



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Planning Commission

Wednesday, May 3, 2023

7:00 PM

City Hall

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
23-001110 PC Minutes of April 5, 2023
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
23-001111 PC 2023-2 Hard Surface Requirements
23-001112 PC 2023-3 Cryptocurrency Mining and Data Centers
6. **NON-PUBLIC HEARING ITEMS**
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **ADJOURNMENT**



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1. **ROLL CALL**

Chairman Collins called the meeting to order at 7:00 p.m.

Present: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee

Excused: Member Trey Davis, Member Kalei LaFave, Member Stacy Dalgarno

Staff Present: Christopher Eastwood, Assistant City Attorney; Karl Enyeart, City Engineer; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-000998 Minutes of February 1, 2023

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to approve the regular meeting minutes of February 2, 2023.

The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

Waived

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

23-000999 PC 2023-2 Driveway pavement requirements

Mr. Kosar revisited the updated draft amendment.

A motion was made by Member Joanna Lee, seconded by Member Ramona Leber, to set a public hearing on the amendment for May 3, 2023.

The motion passed unanimously.

23-0001007 PC 2023-3 Cryptocurrency Mining & Data Centers

Mr. Kosar presented staff research and analysis.

Options include restrictions or outright banning of these types of operations. A mandatory PUD feasibility study takes a year for any applicant.

Community Development is not actively reviewing any applications at the moment.

The Planning Commission suggests moving forward with language to not allow cryptocurrency mining and data centers in the City limits.

A motion was made by Member Joanna Lee, seconded by Member Ramona Leber, to accept the proposed code amendment, with recommendations to staff, and to set a public hearing on the matter for May 3, 2023.

The motion passed unanimously.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT**23-0001013 Article: WA Looks to address housing shortage with density, zoning changes (Joseph O'Sullivan, Crosscut)**

As per Planning Commission request, Mr. Kosar provided several pending House bills that could have an effect on future Planning Commission discussions.

House Bill 5363 could have an impact on the current sign code. Staff will do more research and present findings at the next meeting.

23-0001008 HB 1245- 2023-24 Increasing Housing Options through Lot Splitting**23-0001009 HB 1110- 2023-24 Increasing middle housing in areas traditionally dedicated to single-family detached housing.****23-0001010 HB 1293-2023-24 Streamlining development regulations****23-0001011 SB 5235-2023-24 Concerning accessory dwelling units (ADUs)****23-0001012 SB 5466-2023-24 Promoting transit-oriented development****23-0001014 SB 5363 Concerning cannabis retailer advertising**

9. **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for May 3, 2023 at 7 p.m.

With no further business to discuss, the meeting adjourned at 7:45 p.m.

Lisa Vertrees, Recorder



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Proposed Amendment to Zoning Code Surface Requirements 19.78.060

Below is the revised writing of the 19.78.060 "Surface Requirements" Zoning code based on interdepartmental feedback. Upon question from City Council staff felt the item needed to further outline excluding commercial and industrial zones.

19.78.060 Surface requirements. Every off-street automobile parking and truck loading and unloading space and necessary means of access to such space, such as driveways, shall be made permanently available for such purpose and shall be improved with asphaltic or Portland cement concrete or other approved alternatives including permeable pavements and pavers, and be well maintained.

For single family residences (SFR) in (R-1, R-2, R-3, R-4) or (TNR), there may be a reduction in the hard surface requirement, reducing the driveway paving requirement to the first 50 feet of distance, starting where the driveway connects to a public road. Driveways extending more than 50 feet from the public road are required to meet City standard. Any alternate design must be approved by the Building Official.



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Proposed amendments to Chapter 19.58 Industrial Zoning Districts

Currently the Longview Municipal Code Chapter 19.58.020 ‘Uses’ permits the use of Data Centers in all Industrial Zoning Districts. The use of Cryptocurrency mining is not defined or permitted currently under the Longview Municipal code but is often attempted to fit under the use of Data Centers.

