

Application for Conditional Use

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Wonder Outside, LLC		Name (last name first) Redwine, Connor	
Mailing Address 26601 Lakefront Dr.		Mailing Address 26601 Lakefront Dr.	
Chugiak, AK 99567		Chugiak, AK 99567	
Contact Phone – Day (662) 550-0271	Evening	Contact Phone – Day (662) 550-0271	Evening
Fax		Fax	
E-mail wonderoutsidellc@gmail.com		E-mail	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 052-021-01-000		
Site Street Address: 26601 Lakefront Dr		
Current legal description: (use additional sheet if necessary) T16NR1W SEC 36 LT 2		
Zoning: CE-PLI	Acreage: 29.45	Grid #: 50213

CONDITIONAL USE APPROVAL REQUESTED	
Use: Recreational and Vacation Camp	
<input type="checkbox"/> New conditional use	<input checked="" type="checkbox"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

9/5/2024

Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Connor Redwine

Print Name

Accepted by: 	Poster & Affidavit: 	Fee: \$1,130	Case Number: 2024-0106	Requested Meeting Date: <i>adms</i> 09/25/2024
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COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural	
Anchorage 2020 Major Elements – site is within or abuts:	
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area <input type="checkbox"/> Town center
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____
Chugiak-Eagle River Land Use Classification:	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space	<input checked="" type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area
Girdwood- Turnagain Arm Land Use Classification	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space <input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use <input type="checkbox"/> Rural homestead

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>	
Wetland Classification:	<input checked="" type="checkbox"/> None <input type="checkbox"/> "C" <input type="checkbox"/> "B" <input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Blue Zone <input type="checkbox"/> Red Zone
Floodplain:	<input checked="" type="checkbox"/> None <input type="checkbox"/> 100 year <input type="checkbox"/> 500 year
Seismic Zone (Harding/Lawson):	<input checked="" type="checkbox"/> "1" <input checked="" type="checkbox"/> "2" <input type="checkbox"/> "3" <input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

SUBMITTAL REQUIREMENTS	
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form <input type="checkbox"/> Watershed sign off form <input type="checkbox"/> Underlying plat <input type="checkbox"/> Special limitations from the underlying zoning, if applicable
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Map of area surrounding petition site within 500 feet, including zoning and existing uses <input type="checkbox"/> Map of existing conditions, to scale, including: <ul style="list-style-type: none"> <input type="radio"/> land uses <input type="radio"/> structures <input type="radio"/> utilities <input type="radio"/> vegetation <input type="radio"/> soils <input type="radio"/> natural features <input type="radio"/> drainage <input type="radio"/> topography <input type="radio"/> site access <input type="radio"/> pedestrian facilities <input type="radio"/> vehicle circulation and driveways <input type="radio"/> easements and/or reservations <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> facility operations <input type="radio"/> an analysis of how the proposal meets the standards on page 3 of this application <input type="radio"/> construction and operation schedule <input type="radio"/> final ownership <input type="radio"/> gross and net density (PUDs only) <input type="checkbox"/> Site plan(s) to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building footprints <input type="radio"/> parking areas <input type="radio"/> vehicle circulation and driveways <input type="radio"/> pedestrian facilities <input type="radio"/> lighting <input type="radio"/> grading <input type="radio"/> landscaping <input type="radio"/> loading facilities <input type="radio"/> fences <input type="radio"/> drainage <input type="radio"/> required open space <input type="radio"/> snow storage area or alternative strategy <input type="radio"/> trash receptacle location and screening detail <input type="radio"/> easements <input type="radio"/> significant natural features <input type="radio"/> freestanding sign location(s) <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> floor plans <input type="radio"/> building elevations <input type="radio"/> exterior colors and textures <input type="checkbox"/> Summary of community meeting(s)
<small>(Additional information may be required.)</small>	

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

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.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

Project Narrative

This project would add three plumbed cabins to the site, each approximately 400 sq. ft. in building footprint. It would also relocate the existing dry cabins on the property to new foundations (basement with plumbing), and add exterior insulation and siding to those cabins. The distance between the new foundations and the existing cabins will not exceed 30', and no setback limits will be exceeded. A new driveway/access road and parking lot would be created on the south side of the lot, connecting to the existing driveway/access road. No new connections to any access roads would be created, and no easements would need to be created or modified. Exterior colors would be chosen to match the existing aesthetics of the property – dark gray, blue, black, or brown.

