



City of Longview

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

Agenda

Planning Commission

Wednesday, July 5, 2023

7:00 PM

City Hall

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82348037864>

Webinar ID: 823 4803 7864

Telephone Options (dial any of the following numbers):

1-253-215-8782	1-346-248-7799	1-408-638-0968
1-669-900-6833	1-301-715-8592	1-312-626-6799
1-646-876-9923		

International numbers available: <https://us02web.zoom.us/j/82348037864>

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
23-001281 PC Minutes of June 7, 2023
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
23-001282 Workshop - Cryptocurrency Mining
23-001283 Workshop - Data Centers
23-001284 Workshop - Mini storage Ocean Beach Hwy frontage
7. **OTHER BUSINESS**
8. **PLANNER'S REPORT**
9. **ADJOURNMENT**



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Minutes

Agenda

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Stacy Dalgarno

Absent: Member Kalei LaFave

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

2. **PUBLIC HEARINGS**

None at this time

3. **APPROVAL OF MINUTES**

23-001218 PC Minutes of May 3, 2023

A motion was made by Member Ramona Leber , seconded by Member Jeff Rauth, to approve the regular meeting minutes of May 3, 2023. The motion carried unanimously.

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time

5. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**

Waived

6. **NON-PUBLIC HEARING ITEMS**

23-001207 Updates on Planning Commission Recommendations

Mr. Kosar gave a staff report.

Data mining and cryptocurrency code amendment, and the proposed frontages for mini-storage on Ocean Beach Hwy were returned to the Planning Commission by the City Council.

Staff suggested holding workshops to further develop code language.

23-001208 Direction to PC from City Council on Affordable Housing

City Council requested Planning Commission review the topic and the current residential code. They would like more review of the code, front and rear setbacks, density. House Bills 1110 and 1337 should be considered.

Staff suggests workshops to tackle the three returned items, with affordable housing as priority.

A motion was made by Member Ramona Leber, seconded by Member Joanna Lee, to direct staff to set a workshop for the three holdover items (data mining, crypto currency and mini-storage frontages on Ocean Beach Hwy) for the next regular Planning Commission meeting, and to set a workshop on affordable housing for the meeting after that. The motion carried unanimously.

7. OTHER BUSINESS**23-001217 Final Approval West End Manufactured Park Binding Site Plan**

Mr. Kosar reviewed the staff report.

All recommendations have been achieved by the applicant and included in the site plan.

A motion was made by Member Jeff Rauth, seconded by Member Trey Davis to approve the final West End Manufactured Home Park binding site plan. The motion carried unanimously.

8. PLANNER'S REPORT**23-001209 Community Development Department Updates**

- * A public hearing was set for July 11th for the document recording fee allocations to Home/CDBG*
- * The downtown Elks building will be updated under the Facade Improvement program*
- * A fill and grade permit for 150 acres at the Mint Farm has been issued*
- * Interest in the Longview Business Park*
- * Divert will submit building plans in the next few weeks*
- * Campus Tower construction*
- * Memorial Park Stadium improvements*

Public Works

- * Reservoir 5 roof project finishing up*
- * Water and sewer line replacements between California Way and Oregon Way*
- * 46th Ave project underway - water, sewer, road, sidewalks*
- * 38th Ave sewer liner*
- * Demolition of the old filter plant*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for July 5, 2023, 7 p.m.

With no further business to discuss, the meeting adjourned at 7:27 p.m.

Lisa Vertrees, Recorder

TO: Longview Planning Commission

FROM: Adam Trimble, Planning Manager

MEETING DATE: August 3, 2022

SUBJECT: **PC 2022-5 – Workshop on staff proposed zoning code amendments: driveway standards, Data Centers, Mini-storage, Mylars**

Staff is requesting the Planning Commission initiate amendments to the zoning code to address 4 topics:

1. Driveway pavement requirements- require only the first 50' feet of driveways to be paved to reduce costs of development for large lots.
2. Data Centers- remove this use from all industrial zones. Cryptocurrency mining appears to be the predominant developer of this use and it provides very little economic or employment benefit while also demanding a lot of electricity and space.
3. Mini-storage restrictions- consider limiting how mini-storage is developed, or reduce the areas where it can be built. This land use remains very popular as a source of passive income for investors. This use is allowed in commercial and industrial areas and it provides very little economic or employment benefit while being land consumptive. With online tools and card access for customers mini-storage can be managed remotely. Staff is concerned the local supply and price of self-storage is attractive to people outside the community who are willing to drive-in for lower rates.
4. Mylar drafting material for plats- the zoning code requires that survey maps be printed on special transparent plastic film before recording but the County Auditor does not require this any longer, and the City scans and digitally archives survey maps for Boundary Line Adjustments and Short Plats. Removing this requirement for short plats and boundary line adjustments will make the process less expensive for applicants. The city will still require Mylar for long subdivisions which are less frequent.

