



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

A Shoreline Conditional Use/Variance Permit for a proposed recreational zipline project.

The zipline start platform is at Place of Truths Plaza (Zip A) and end platform at Redband Park (Zip B).

Address of Site Proposal (*if not yet assigned, obtain address from Public Works before submitting application*):

Zip A: 930 W Spokane Falls Blvd, Spokane, WA 99201; Zip B: 1308 W Main Ave, Spokane, WA 99201

APPLICANT

Name: Mica Moon Zip Tours, attn: Drew Stewart

Address: 23404 E. Mission Avenue, Suite 111, Liberty Lake, WA 99019

Phone: 509-587-4020 Email: drew@micamoon.com

PROPERTY OWNER

Name: City of Spokane

Address: 808 W Spokane Falls Blvd, Spokane, WA 99201

Phone: 509-755-2489 Email: _____

AGENT

Name: SCJ Alliance, attn: Rachele Bradley

Address: 108 N. Washington Street, Suite 300, Spokane, WA 99201

Phone: 509-835-3770 Email: rachele.bradley@scjalliance.com

Assessor's Parcel Numbers: Zip A: 35183.1513; Zip B: 35183.2101

Legal Description of Site: Zip A: Vacant Land; Zip B: Park

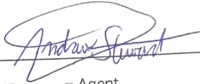
Size of Property: Zip A: 0.15 acres; Zip B: 3.03 acres

List Specific Permits Requested in this Application: Hearing Examiner Conditional Use Permit (Type III)

Shoreline Permit, Shoreline Variance

SUBMITTED BY:

ANDREW STEWART CEO MICA MOON ZIP TOURS



Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, City of Spokane, owner of the above-described property, do hereby authorize Mica Moon Zip Tours to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF SPOKANE)

On this 12th day of November, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Andrew Stewart to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public
 State of Washington
 Lailani Trull
 Commission No. 183926
 Commission Expires 03-09-28


 Notary Public in and for the State of Washington, residing at

Spokane County

Owner Information for Properties the Project Encompasses

Zip A: Place of Truths Plaza (Take-Off)

Parcel No.: 35183.1513

Property Owner: CITY OF SPOKANE

Site Address: 930 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201

Owner Address: 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201

Zip B: Redband Park (Landing)

Parcel No.: 35183.2101

Property Owner: CITY OF SPOKANE

Site Address: 1308 W MAIN AVE, SPOKANE, WA, 99201

Owner Address: 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201

Properties in Airspace Easement (between take-off and landing):

Parcel No.: 35183.1512

Property Owner: CITY OF SPOKANE

Site Address: 930 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201

Owner Address: 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201

Parcel No.: 35183.0092

Property Owner: Spokane Club

Site Address: 1002 W MAIN AVE, SPOKANE, WA 99201

Owner Address: 1002 W MAIN AVE, SPOKANE, WA 99201



Conditional Use Permit Application

Planning Services Department

The proposed action requires approval of:

- Administrative Conditional Use Permit (Type II)
- Hearing Examiner Conditional Use Permit (Type III)

Answers to the below are provided in the application's written narrative. - RMB

All Conditional Use Permits must provide the following information:

1. List the provisions of the land use code that allows the proposal.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

6. Proportion of Residential Household Living Uses.
The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:
 - a. number, size and location of other uses not in the residential household living category in the residential; and
 - b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

(Continued on back)

7. Physical Compatibility.

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

8. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. noise, glare from lights, late-night operations, odors and litter; and
- b. privacy and safety issues.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:
 - i. street capacity, level of service and other performance measures;
 - ii. access to arterials;
 - iii. connectivity;
 - iv. transit availability;
 - v. on-street parking impacts;
 - vi. access restrictions;
 - vii. neighborhood impacts;
 - viii. impacts on pedestrian, bicycle and transit circulation;
 - ix. safety for all modes; and
 - x. adequate transportation demand management strategies.
- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.

Narrative Regarding the Selection of the Zipline Attraction Location

Over eight years ago, the idea of a zipline attraction at Riverfront Park was conceived. The original concept was discussed by many stakeholders and included Mica Moon as a resource for evaluating feasibility.

