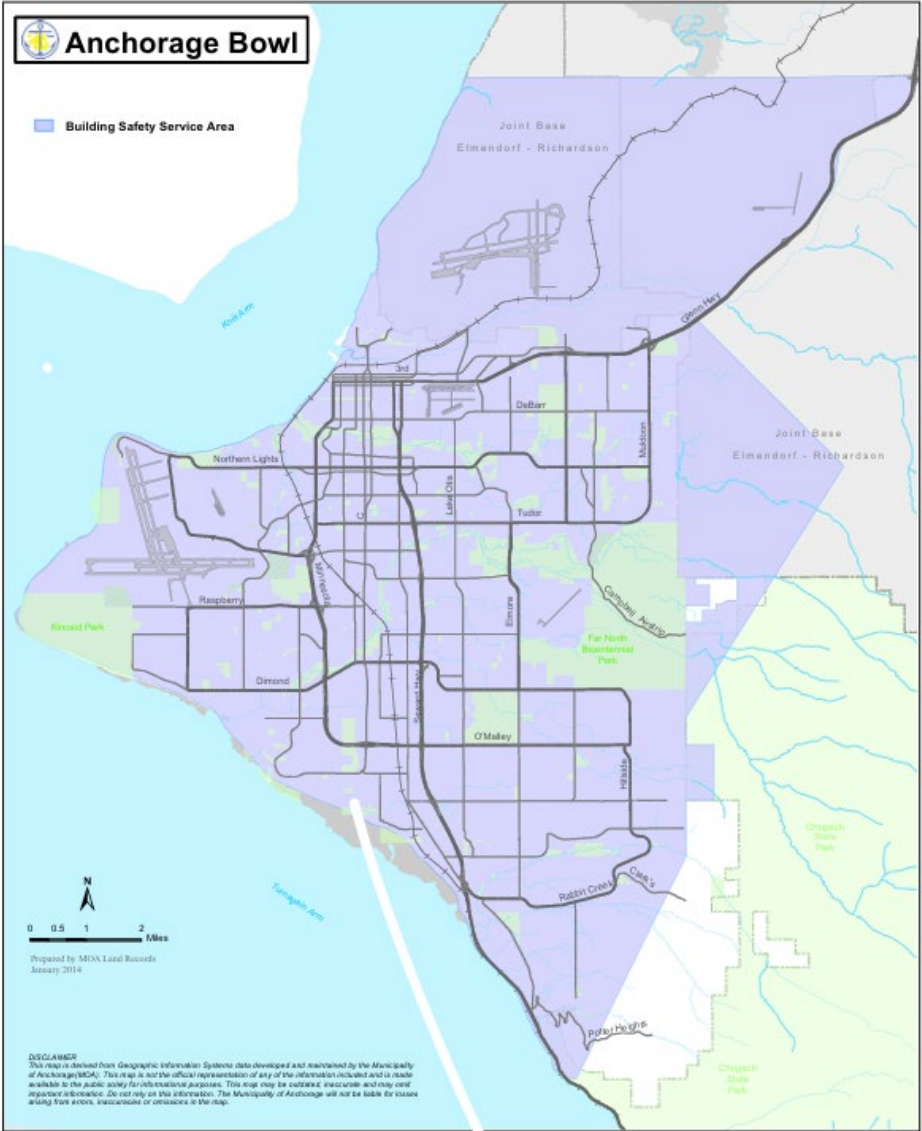
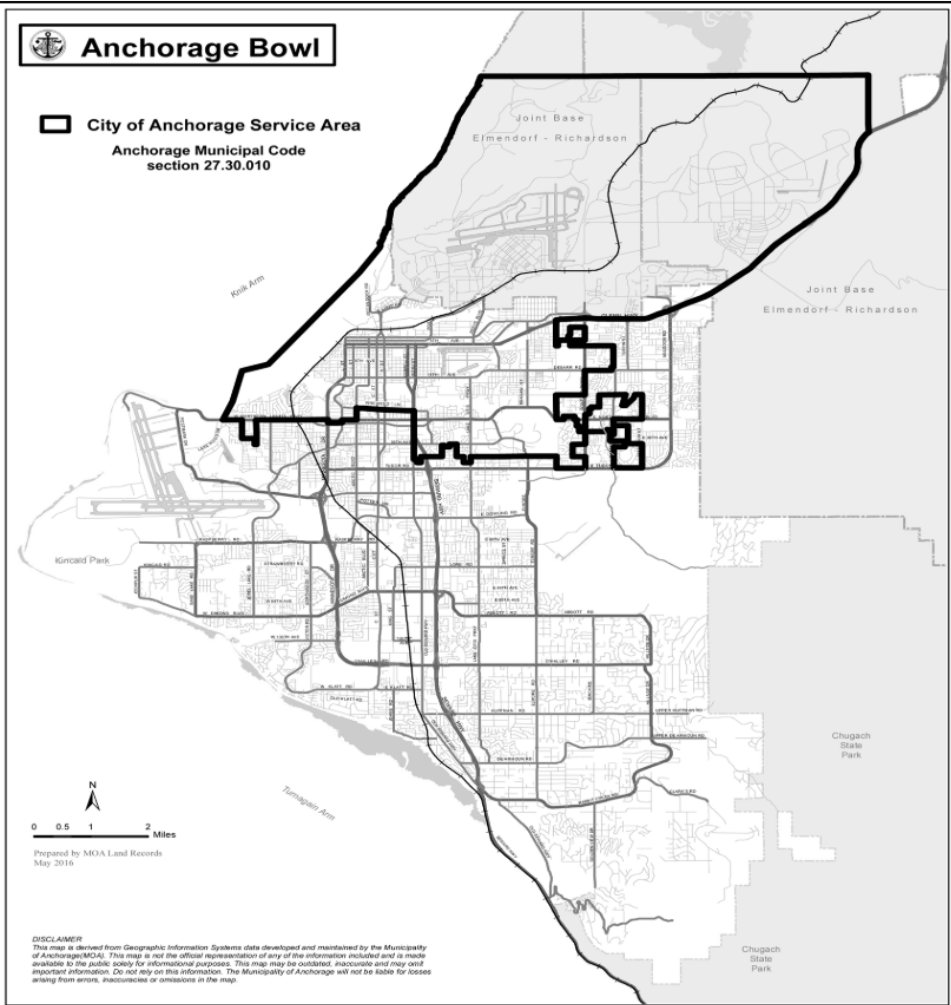
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Note: District 6 was subsumed to District 18; Districts 14 & 18 were subsumed to District 3. District 7 was subsumed to District 2.
District 11 is the Anchorage Landfill. District 36 is new from 2005. April 6, 2010, Mt. Park/Robin Hill LRSA voted to become a RRSA (District 37).
District 57 was created in 2014 for new Homestead LRSA.
District 58 was created in 2016 for Eagle River Valley with Eagle River Street Light Service but without Fire Service.
District 59 was created in 2023 for Rabbit Ck View/Rabbit Ck Hts LRSA without Anchorage Parks and without Anchorage Fire
District 60 was created in 2024 for Chugach State Park Access Service Area (CASA)