Code sections:

Note: Underlined text is proposed to be added, ~~strikethrough~~ to be removed.

1. Driveway pavement requirements:

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, for the first 50 feet of distance starting where it connects to a public road, and be well maintained.

Discussion: Staff has heard complaints from several property owners over the years who were required to pave driveways over 100' feet long to reach garages and outbuildings they constructed at the back or behind their lot. The intent of requiring paved driveways is to prevent track-out of rock and dirt onto public streets. The proposed code amendment will allow owners to chose whether to pave their entire driveway or stop the pavement after 50'. The total distance to be paved could be more nuanced - for example: 'Driveways must be paved the first 50 feet or to a point beyond the rear of the principle building, whichever is greater.' This should result in the portion of the driveway visible from the street being paved.

2. Data Centers:

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Research, development, and testing services	P	P	P
Data centers	P	P	P
Veterinary offices and clinics requiring outside animal runs and dog kennels/boarding	P		P
Offices and institutions serving industrial workers	P		P
Energy production		P	

Discussion: Staff has reviewed accounts of other cities, planning literature and a recent application for a data center and concluded it is not in the interest of the community to permit these land-uses in Longview. The use can be land consumptive due to heat generation and spacing and ventilation needs; requires very little employees or on-site monitoring, uses electricity of a scale to require their own substations, and needs security and fencing to protect the equipment. Data Centers do not produce B&O taxes or sales tax revenue and employees can perform maintenance remotely. A data center could pay local utility tax but a recent application for a data center in Longview showed their intent is to acquire electricity directly from the BPA.

3. Mini-storage: Mini-storage and self-service storage is allowed in Light Industrial and Commercial zones:

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Manufactured home sales	P		P
Mini-storage and RV storage	P		P
Heavy equipment and truck sales, service, and repair	P	P	P
Motor vehicle dealers, new and used, including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment			P
Vehicle towing and storage services	P		P

Table 19.44.020-1. Permitted uses in commercial zones.

Miscellaneous	D-C	CBD	RC ¹	NC ²	GC	O/C
Day care facilities for the care of more than 12 children	SPU	P		P	P	P
Commercial off-street parking lots and garages	SPU	P			P	P
Self-service storage (mini warehouses)					P	SPU

Mini-storage is allowed in light industrial zones and the general commercial zone which is where the majority of buildable industrial/commercial land exists. The use is allowed as a special property use in the Office/Commercial District.

Discussion: Staff is recommending three approaches:

- In the General Commercial zone, prevent mini-storage from locating near public streets to preserve frontage for active commercial uses. A setback requirement of 120 feet from the road or a maximum frontage allowance of 50 feet could accomplish this. This could preserve visible street front property for commercial uses with frequent customers and activity.
- Limit the overall size of mini-storage allowed on a property and require co-location with active uses from the zone. For example 'mini-storage allowed on 80% of any site when also located with a Retail Sales and Service, Vehicle sales, renting, service, and storage, Lodging, temporary stay, or similar uses.
- Prohibit mini-storage in certain zones. This approach will evaluate how well different areas of the city are served by mini-storage and determine if additional storage should be permitted to be built in the zones where allowed. Existing mini-storage uses could be allowed to continue or expand by 20% for example.

4. Mylars:

19.68.070 Recording.

If the proposed boundary line adjustment is approved:

- (1) The applicant shall cause a survey map to be prepared and recorded with the Cowlitz County auditor's office ~~on reproducible mylar material (stabilized drafting film)~~ measuring at least 18 inches by 22 inches. Full surveys are not required for boundary line adjustments when a single property line is involved. At a minimum, the mylar shall contain the following information:

19.67.040 Final short plat approval.

- (4) Signing the Plat. Once approved, two ~~Mylar~~ copies will be submitted for signature and shall include:

Discussion: Staff is recommending removing the requirement for Mylars from the two code sections above. The Mylar is not required and no longer serves the same durability purpose for archiving it once did.