The property contains 10 dry cabins, a 5 bedroom house, a 2 bedroom cottage, a lodge, a shower house, 2 rail cars, and several sheds. When a large camp is being held, the existing cabins and cottage are used to house camp attendants and support staff. When there is no camp in session, the existing cabins and cottage are used for weekly and nightly vacation rentals. These new buildings would be used in the same manner, and the use of the existing buildings would continue unchanged.

We believe this qualifies for a minor amendment because per Sec 21.03.080.2.b.iii the change in building envelope (footprint) is < 10% of the total existing building footprint. Per Sec 21.03.080.2.b.ii the change in access roads (driveway) does not change the existing intent of the road/driveway.



ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Wonder Outside, LLC

Entity Type: Limited Liability Company

Entity #: 10160352

Status: Good Standing

AK Formed Date: 4/7/2021

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2025

Entity Mailing Address: 23001 CAMP GORSUCH RD, CHUGIAK, AK 99567

Entity Physical Address: 23001 CAMP GORSUCH RD, CHUGIAK, AK 99567

Registered Agent

Agent Name: Connor Redwine

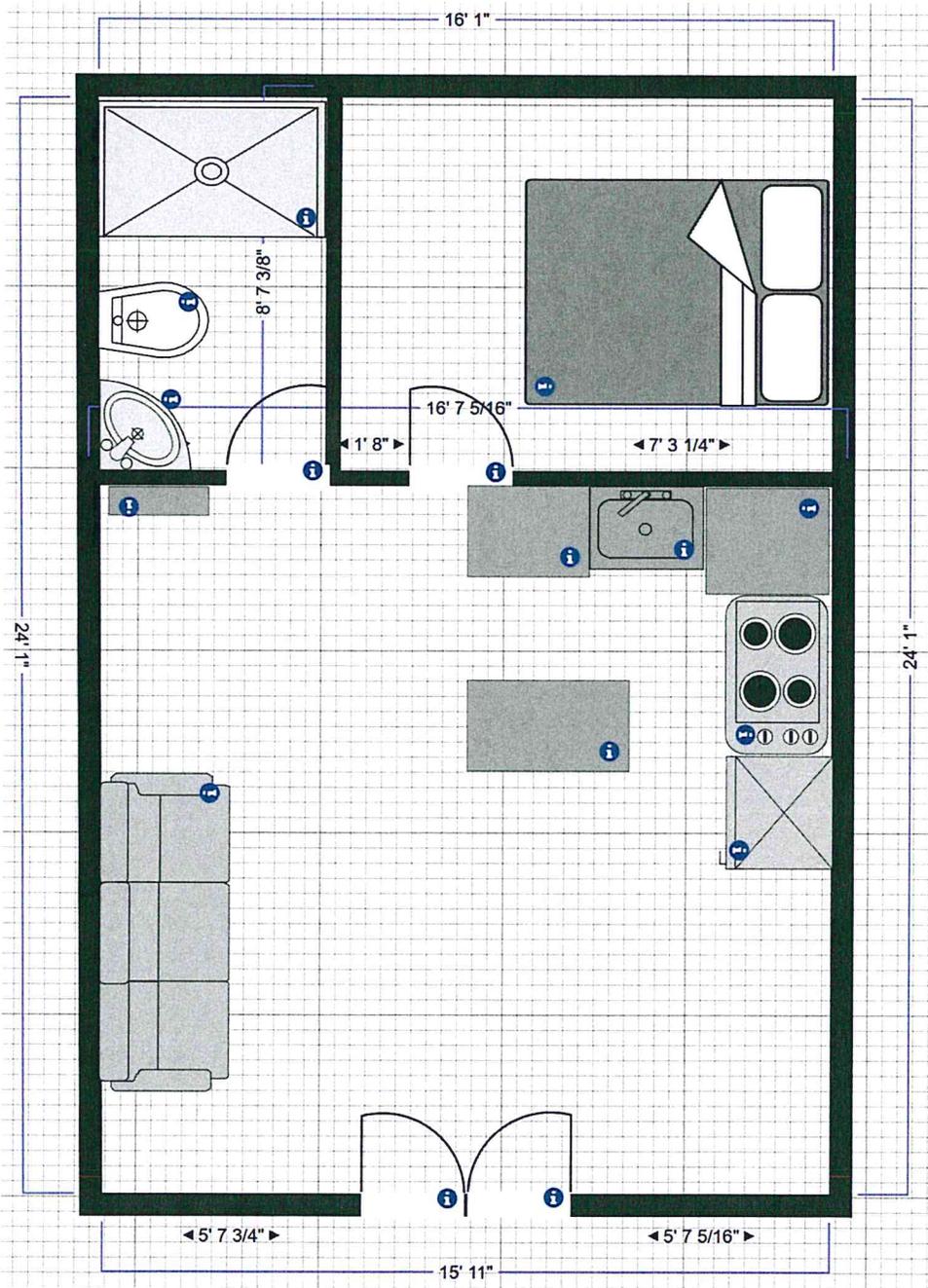
Registered Mailing Address: 23001 CAMP GORSUCH RD, CHUGIAK, AK 99567