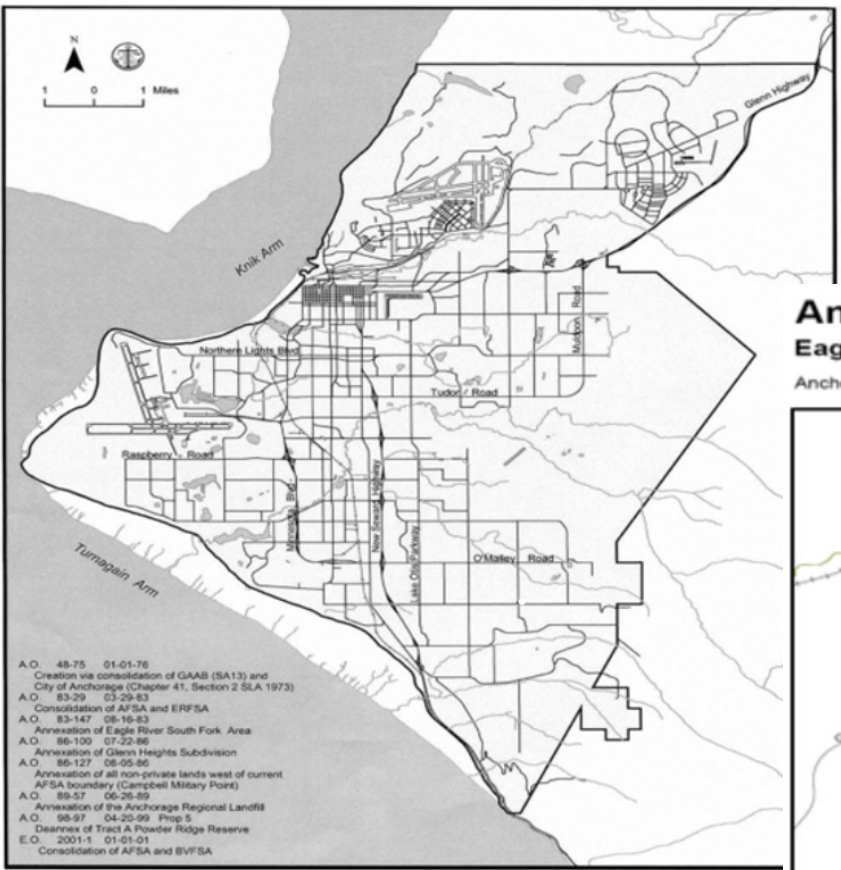
Maps

What does each Service Area look like?