Please let me know if you have any questions: 360-442-5092 or adamt@mylongview.com



Potential Zoning Code Changes

McAllister Kosar, Planner,
Community Development

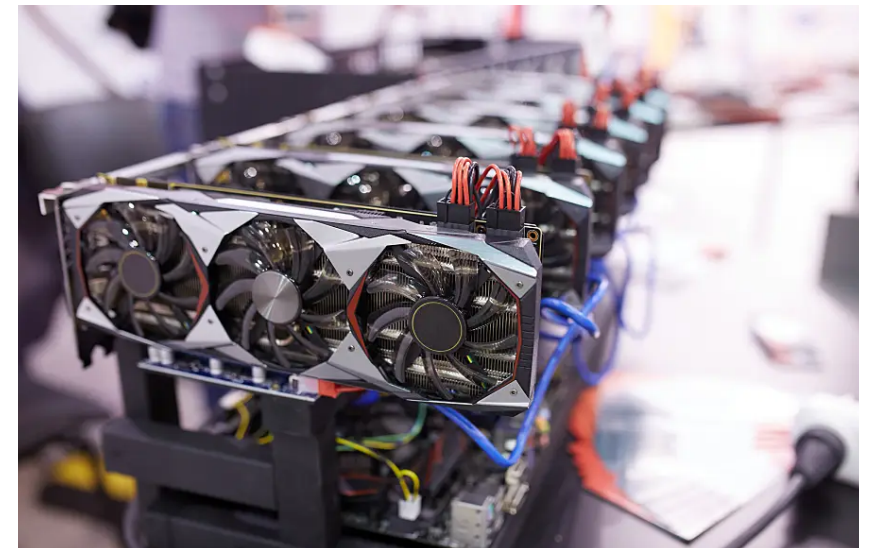
CRYPTOCURRENCY MINING



What is Cryptocurrency Mining?

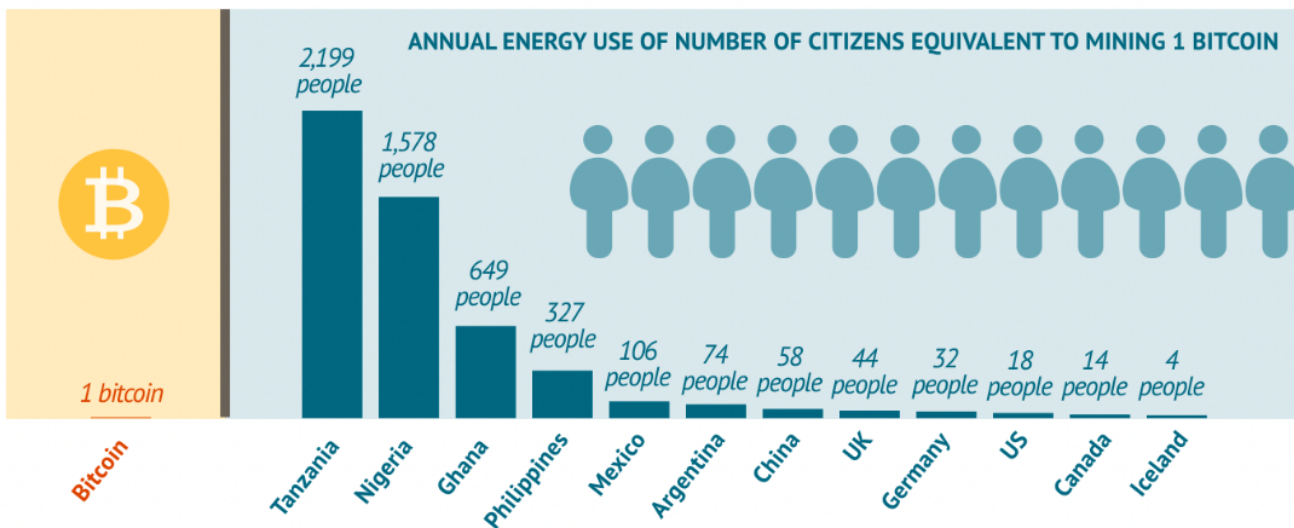
- High-powered computers competing to be the first to validate a series of transactions called a block, by solving complex algorithms, and add the block to the blockchain
- The more computing power a miner has, the more likely it is to win blocks*
- Miners are paid transaction fees and Cryptocurrency for their efforts (if block is solved correctly)