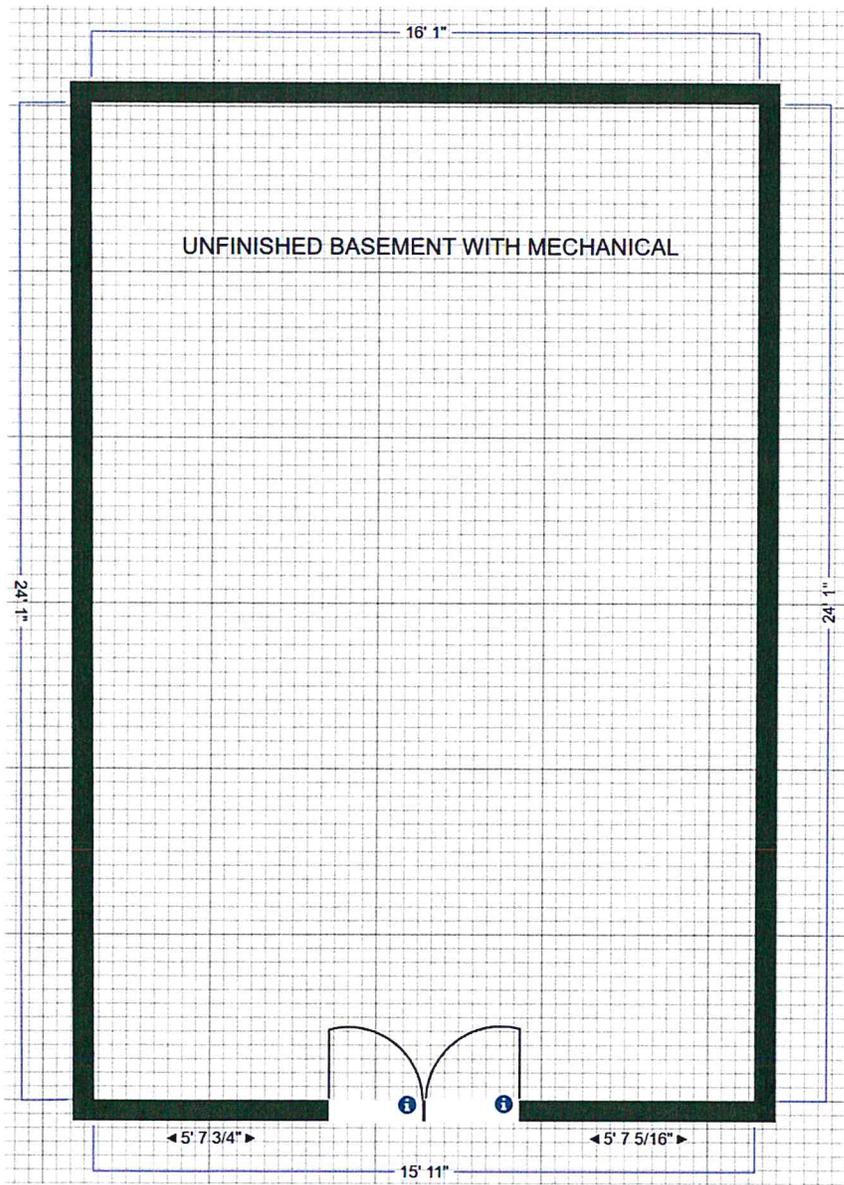
Registered Physical Address: 23001 CAMP GORSUCH RD, CHUGIAK, AK 99567