We considered many options, including one that started on the roof of the Red Lion Hotel. However, a FERC restriction prohibiting crossing the river above the dam altered many of the original ideas. Speed Fitzhugh, now retired from Avista and who was responsible for the cleanup, beautification, and maintenance of the river in Riverfront Park, suggested that a zipline below the dam, terminating in Redband Park, would draw the western end of the city property into the park and make it more appealing.

Mark Richard, who was the president of the Downtown Business Owners Association at the time, agreed. He felt that with the recent development of Kendall Yards, this attraction would further enhance the River Corridor below the dam and more effectively incorporate it into the park. He then involved Synergo, LLC, the premier zipline attraction builder in the industry. Their designers and engineers indicated that the only feasible location from an engineering standpoint is essentially what was proposed in the City's subsequent RFP.

Ideas of moving the landing or the takeoff across the river do not work from a physics or operational perspective. The topography of the steep hillside below the Spokane Club prohibits moving the landing any further south. The location of the center arch column of the Monroe Street Bridge restricts the landing to the extreme southern portion of the city property at Redband Park. According to the Spokane Tribal Archaeologist, the only portion of Redband Park that is not artifact-rich is the basalt outcropping in the extreme southeastern portion of Redband Park. Fortunately, this is the ideal landing site from an engineering and physics perspective.

In our meeting with the Peaceful Valley Homeowners Association, it was readily apparent that they were delighted with the idea that the zipline landing was in the extreme southeast corner of the park, requiring no healthy tree removal and leaving the level portion of the park to current uses without hindrance. They were also excited about the minimal impact on the park regarding traffic and noise. After seeing our plan to include a platform for the community with views of the river and the falls, complete with interpretive signage, they literally applauded the whole concept.



Shoreline Conditional Use & Variance Permit Narrative: Spokane Zipline

To: Donna deBit, Senior Planner
From: Rachelle Bradley, AICP, Project Manager
Date: 11/1/2024
Project: Riverfront Spokane Zipline – Shoreline Conditional Use & Variance Permit
Subject: Written Narrative

Proposal Description

This proposal is a Shoreline Conditional Use and Variance Permit for a proposed recreational zipline project in downtown Spokane. The zipline start (Zip A) will be located at the existing Place of Truths Plaza north platform and the zipline end platform (Zip B) will be in east Redband Park. The zipline course will follow the Spokane River under the Monroe Bridge without connecting, and over the lower falls. Zip B is proposed within the 200ft shoreline buffer due to a combination of cultural artifacts known to be present in the park, anticipated start and landing trajectory in relation to a Monroe Bridge arch, and topography. Zip B will also include a public viewing platform while Zip A will enhance the existing Place of Many Truths viewing platform. Both platforms are proposed on City of Spokane property.

Shoreline Permit Narrative

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated.

Spokane River

2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.

The proposed project is a recreational zipline to improve commercial outdoor recreation and access to the Spokane River in downtown Spokane. The start platform will be at the Place of Truths north. The end platform for the zipline will be in Redband Park with a public viewing platform attached to the landing.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.

Zip A is located at the “Place of Truths”, which is an existing viewing platform between N. Spokane Falls Blvd and the Spokane River. The site was developed as part of the Spokane CSO Tank 26 project as a public plaza with art and viewing platforms. Adjacent uses include the Spokane Public Library Central Branch (south), historic Monroe Bridge (west), River Park Square (southeast), and Huntington Park (north). Zip B is located at Redband Park, in the Peaceful Valley neighborhood. There are existing concrete blocks and unpaved access trails in the vicinity of the site. Adjacent uses include residential homes (south), Spokane Club (east), and Glover Baseball Field/Peaceful Valley Community Center (west).

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?

\$1,500,000

5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:

Both sites are outside of the OHWM.

6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO If yes, describe:

The proposal improves views of the shoreline by providing additional public and commercial outdoor recreation access of the Spokane River and the lower Spokane Falls. Ziplines are designed to enhance natural and scenic spaces in harmony with viewsheds. The viewing platform at the landing site provides a safe and accessible vantage point for people of all ages and abilities to enjoy the river's beauty and the excitement of the zipline.