*Forbes Advisor 2023



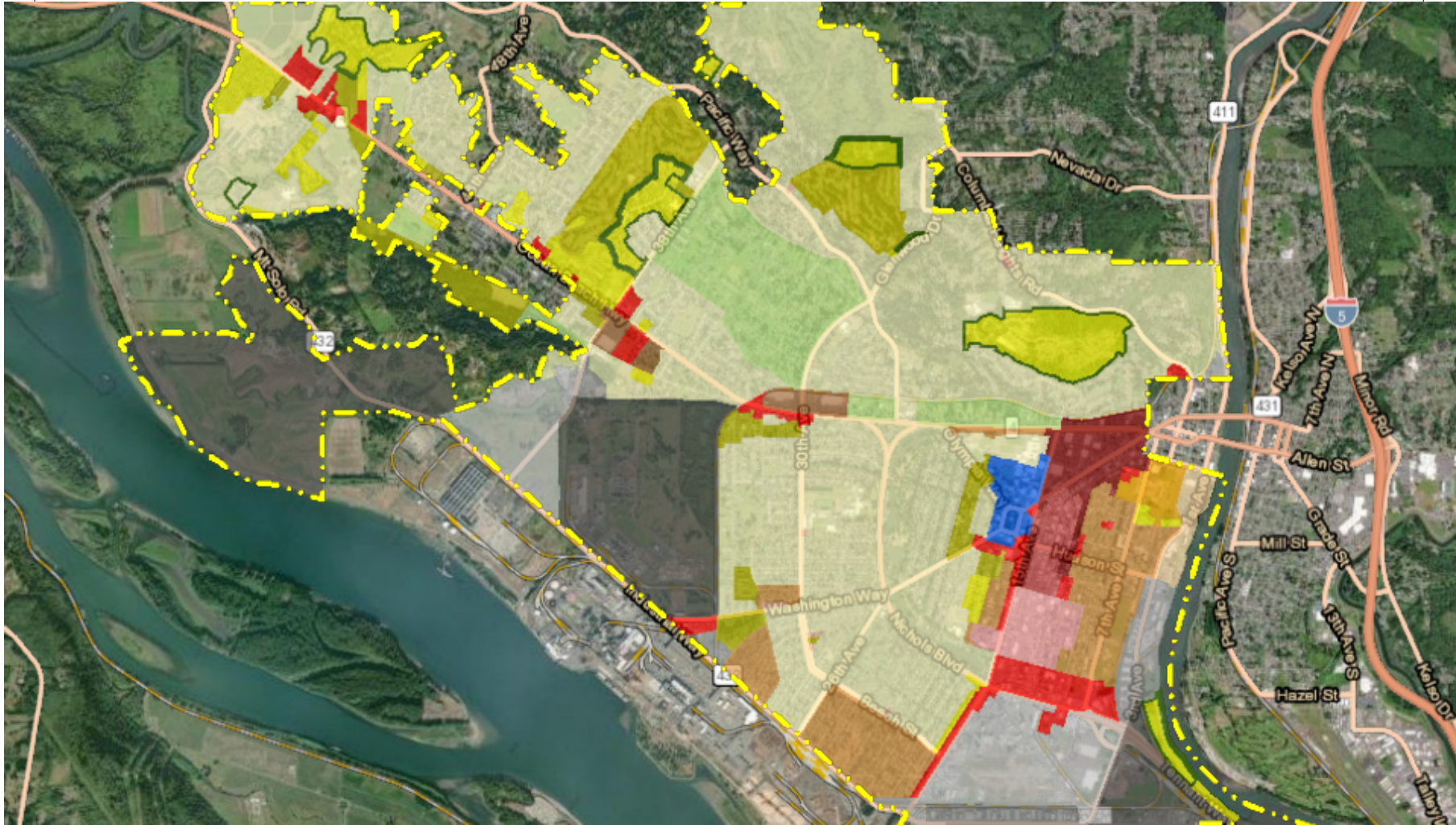


SAME AMOUNT OF ENERGY, DIFFERENT USES



What's the issue?

- Not the highest and best use of space
- Little improved property tax revenue
- Little jobs
- Excessive energy use
- Little/No B & O Tax
- Possible Sound pollution
- Crypto banned in other locations (New York, China)
- Crypto Price Volatility



Where does this effect?