Title 19 ZONING Ch. 19.58 INDUSTRIAL ZONING DISTRICTS			
Help Text Size: -A +A SHAR			
Use	LI-A & B	HI	C/I
Building material wholesale and retail sales, including incidental sales of white goods	P	P	P
Research, development, and testing services	P	P	P
Data centers	P	P	P
Veterinary offices and clinics requiring outside animal runs and dog kennels/boardings	P		P

The City of Longview Planning Commission at the April 5th, 2023, regular meeting, gave staff direction to prepare language removing Data Centers and Cryptocurrency Mining from the permitted uses in Longview City Limits.

Title 19 ZONING Ch. 19.58 INDUSTRIAL ZONING DISTRICTS			
Help Text Size: -A +A SHAR			
Use	LI-A & B	HI	C/I
Data centers			
Veterinary offices and clinics requiring outside animal runs and dog kennels/boardings	P		P
Offices and institutions serving industrial workers	P		P
Energy production		P	

Since Cryptocurrency Mining is not currently listed in the 19.58.020 'Uses' table, it would be beneficial to add it, including that it is not permitted in the listed LI-A & B, HI, and C/I district.

Longview Municipal Code Title 19 ZONING
ch> 19.58 Industrial zoning districts

Help Text Size: -a +A SHAPE

Use	LLA & B	HI	C/I
Legally existing commercial and industrial uses and structures	P	P	P
Outdoor agriculture activities		P	
Indoor crop production (e.g., hydroponics business, plant nursery)	P	P	P
Recreational marijuana retail outlets per LMC 19.58.420			P
Recreational marijuana producers and processors per LMC 19.58.420	P	P	P
Adult entertainment establishments	P - See note 1	P - See note 1	P - See note 1
Wireless facilities ²	See note 2	See note 2	See note 2
Vehicle wrecking yards licensed per Chapter 46.30 RCW and junkyards ⁵	SPU in LI-A	P	
Brewery/winery/distillery	P	P	
Microbrewery/microwinery/craft distillery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	P		P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes ⁵			P
Public safety facility	P	P	P
Cryptocurrency Mining			P

Notes:

Staff also believes it would be beneficial to add definitions to the Zoning chapter '19.09 Definitions' for Cryptocurrency, Mining, and Data Centers, since they are not currently defined.

The National Institute of Science and Technology (NIST) Computer Security Resource Center (CSRC) provides an overview on Blockchain Technology, which includes definitions for Cryptocurrency and Mining:

Cryptocurrency: A digital asset/credit/unit within the system, which cryptographically sent from one blockchain user to another. In the case of cryptocurrency creation (such as the reward for mining), the publishing node includes a transaction sending the newly created cryptocurrency to one or more blockchain network users. These assets are transferred from one user to another by using digital signatures with asymmetric-key pairs.

Mining: The act of solving a puzzle within a proof of work consensus model.

The department of Energy defines a data center as:

Data Center: any facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be-

- (a) A free-standing structure; or
- (b) A facility within a larger structure, that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

Sources

Blockchain technology overview - NIST. (n.d.). Retrieved April 25, 2023, from <https://nvlpubs.nist.gov/nistpubs/ir/2018/NIST.IR.8202.pdf>

Legal Authority 42 U.S.C. § 17112(b) Link 42 U.S.C. § 17112(b). (n.d.). *Definition of Data Center*. Federal Laws and Requirements Search | Definition of Data Center. Retrieved April 25, 2023, from [https://www7.eere.energy.gov/femp/requirements/laws_and_requirements/definition_data_center#:~:text=\(1\)%20Data%20center%20The%20term,a%20free%2Dstanding%20structure%3B%20or](https://www7.eere.energy.gov/femp/requirements/laws_and_requirements/definition_data_center#:~:text=(1)%20Data%20center%20The%20term,a%20free%2Dstanding%20structure%3B%20or)