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.

Both project sites are outside of public and accessible shorelines. Zip A is located above the shoreline where there is a steep slope of 22%, the platform where it is proposed is currently locked up and not accessible. Zip B is proposed where there is no access to the river and proposes adding public use of the shoreline.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

The project is within the Spokane River shoreline buffer where Zip A is located in the 150ft setback and Zip B in the 200ft setback in the Great Gorge Park shoreline district. Pursuant to [SMC 17E.060.730](#) and the city's Shoreline Master Program, public access may be provided within a required buffer area when said access demonstrates compliance with the critical areas ordinances and mitigation sequencing in [SMC 17E.060.230](#) on a case-by-case basis. This project enhances public access to the river through the proposed 10'x10' viewing platform in Redband Park which will be available to the public during park hours. In addition, the viewing platform at the Place of Many Truths is currently inaccessible to the public and will become accessible during zipline operations.

In particular this project is consistent with SMP Policy 5.2 as written in Comprehensive Plan Chapter 14 - Shorelines to “give priority to recreational development, both commercial and public, for access to and use of the water and shorelines.” The project is primarily a commercial recreation development with public access incorporated in the landing site. This supports the policy to give priority to recreational development for access and use of water and shorelines. The zipline is a recreational use that improves access to the water offering unique perspective of the river and surrounding landscape, attracting visitors who might not otherwise explore the area.

Furthermore, the project is located in the Urban Conservancy Environment (UCE) shoreline environment, which is assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring the ecological functions of the area suitable for water-related or water-enjoyment uses that are not water-dependent. Minimal activity near the east shoreline in Redband Park has encouraged illegal dumping, homelessness camping, and erosion of the shoreline. The increased activity as a result of this project will implement Crime Prevention through Environmental Design discouraging these harmful activities and fostering positive social interaction among the users.

9. A detailed narrative of how the impacts of the proposal have been analyzed to achieve no net loss of shoreline ecological functions, including each step of the mitigation sequencing process, as defined in Section 17E.060.220 SMC.

The proposal incorporates existing structures where possible utilizing the existing Place of Truths platform for the main decking at the start (Zip A). Concrete footing dimensions are two 14’x6’x4’ deadman anchors for 20,000lb ultimate capacity. The footings are proposed where shoreline disturbance already occurred during the Spokane CSO Tank 26 project and outside of the vegetation restoration area. For comparison, these footings are smaller than the existing Gondola footings located nearby in Huntington Park.

Zip B is a new structure with a two level deck proposed with the lower level publicly accessible and higher level with ramp for zipline operations due to safety. The concrete footings are two 14’x6’x4’ deadman anchors that are located in basalt outcroppings, they will be drilled into the rock and will not disturb the soil or shoreline functionality. There is one deciduous tree that will need to be removed that is dead and not included in the city’s tree inventory. The tree is likely dead due to carvings and illegal camping. The landing deck and public viewing platforms will be above ground with up to five concrete footings that are 2’x 2’x1’ with only about 1.5’ in the ground and within the rock. No changes are proposed to the shoreline’s ecological functions. Increased activity in the area will reduce illegal dumping and campfires that have a negative impact on the ecological functions of the shoreline.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of applications.

This proposal requires approval by the WA Department of Ecology for the shoreline permit. No other permits are required as part of this proposal.

In addition to Questions 1-10, all Shoreline Conditional Use Applications must ALSO provide the following information:

11. List the provisions of the land use code that allows the proposal.

The project is within the Spokane River shoreline buffer where Zip A is located in the 150ft setback and Zip B in the 200ft setback. Pursuant to [SMC 17E.060.730](#) and the city's Shoreline Master Program, public access may be provided within a required buffer area when said access demonstrates compliance with the critical areas ordinances and mitigation sequencing in [SMC 17E.060.230](#) on a case-by-case basis. This project enhances public access to the river through the proposed 10'x10' viewing platform in Redband Park which will be available to the public during park hours. In addition, the viewing platform at the Place of Many Truths is currently inaccessible to the public and will become accessible during Zipline operations.