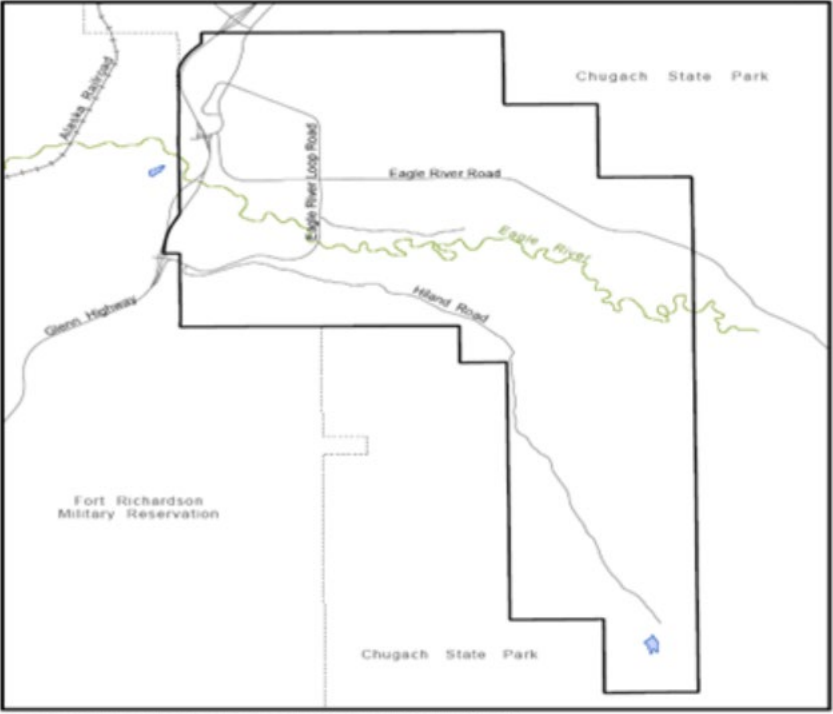
Maps

Anchorage Fire Service Area with Eagle River & Chugiak Fire Service Areas



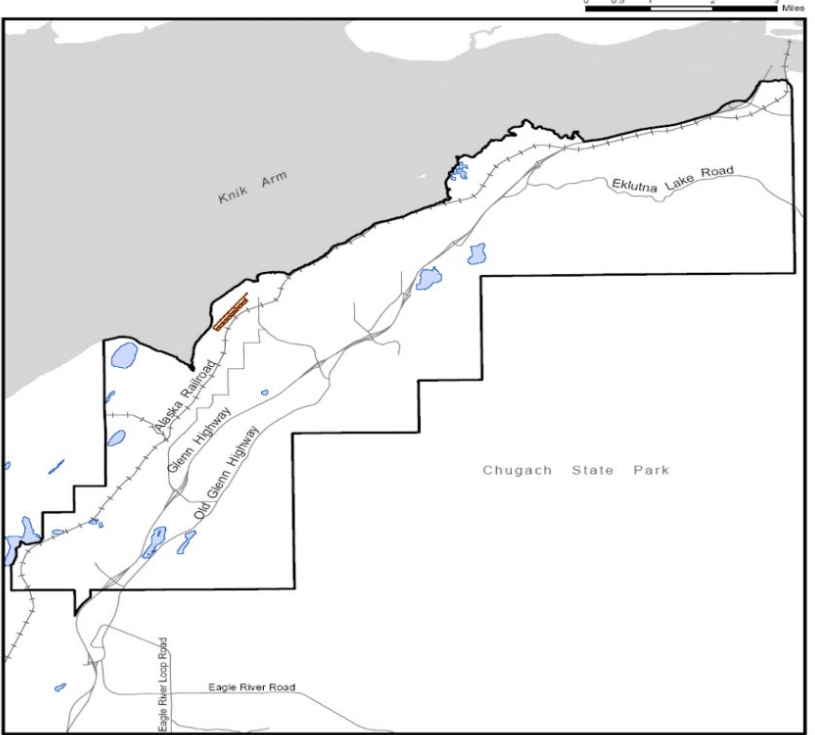
Anchorage Fire Service Area Eagle River