- Heavy Industrial
- Light Industrial A & B
- Mixed-Use Commercial/Industrial

Current Permissions

Current Industrial District Permissions:

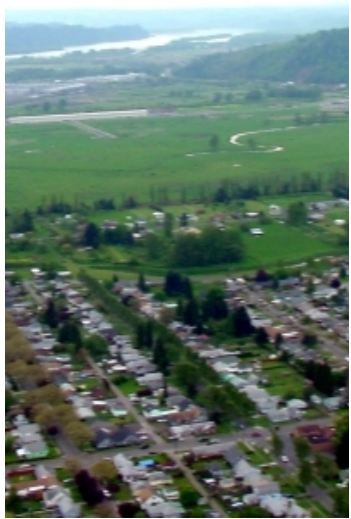
- Allows Data Centers in all Industrial Districts
- Cryptocurrency Mining not defined or permitted by use (attempts to fit under Data Centers)



Questions/Discussion

on

Workshop question sheet



Staff Recommendation

Zoning Code Update: Cryptocurrency Mining

Hold a public hearing on this topic if Planning Commission sees fit



March 23rd, 2023

Thank you

McAllister Kosar, Planner, CED
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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/boarding	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/boarding	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. The language in the Use table could be 'Cryptocurrency Mining' or 'Cryptocurrency Mining Facility' depending on Council direction.

Longview Municipal Code		Title 19 ZONING ch> 19.58 Industrial zoning districts		Help Text Size: -a +A		SHAPE
		Use	LLA & B	HI	C/I	
+ ☐ Title 6 ANIMALS						
+ ☐ Title 7 HEALTH AND SANITATION						
+ ☐ Title 8 MINORS						
+ ☐ Title 9 CRIMINAL CODE						
+ ☐ Title 10 PEACE, SAFETY AND MORALS						
+ ☐ Title 11 VEHICLES AND TRAFFIC						
+ ☐ Title 12 STREETS AND SIDEWALKS						
+ ☐ Title 13 PARKS						
+ ☐ Title 14 LOCAL IMPROVEMENTS AND PUBLIC WORKS CONSTRUCTION						
+ ☐ Title 15 WATER AND SEWERS						
+ ☐ Title 16 BUILDINGS AND CONSTRUCTION						
+ ☐ Title 17 ENVIRONMENT						
+ ☐ Title 18 FIRE PREVENTION						
		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 19.58.020			P	
		Recreational marijuana producers and processors per LMC 19.58.020	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				

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 and has been adjusted below in *italics*:

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, *proof of stake*, and *similar processes now known and in the future*.

The department of Energy defines a data center as:

Data Center: any facility *that may include, but is not limited to*, 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)

Thank you,

McAllister Kosar, Planner



Memorandum

June 28, 2023

TO: Longview Planning Commission

FROM: Adam Trimble, Planning Manager

SUBJECT: Crypto currency mining and data centers

At the September 7, 2022 regular meeting, the Planning Commission considered a request by staff for the Planning Commission to initiate amendments to the zoning code regarding 4 different topics including consideration of limitations upon further mini-storage development. The following summarizes information about data centers.

Longview currently permits Data Centers in 4 of 4 Industrial zones. No definition or design standards are provided for this land use. A recent application for this use proposed a data center in 40 separate shipping container structures on a property. Other cities have developed detailed regulations for the use and even restrict the use in residential areas (homes) when exceeding a certain scale not commonly found in a residence. Cryptocurrency mining appears to be the predominant developer of this use and it provides very little economic or employment benefit while also demanding a lot of electricity and space. Employees and the equipment installed are likely to come to the site from outside Longview.

Staff discussed the use with staff from Cowlitz PUD and learned that the utility has no choice about selling electricity to customers and is neutral about data centers- but they do consume a relatively large amount of electricity. The main concern of the PUD is protection and preservation of infrastructure so that transformers do not burn up. Similar to the rush to create marijuana growing operations which require lots of electricity, PUD staff would review any new cryptocurrency mining operation to determine how to safely provide adequate power. To do cryptocurrency mining at any kind of scale, (larger than 10 megawatts), the user will likely be required to construct a small substation and purchase electricity from the PUD at the BPA market rate for transmission, which is lower, but offset by the cost of the substation construction. PUD staff confirmed that our utility district power is a finite resource just like a municipal water supply. It can be all be purchased up or the supply could decrease affecting existing customers and prompting the need to develop more supply. Base load sources of electricity derived from fossil fuel sources are being phased out, which results in less capacity for everyone and decreases the capacity created by years of energy saving and energy reduction efforts.

