

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

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Mayor Suzanne LaFrance

September 18, 2024

Connor Redwine
Wonder Outside, LLC
26601 Lakefront Drive
Chugiak, AK 99567

SUBJECT: Minor Amendment to Approved Conditional Use for Wonder Outside Recreational and Vacation Camp

Legal Description:	Lot 2, Section 36, Township 16N Range 1W
Tax Parcel Number:	052-021-01
Address:	26601 Lakefront Drive
Zoning:	CE-PLI
Land Area:	29.45 acres
Grid Number:	NW1664

Dear Mr. Redwine:

The Planning Department has reviewed the proposed amendments to the approved conditional use for Wonder Outside, LLC. The amendments include adding three cabins with plumbing facilities, each approximately 400 ft², relocating existing dry cabins on the property to new foundations, and adding a new access road and parking lot on the south side of the lot. The addition and relocation of cabins amounts to less than a ten percent change in building envelope, as required by AMC 21.03.080E.2.b.iii., and the change in access road(s) does not change the existing intent of the road(s), as required by AMC 21.03.080E.2.b.ii.

The Department finds that this development project meets the standards of approval for a minor amendment to an approved conditional use, in accordance with AMC 21.03.080E.2., *Administrative Approval of Minor Amendments*.

The Administrative Review of a Minor Amendment is APPROVED, subject to the plans on file for Case 2024-0106 at the Municipality of Anchorage, Planning Department.

Sincerely,

Craig Lyon
Planning Director



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