Anchorage Municipal Code chapter 27.30.050



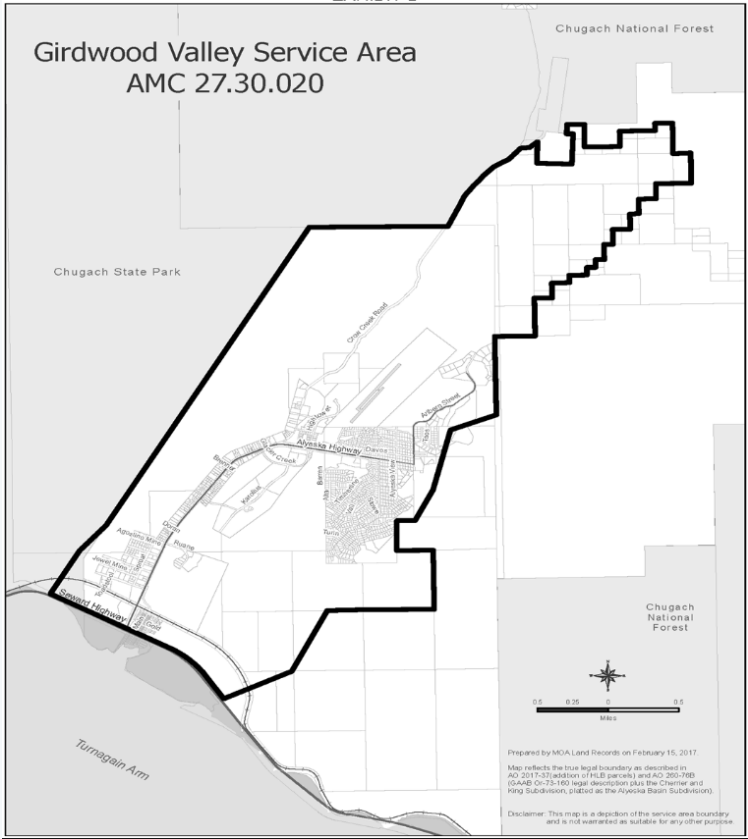
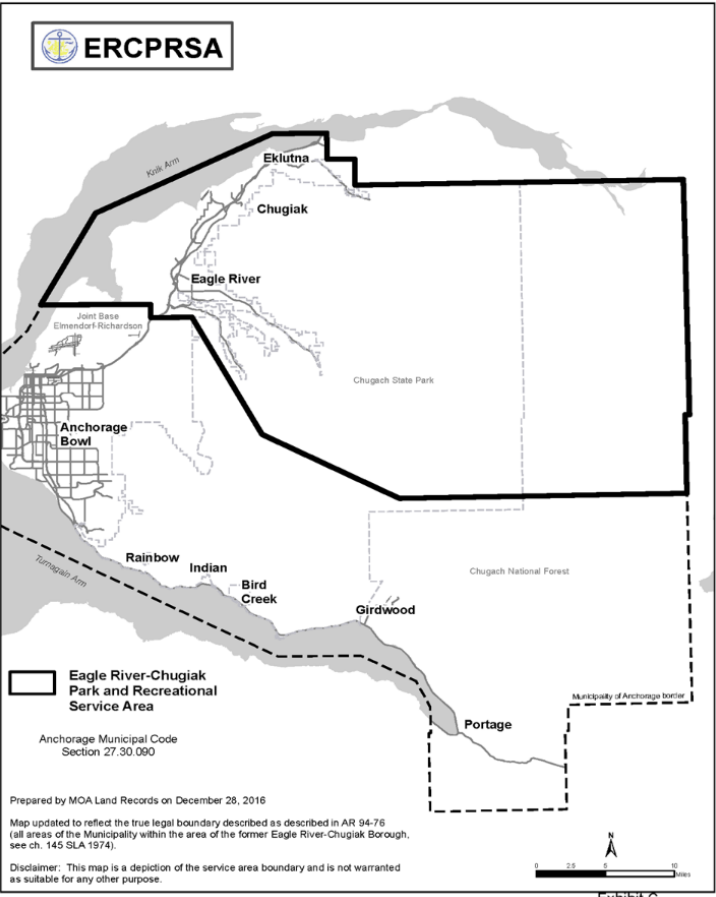
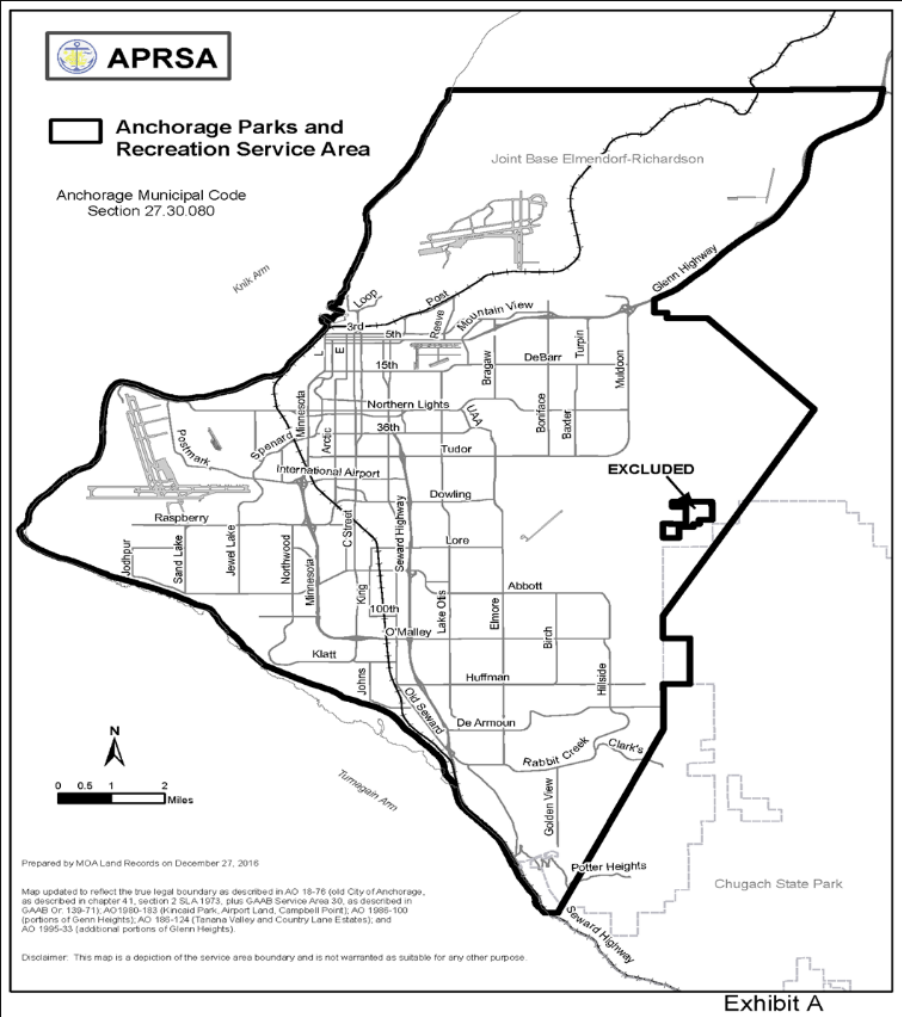
Chugiak Fire Service Area