Officials

Show Former

AK Entity #	Name	Titles	Owned
	BRITTANY REDWINE	Member	20.00
	CONNOR REDWINE	Member	80.00





Current Buildings - Footprint				
Name	W	L	sq ft	
Lodge	50	80.3	4015	
Showerhouse	26.8	56.3	1508.84	
Elmer's House	26.8	56.3	1508.84	
Cottage	20.3	26.4	535.92	
Train #1	9.1	36.5	332.15	
Train #2	9.1	36.5	332.15	
Owl	16.2	20.3	328.86	
Falcon	16.2	20.3	328.86	
Raven	16.2	20.3	328.86	
Eagle	16.2	20.3	328.86	
Hawk	16.2	20.3	328.86	
Fox	16.2	20.3	328.86	
Lynx	16.2	20.3	328.86	
Wolf	16.2	20.3	328.86	
Moose	16.2	20.3	328.86	
Bear	16.2	20.3	328.86	
Shed #1	10	20.3	203	
Shed #2	14	16	224	
Shed #3	12	8	96	
		total - footprint	12044.5	ft^2
		10% of footprint	1204.45	ft^2
# new buildings	3			
unit width	16.3	ft		
unit length	24.3	ft		
total footprint	1188.27	ft^2		



Asbuilt
T16N R1W SEC. 36 LOT 2
SEWARD MERIDIAN

Legend:

- Found Monument ○
- Well ⊙
- Septic ⊙

Survey Certification: I hereby certify that a Mortgagee's Inspection was performed on the described property.
Notes: It is the owner's responsibility to determine the existence of any easements, covenants, or restriction which are not on the recorded subdivision plat. This asbuilt shall not be used for construction or for establishing property lines.

Notes:

- 1) Cabins Owl, Falcon, Raven, Eagle, Hawk, Fox, Lynx, Wolf, Moose, and Bear are all 20.3' x 16.2'.
- 2) Certain structures appear in the imagery that were not present at the time of survey.
- 3) Lot dimensions are record and computed per record BLM Plat accepted June 13, 1957 and the Field Notes per BLM Survey of the Subdivision and Meanders of Township 16 North, Range 1 East and 1 West, accepted June 16, 1917; and the Field Notes per BLM Survey of a Portion of the Seward Meridian Between Townships 16 North, Ranges 1 and East and 1 West, A Portion of the South Boundary Township 16 North, Range 1 West; and the Dependent Resurvey of the Line Between Secs. 35 and 36, accepted June 13, 1957.

Scale: 1" = 100'

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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