After the last Planning Commission meeting staff received a contact from a realtor asking about the proposal to remove data centers from the permitted use table. The commentor noted that they are counting on at least one data center to be a tenant in a planned multi-tenant industrial building. Upon further research staff found that Wenatchee WA has developed definitions to distinguish between 'data centers' and 'cryptocurrency mining.' The distinction could allow the Planning Commission to allow data centers while limiting or prohibiting cryptocurrency mining.

“Data center” means a facility where the primary use is to house and operate networked computer systems and associated components that include, but may not be limited to, power supply, data communications connections, environmental controls, and security devices. Facilities or operations that meet the definition of “cryptocurrency mining” will be regulated under that land use designation.

“Cryptocurrency mining” means the operation of specialized computer equipment for the primary purpose of adding, securing, or verifying transactions to a blockchain or mining one or more blockchain-based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; high density load (HDL) electricity use; a high energy use intensity (EUI) where the operating square footage as determined by the utility is above 250kWh/ft²/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.

<https://www.codepublishing.com/WA/Wenatchee/#!/Wenatchee10/Wenatchee1008.html#10.08.055>

Wenatchee also developed design standards for the land uses- some of which may be desirable to add to the Longview zoning code (see #2 below) if either use is retained. Additionally, attached with this agenda is a recent publication by the American Planning Association on how to address these uses with zoning regulations.

10.48.310 Cryptocurrency mining and data centers.

All cryptocurrency mining operations where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Applications for a business license shall be processed as a Type II administrative review with public notice under WCC 13.09.040.
- (2) The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited.
- (3) Prior to approving the business license, the applicant shall provide written verification from the Chelan County Public Utility District (PUD) stating the following:
 - (a) Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the planning area is consistent with the normal projected load growth envisioned by the PUD.
 - (b) Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.
 - (c) The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.
- (4) Prior to any cryptocurrency mining, a copy of the Washington State Department of Labor and Industries electrical permit and written verification that the electrical work has passed a final inspection shall be provided to the city and the PUD.
- (5) Data centers and cryptocurrency mining operations shall not occupy the grade level commercial street frontage to a depth of 50 feet, except within the industrial zoning district.

(6) New structures proposed for use as data centers or for cryptocurrency mining shall meet the blank wall limitation standards found in WCC 10.24.050(9), for all zones except within the industrial and the industrial overlay zoning districts.

(7) All cryptocurrency mining and data center operations, including all ancillary equipment/operations for purposes such as cooling, shall be designed, constructed, operated, and maintained so as not to cause the dissemination of dust, smoke, glare, heat, vibration or noise in excess of the maximum environmental noise level established by WCC Title 6A or Chapter 173-60 WAC beyond the property line or affecting adjacent buildings. Violation of these established noise levels will result in revocation of a city business license pursuant to Chapter 16.12 WCC and any other applicable penalties.

(8) The project proponent shall provide to the city within 30 days of commencing operations an affidavit that includes the following information:

- (a) Name and qualifications of the person who measured the decibel levels.
- (b) Equipment used.
- (c) Location of the noise measurements depicted on a scaled site plan. The points of measurement shall be at all property lines and generally at the points on those property lines most susceptible to noise from the applicable equipment.
- (d) Decibel levels measured at each property line.
- (e) A description of the operating conditions of the applicable equipment when the measurements were taken.
- (f) Time and duration of measurements.
- (g) A statement attesting to the accuracy of the information provided and a guarantee that the project proponent will not run their equipment at a more intense or noisier state than when they made the measurements.

The city reserves the right to require independent verification of noise measurements and/or to request additional measurements at different points on the property. All measurements must comply with the noise levels established in Chapter 173-60 WAC and WCC Title 6A. (Ord. 2019-30 § 1 (Exh. B))

If you have any questions about the materials before the meeting please contact me at 360-442-5092 or adam.trimble@ci.longview.wa.us

An aerial photograph of a city street intersection. A large, single-story brick building with a flat roof and arched windows is the central focus. It is surrounded by several parking lots filled with cars. The streets are paved and have lane markings. There are many green trees scattered throughout the scene, particularly around the building and along the streets. The overall scene depicts a typical urban environment.