Anchorage Municipal Code chapter 27.30.060



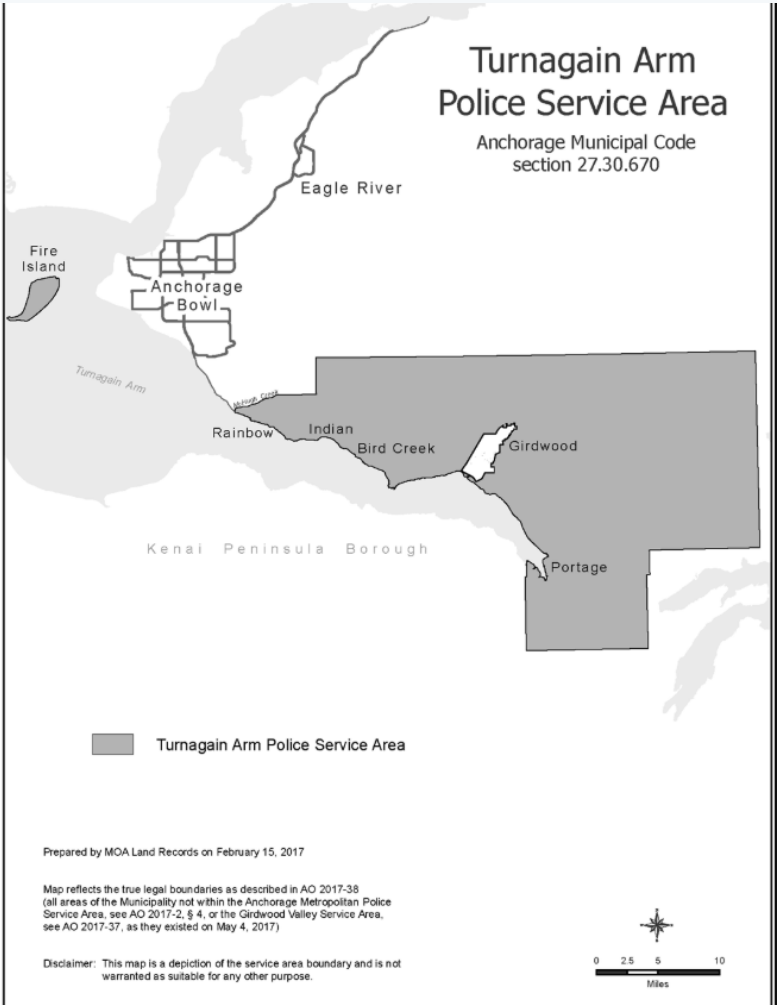
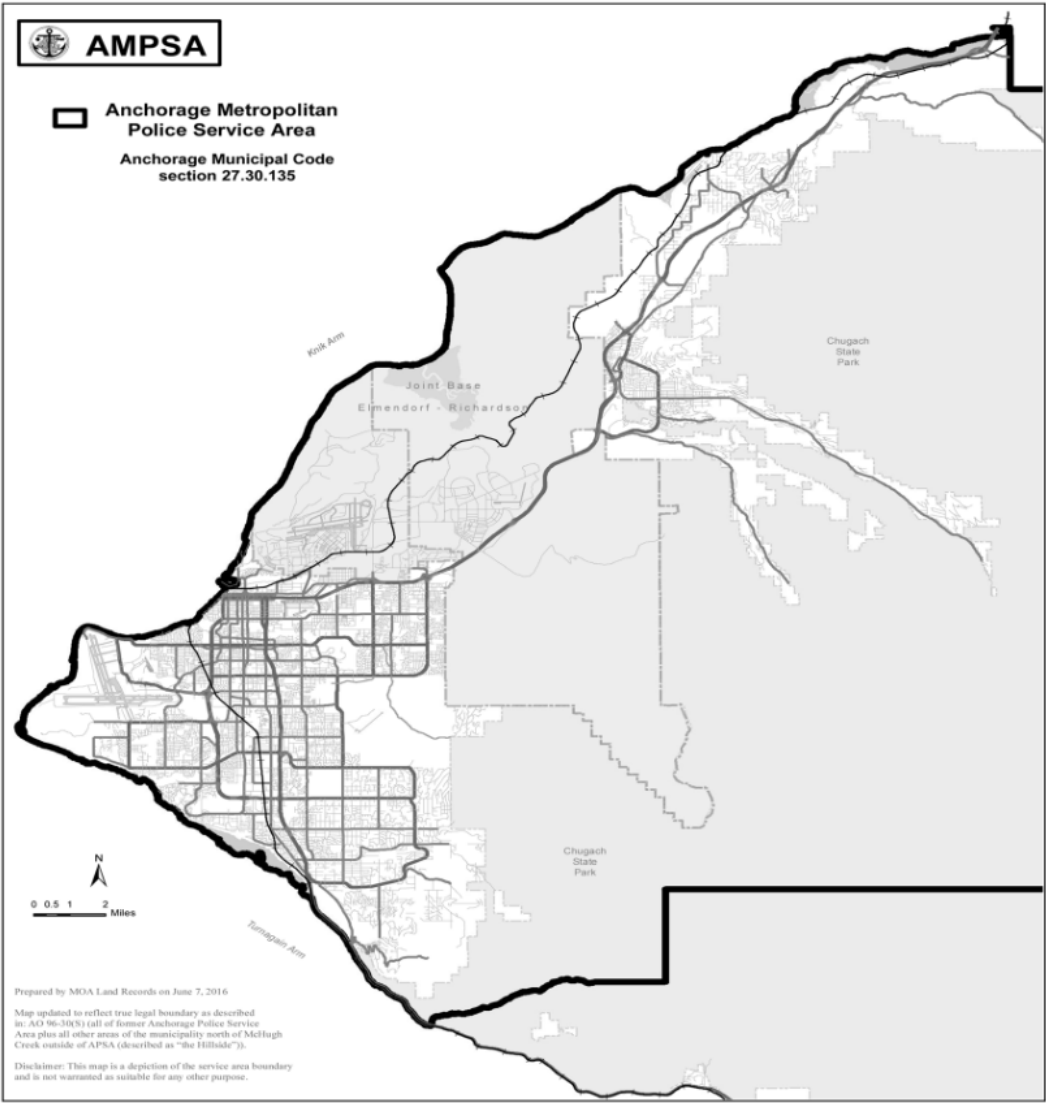
Map produced by: GIS Services, Information Technology Dept., Municipality of Anchorage, May 2008

Maps Anchorage Parks & Recreation, Eagle River & Chugiak Parks & Recreation and Girdwood Valley Service Areas