Critical Areas Ordinance Compliance: The project complies with [SMC 17E.060.560](#) "Shoreline recreational development", which includes commercial and public facilities designed and used to provide recreational opportunities to the public. Water-enjoyment recreational uses include river or stream swimming areas, whitewater structures, boat launch ramps, fishing areas, boat or other watercraft rentals, and view platforms. The proposal falls within view platforms, proposing two platforms.

Physical and Visual Public Access. This project complies with SMC 17E.060.280, Physical and Visual Public Access to the shoreline. The project improves and increases public access to the shoreline through enhancements with a viewing platform and recreational activity. As codified, access may include decks or viewpoints. The proposal also does not result in a net loss of shoreline ecological functions (explained in question 9 response). The proposal will be operated through an agreement by the applicant, Mica Moon Zip Tours with the City of Spokane remaining the owner of the property. The end platform provides an for public observation of the water, without obstruction to the views. The site is near the shoreline and allows clear views of the water, especially being located above the water.

Mitigation Sequencing: The primary objective of this proposal is to avoid impacts to the shoreline and ecological functionality consistent with [SMC 17E.060.230\(D\)](#) where avoidance of any impact to shoreline vegetation cover is preferred. The start platform utilizes an existing platform developed during the CSO Tank 26 improvements and the end platform is located on an basalt outcrop where this is no vegetation other than a dead tree. The dead tree has the potential to be a habitat for pests, contribute to erosion, and susceptible to disease spread to living trees in the area. The rock provides a natural barrier against erosion and will remain with the design minimally drilling into the rock, anchoring the platform and zipline end securely. If complete avoidance is not possible during design and construction, a mitigation plan with erosion control will be developed with habitat/ecological restoration measures to mitigate impact. The mitigation plan will be consistent with SMC 17E.060.230 and coordinated with the city.

12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Zip A is within the Downtown land use designation. Downtown "should be a thriving Regional Center with a diversity of activities and a mix of uses so that it is alive and vibrant night and day... a unique collection

of businesses, neighborhoods and open spaces with a vision and a plan to which all stakeholders contribute.” The recreational zipline and viewing platform create a destination point, drawing visitors to the area who may then spend time exploring the local businesses, restaurants, and other attractions. In particular, Zip A is in the Downtown General (DTG) zone. The Downtown Zone Primary Uses table ([Table 17C.124.100-1](#)) lists “Commercial Outdoor Recreation” as a conditional use. Commercial outdoor recreation uses are defined as large, generally commercial uses that provide continuous recreation or entertainment oriented activities that generally take place outdoors ([SMC 17C.190.210](#)). The proposal can be categorized as commercial outdoor recreation as it is a continuous use for recreation purposes. A recreational zipline provides a unique, thrilling feeling for Spokane residents and visitors to experience nature and the Spokane River. It provides a more immersive experience in nature, accessible to all compared to the existing Gondolas. Mica Moon Zip Tours ensure accessibility and inclusivity for all users.

Zip B is within the Institutional land use designation which includes uses such as middle and high schools, colleges, universities, and large governmental facilities. In particular, Zip B is in the Residential 1 (R1) zoning district which also lists “Commercial Outdoor Recreation” as a conditional use.

The proposal is consistent with several goals in the comprehensive plan including:

- LU 1.9 “Downtown” *develop city wide plans and strategies that are designed to ensure a viable, economically strong downtown area.* The zipline offers a thrilling and unique perspective of the river and surrounding landscape, attracting visitors who might not otherwise explore the area. Increased tourism and local spending can generate economic benefits for Spokane.
- LU 2.1 “Public Realm Features” *encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.* The viewing platform provides a safe and accessible vantage point for people of all ages and abilities to enjoy the river’s beauty and the excitement of the zipline.
- ED 3.10 “Downtown Spokane” *promote downtown Spokane as the economic and cultural center of the region.* The region’s existing zipline is located on Mica Peak in Liberty Lake, not in the Spokane downtown core. The opening of the zipline will provide nature and adventure enthusiasts a similar opportunity in downtown Spokane.
- NE section 9.2 “Vision and Values” *...convenient access to natural and recreational areas inside and outside the city with values maintaining a close connection to the outdoors, recreation, and nature areas.* The proposal will allow users of the recreational facility to experience Spokane’s riverfront and natural environment either through the zipline or public viewing platform. The experience will be convenient with Mica Moon shuttling zipliners with an electric golf cart from Main Street above Redband Park to Riverfront Park. The experience will also include an optional tour of Riverfront Park integrating historic and cultural information.
- PR section 12.2 “Vision and Values” *...acquire, operate, enhance, and protect a diverse system of parks, boulevards, parkways, urban forest, golf courses, and recreational, cultural, historical, and open space areas for the enjoyment and enrichment of all...* and *“being close to the outdoors, recreation, and nature”* and *“providing recreation facilities and programs.”* The proposal is
- *Chapter 14 – Shorelines: Policy SMP 5.2* reads, “Give priority to recreational development, both commercial and public, for access to and use of the water and shorelines.”

13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010

This proposal meets concurrency standards with minimal to no impact on facilities and services.

Transportation: Visitors to the zipline have multiple choices for transportation to downtown Spokane from the Spokane Airport, local hotels, and neighborhoods. The Spokane Transit Authority operates the city-line and other transit routes, which are accessible to users of the proposal. In addition, Mica Moon offers group packages, which encourage carpooling for vehicle users. Anticipated users of the zipline include local residents and visitors alike. Zipline users will be shuttled from the end platform on Main Street with an electric golf cart back to Riverfront Park with no parking in Redband Park.

Parking: Users of the zipline will be parking in downtown Spokane in parking lots, on-street parking, or garages. Their parking will generate revenue for the city and parking lot owners. In 2019, a Downtown Parking Study was conducted by the city which found there are 37,000 parking spaces in downtown Spokane and during peaks only 56% of spaces are occupied. There is adequate parking available.

Utilities (Water, Sewer, Solid Waste): No utilities are needed as part of the proposal. The zipline is gravity operated. Solid waste will not be generated as a result of the zipline.

Parks and recreation: This proposal enhances Redband Park and improves access to the shoreline and social interaction in the park. According to the city's Parks Master Plan (Appendix A) Redband Neighborhood Park is 4 acres and rated a 3.2 out of 5. Community feedback and recreational trends support experience-based attractions in downtown park lands to attract users to downtown as a whole, support for a zipline was specifically mentioned (Appendix B, p.27). The addition of the viewing platform will improve Redband Park's rating and the zipline will provide a new experience-based attraction in downtown parks.

Libraries & Schools: No impact to schools. The start platform is located near the Spokane Public Library Central branch. Visitors to the library will be able to see zipline riders from inside the library but no other impacts are expected.

Fire & Police Protection: No impact to fire and police protections. Mica Moon constructs and operates their zipline courses to meet the Association for Challenge Course Technology's (ACCT) standards. Design and installation, as well as guide training will be provided by a Professional Vendor Member (PVM) of ACCT. Daily inspections of all equipment are done by the Mica Moon staff and guides. Users will be instructed and escorted at all times by highly trained, certified staff. The course is also inspected annually by the Washington Department of Labor and Industries Amusement Park Inspector who specializes in canopy tour zip lines.

14. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

Ziplining offers a unique way to appreciate the natural world while minimizing environmental impact. This zipline is well-designed to prioritize minimal disturbance to the environment, using an existing structure and avoiding sensitive areas. Zip B is located within the shoreline buffer to avoid impacts on tribal cultural resources known to be within Redband Park, the location on the rock outcropping while in the buffer is safe from impacting cultural resources. Airspace easements are being negotiated to ensure minimal impact to neighboring properties.

15. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

Pursuant to [SMC 17E.060.730](#) and the city's Shoreline Master Program, public access may be provided within a required buffer area when said access demonstrates compliance with the critical areas ordinances and mitigation sequencing in [SMC 17E.060.230](#) on a case-by-case basis. The SMP allows shoreline recreational development includes commercial and public facilities designed and used to provide recreational opportunities to the public. Water-enjoyment recreational uses include river or stream swimming areas, whitewater structures, boat launch ramps, fishing areas, boat or other watercraft rentals, and view platforms. The granting of this shoreline CUP and Variance is consistent with the goals of the SMP by meeting the CAO and mitigation sequencing requirements, as well as Public and Visual Access requirements. Additionally, the proposal will have minimal impact to the shoreline with enhancements proposed to improve public access and protect the shoreline (removing the dead tree).

In addition to Questions 1-15, all Shoreline Variance Applications must provide the following additional information:

16. Fill out the following information for the variance being requested:

	<i>REQUIRED - DTG</i>	<i>PROPOSED (ZIP A)</i>
Front yard setback	0ft	35ft (south)
Rear yard setback	0ft	10ft (north)
Side yard setback	0ft	N/A
Lot coverage percentage	FAR = 6	3% (200sf deck)
Lot size	FAR = 6	0.02
Lot width	N/A	250ft
Height	12 stories (~120ft)	45ft
Other (specify):	N/A	N/A

	<i>REQUIRED – R1</i>	<i>PROPOSED (ZIP B)</i>
Front yard setback	10ft	110ft (south)
Rear yard setback	15ft	90ft (north)
Side yard setback	5ft	15ft
Lot coverage percentage	35%	<1%
Lot size	1,200 sq. ft	174,240sf
Lot width	15ft	500ft
Height	40ft	25ft
Other (specify): Shoreline Buffer	200ft	90ft

17. What physical characteristics of the property interfere with your ability to meet the required standards?

The shoreline buffer is the reason for the conditional use and variance permit request. The proposal locates the end platform and viewing deck within the 200ft shoreline. A cultural resource survey was conducted in

2013 for the installation of the Glover Field CSO Tank, the survey found resources throughout Redband Park. Follow up archeological site testing was conducted in 2018 for the boat ramp project and sprinkle system, which also found cultural resources and tribal artifacts throughout the park. The only area that did not flag for resources or artifacts was the basalt outcrop to the far east of the property before the slope down to the river.

The location for the zipline has been an ongoing discussion for over a decade with locations being limited to within downtown (as experience-based recreation) for economic activity, ownership by the city of Spokane (to generate revenue), gravity requirements, FERC restrictions (prohibiting crossing the river completely), and conversations with the local Tribal Historic Preservation Officers. Lastly, the landing site is also selected based on preliminary trajectory required from the existing Place of Truths platform under the Monroe Arch without the rider making contact with the bridge. The trajectory reasoning is provided in the preliminary civil drawings and location selection documents in a write-up, THPO letter, and aforementioned surveys.

18. How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent?

The Zip A property is proposed to be an extension of the existing viewing platform and deck with similar characteristics. A start platform deck will be extended from the platform using the existing structures to minimize impact. The Zip B property is a park in the R-1 zone and unique to the area, the proposal is an outdoor recreation use to enhance the park and designed consistent with the existing structures and character of the park and surrounding residential.

19. What hardship will result if the requested variance is not granted?

The applicant and owner of Mica Moon Zip Tours entered into an agreement with the City of Spokane to operate and maintain the zipline, which was contractually solidified through the RFP process in late 2023. A majority of revenue from the zipline operation will go to the City of Spokane (\$50,000 annual lease). The denying of the variance will result in loss of tourist dollars and revenue for the City of Spokane parks department. It will also indirectly result in lost revenue to downtown businesses missing tourists and visitors drawn to the experience-based activity.

Without the granting of the variance, the public will be limited in accessing and enjoying the Spokane River from the Peaceful Valley neighborhood in Redband Park. Right now, the view of the river is obstructed by overgrown vegetation and the presence of trash. The granting of the variance will create a designated public space to view the river while also encouraging crime prevention through design with positive activation at Place of Truths and in the park.

Finally, the historical enjoyment of Riverfront Park and increased accessibility with the historic tour will not happen. The electric golf carts will also be used in agreement with city parks to provide historic tours to visitors in and about Riverfront Park. The cost will be minimal and fully subsidized by the parks department for qualifying visitors such as those with disabilities, senior citizens, and veterans. This also increases the accessibility to the park features for those unable to get around easily.