Potential Zoning Code Changes

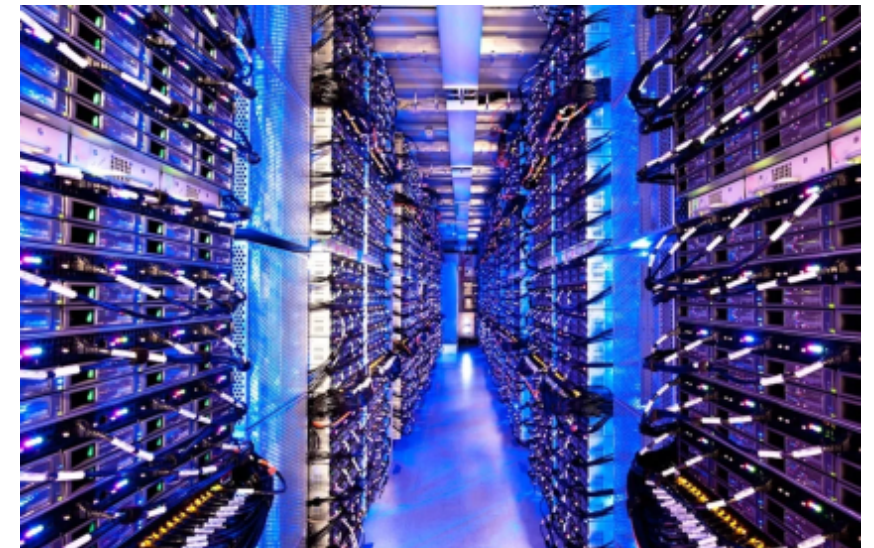
McAllister Kosar, Planner,
Community Development