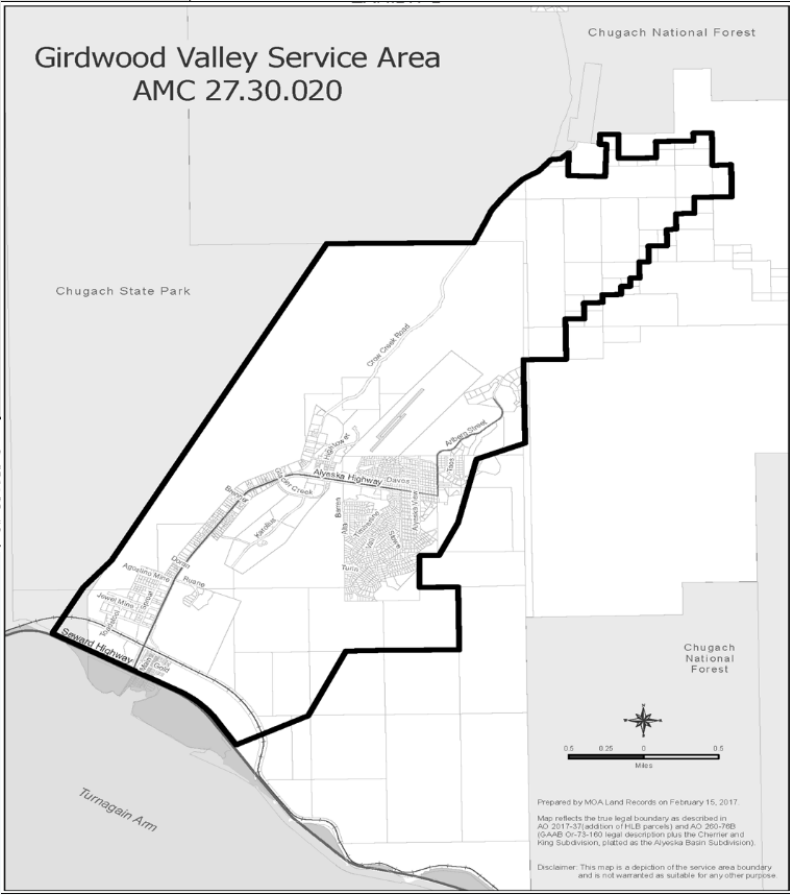
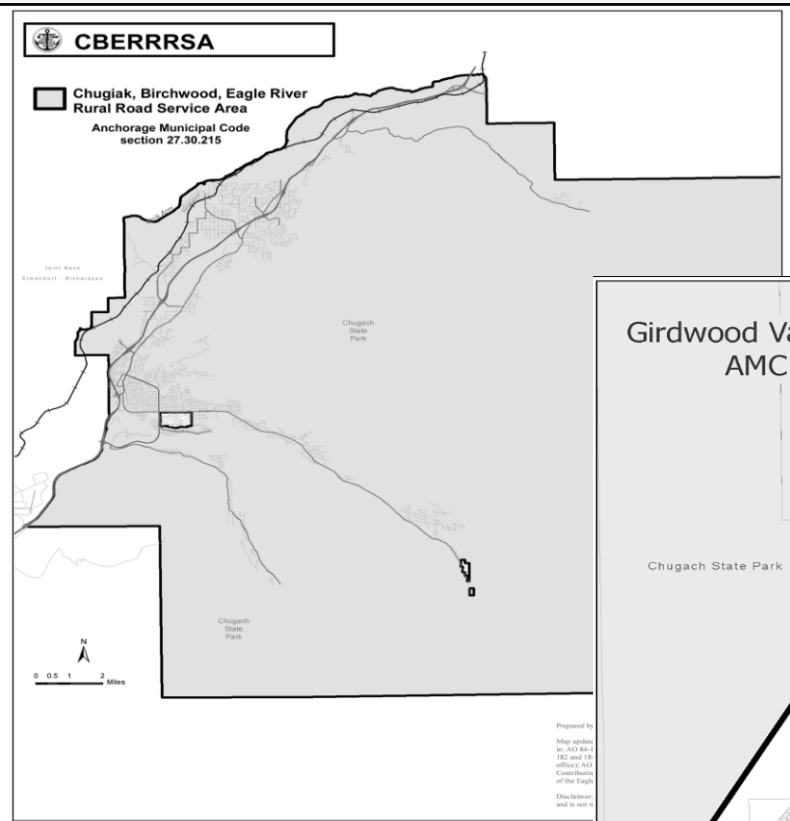
