

Municipality of Anchorage

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<http://www.muni.org/gbos>

Suzanne LaFrance Mayor



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek

Resolution 2025-24

Of the Girdwood Board of Supervisors

SUPPORTING A VARIANCE FOR REDUCED WIDTH AND STEEPER GRADE OPPOSING DESIGNATION OF HOLTAN HILLS CIRCLE AS A PRIVATE ROAD

WHEREAS, Planning Case 2026-0005 includes several variance requests for Holtan Hills Circle, to allow for a narrower and steeper road than is allowed by Title 21 Chapter 8 of Anchorage Municipal Code; and

WHEREAS, the developer specifically requests that the cul-de-sac be made a private road citing the potential benefits of a private road contractor rather than municipal road service; and

WHEREAS, municipal road maintenance services are already provided by a private road contractor under contract with the Girdwood Valley Service Area (GVSA), which questions whether the applicant has performed due diligence about local conditions and services within Girdwood; and

WHEREAS, although a private road would provide marginal savings to the GVSA in maintenance costs, the service area would remain responsible for providing fire and EMS service to properties without the benefit of coordinated maintenance of both access roads and the subject road; and

WHEREAS, other municipally-owned roads in Girdwood do exceed the grade requirements of current code yet are still efficiently maintained by GVSA in summer and winter conditions; and

WHEREAS, the 2025 Girdwood Comprehensive Plan prioritizes public access through policy R4.2 which states that *“New development (e.g. housing, transportation) is consistent with ensuring access and protection of trails and open spaces.”*; and

WHEREAS, the challenging topography and geology of the area does support steeper grades and a reduced right-of-way width of 50' for Holtan Hills Circle;

THEREFORE the Girdwood Board of Supervisors supports allowing a narrower 50' right-of-way and steeper grades on Holtan Hills Circle if it remains a municipality adopted road but opposes making it a private road.

PASSED AND APPROVED by a vote of 5 in favor and 0 opposed this 15th day of December 2025.

Mike Edgington

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GBOS Co-Chair

Briana Sullivan

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GBOS Fire Supervisor