20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

No, the proposed zipline project will not harm any natural, historical, or cultural landmarks in the area, including the historic Monroe Bridge. The zipline's design and location ensure that riders will not come into contact with the bridge.

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

No, the primary impact to surrounding properties is in the air, which will be addressed through airspace easements properly compensating airspace owners.

22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

No, the overall design will be consistent with the existing Place of Truths viewing platform design to meet city standards and maintain the character of the area. The use is outdoor recreational

23. Variance permits for development that will be located landward of the ordinary high-water mark (OHWM), as defined in RCW 90.58030(2)(b), and/or landward of any wetland as defined in RCW 90.58030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.**

This proposal is landward of the OHWM at both Zip A and Zip B. The proposal is consistent with the bulk, dimensional, and performance standards as set forth in the SMP. This project complies with SMC 17E.060.280, Physical and Visual Public Access to the shoreline. The project improves and increases public access to the shoreline through enhancements with a viewing platform and recreational activity. As codified, access may include decks or viewpoints. Shoreline conditional uses and variances are permitted.

- b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.**

The landing site (Zip B) must be located within the shoreline buffer in Redband Park due to the presence of cultural resources in the park outside of the buffer. Additionally, utilizing the existing Place of Truths platform to minimize shoreline impacts for Zip A requires Zip B to be located in the shoreline buffer for riders to pass within the Monroe Bridge arch.

Lastly, other locations were assessed within downtown in proximity to the river and after extensive conversations with the Spokane Tribe, City of Spokane, Ecology, FERC, and Avista this site met the criteria to meet the intent of the proposal: increase access to and enjoyment of the Spokane River. A location selection history is provided in the application documents as well as accompanying studies.

- c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.**

The design of the project will be consistent with city of Spokane standards and complement the Place of Truths viewing platform and plaza. Other authorized uses in the area that are similar to the zipline are the SkyRide Gondolas, which are also built within the shoreline buffer with large white columns anchoring the ride. No other uses are planned in Redband Park or at the Place of Truths.

- d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;**

A shoreline variance is not a special privilege because it is a legal mechanism codified in the SMP designed to address specific, unique circumstances relating to the property. The variance will not constitute a grant of special privilege not enjoyed by other properties as the physical limitations of locating the Zip B end platform is specific to the Redband Park property, due to cultural resources and archaeological artifacts known to be at the site. The only location on this property that is not known to have cultural artifacts is the end platform location at Zip B because of the basalt rock. Nearby properties are either outside of the shoreline buffer or do not possess the same site limitations, as known by the applicant.

The granting of the variance is consistent with the goals of the Shoreline Master Program to give preference to “increase public access to publicly owner areas of the shoreline” and “increase recreational opportunities for the public in the shoreline” pursuant to RCW 90.58.020.

- e. That the variance requested is the minimum necessary to afford relief.**

The proposal requests the granting of a shoreline conditional use and variance permit for the siting of Zip B and platform. Performance standards such as the design, height, and setbacks are consistent with the requirements of the code for the zoning districts. The applicant is only requesting relief for the shoreline buffer requirements. The proposal includes a public viewing platform as well to meet public and view access requirements as provided in RCW 90.58.020 and SMC 17E.060.280. The deck platform, viewing platform, and anchors are the minimum required for safety and functional design. No additional relief is being sought.

- f. That the public interest will suffer no substantial detrimental effect.**

The public interest will benefit from the proposal. The project will likely enhance the quality of life for local residents by providing recreational opportunities. Early conversations with the Peaceful Valley Neighborhood Council has indicated support for the zipline and desire to see increased activity at Redband Park. The attached view platform offers a unique perspective of the surrounding landscape, promoting outdoor recreation and nature appreciation. It can become a popular spot for residents to gather, socialize, and enjoy the outdoors.



24. Variance permits for development that will be located waterward of the ordinary high-water mark (OHWM), as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

Not applicable, the proposal is landward from the OHWM as described in Question 23.