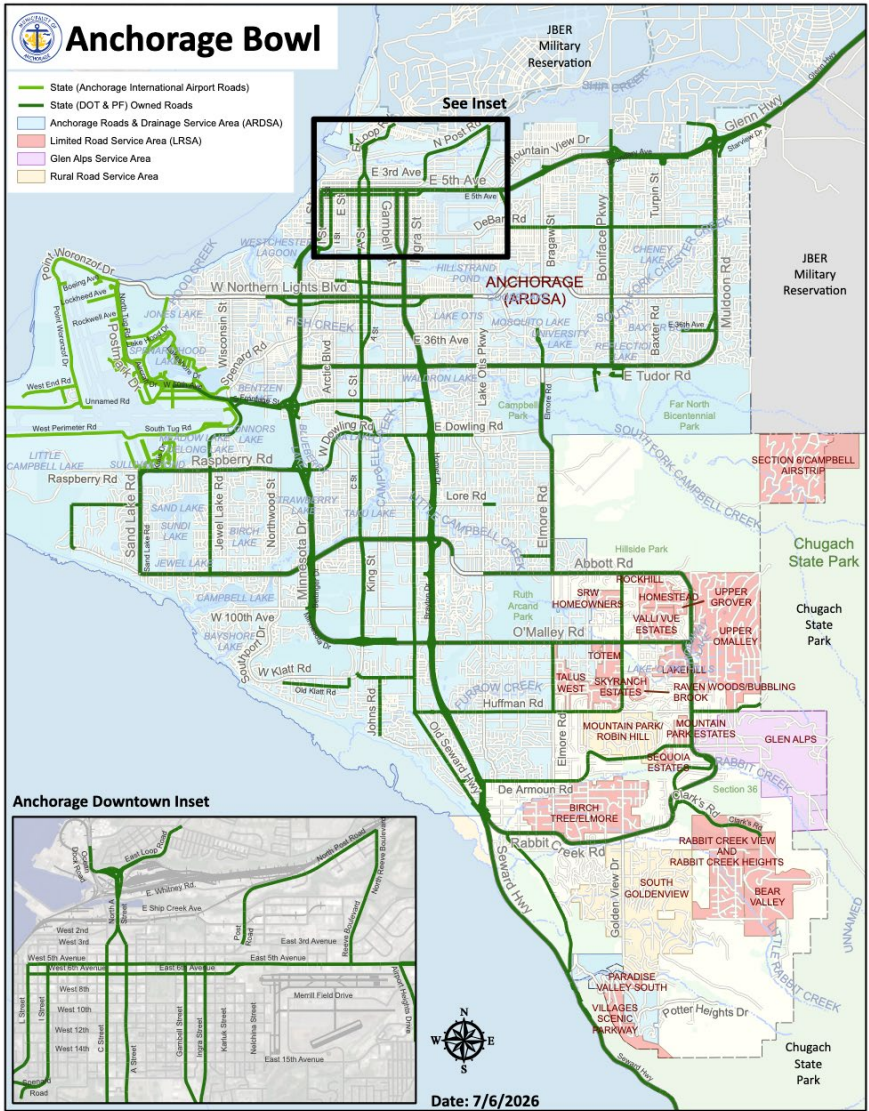
Maps

Anchorage Metropolitan Police Service Area & Turnagain Arm Police Service Area



Maps

ARDSA, CBERRRSA, & GVSA



Maps

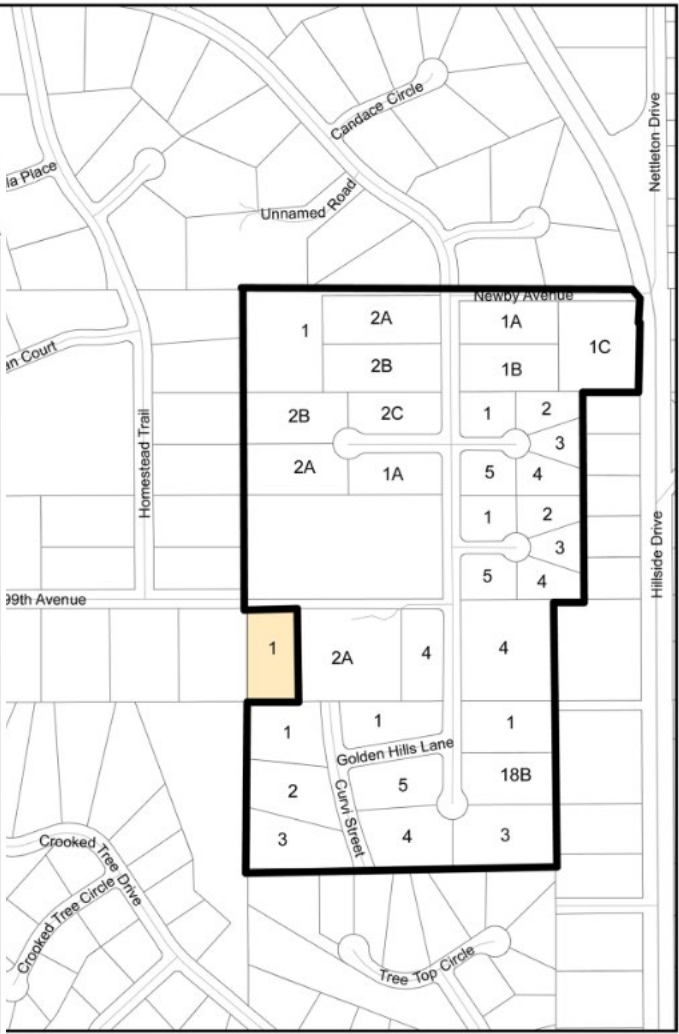
LRSAs

Skyranch Estates Limited Road Service Area



Map produced by: GIS Services, Information Technology Dept., Municipality of Anchorage, January 2010

Upper Grover Limited Road Service Area



Information Technology Dept., Municipality of Anchorage, January 2013