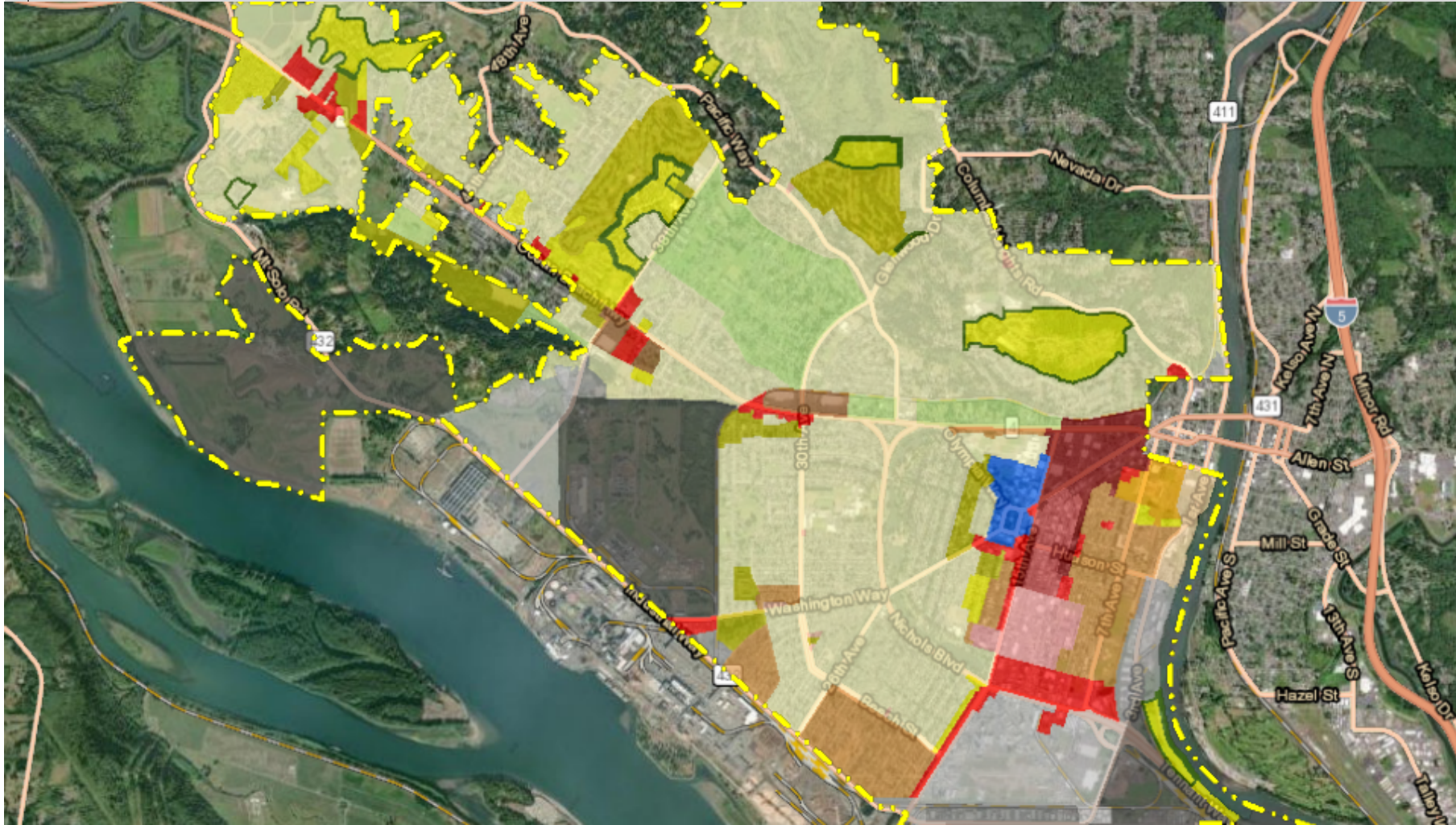
DATA CENTERS

An aerial photograph of a suburban neighborhood. In the foreground, there are rows of houses with grey roofs and green lawns, separated by streets. To the right, there's a large green field with a baseball diamond and some industrial-looking buildings. In the background, a large green field stretches out, with a winding path or road visible. Beyond that, there's a body of water and a distant city skyline under a hazy sky.

What are Data Centers?

- A facility primarily containing electronic equipment used to process, store, and transmit digital information (think cloud-based storage)
- Can be free-standing or a facility within a larger structure
- Uses environmental control equipment to maintain proper conditions for electronics





Where does this effect?

- Heavy Industrial
- Light Industrial A & B
- Mixed-Use Commercial/Industrial

Current Permissions

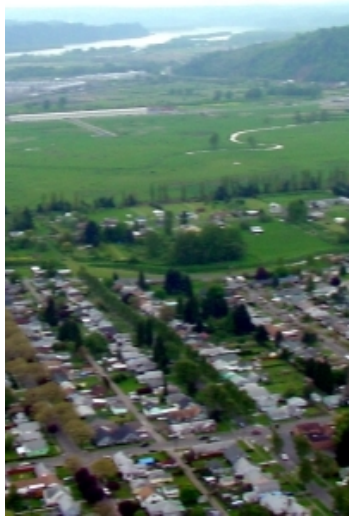
Current Industrial District Permissions:

- Allows Data Centers in all Industrial Districts



Questions/Discussion

Workshops questions
sheet



Staff Recommendation

Zoning Code Update: Data Centers

Motion to hold a public
hearing if Planning
Commission sees fit



March 23rd, 2023

Thank you

McAllister Kosar, Planner, CED
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Mylongview.com



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www.mylongview.com

Planning Commission recommendations to Council on Driveway pavement requirements,
Mylars, Mini-storage code from the February 1st Planning Commission Public Hearing.

1. Mylars:

19.68.070 Recording.

If the proposed boundary line adjustment is approved:

- (1) The applicant shall cause a survey map to be prepared and recorded with the Cowlitz County auditor's office measuring at least 18 inches by 22 inches. Full surveys are not required for boundary line adjustments when a single property line is involved. At a minimum, the survey map shall contain the following information:

19.67.040 Final short plat approval.

- (4) Signing the Plat. Once approved, two copies will be submitted for signature and shall include:

2. Mini-Storage:

Definition for Reference: 19.09.015 Accessory use – Accessory building. “Accessory use” or “accessory building” means a subordinate use or subordinate building customarily incidental to and located upon the same lot occupied by the main use or principal building.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Manufactured home sales	P		P
Mini-storage and RV storage	P ^{x(8)}		P ^{x(8)}
Heavy equipment and truck sales, service, and repair	P	P	P
Motor vehicle dealers, new and used, including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment			P
Vehicle towing and storage services	P		P

Notes:

P^{x(8)} : Mini-storage is permitted to have a maximum of 50' feet of frontage along Ocean Beach Highway and must be set back 100' feet from the Ocean Beach property line unless accessory (19.09.015 Definitions Accessory use – Accessory building) to another permitted use in the zone.

Table 19.44.020-1. Permitted uses in commercial zones.

Miscellaneous	D-C	CBD	RC ¹	NC ²	GC	O/C
Day care facilities for the care of more than 12 children	SPU	P		P	P	P
Commercial off-street parking lots and garages	SPU	P			P	P
Self-service storage (mini warehouses)					P ^x	SPU

Notes:

P^{x(15)} : Mini-storage is permitted to have a maximum of 50' feet of frontage along Ocean Beach Highway and must be set back 100' feet from the Ocean Beach property line unless accessory (19.09.015 Definitions Accessory use – Accessory building) to another permitted use in the zone.

Discussion/Thinking Points

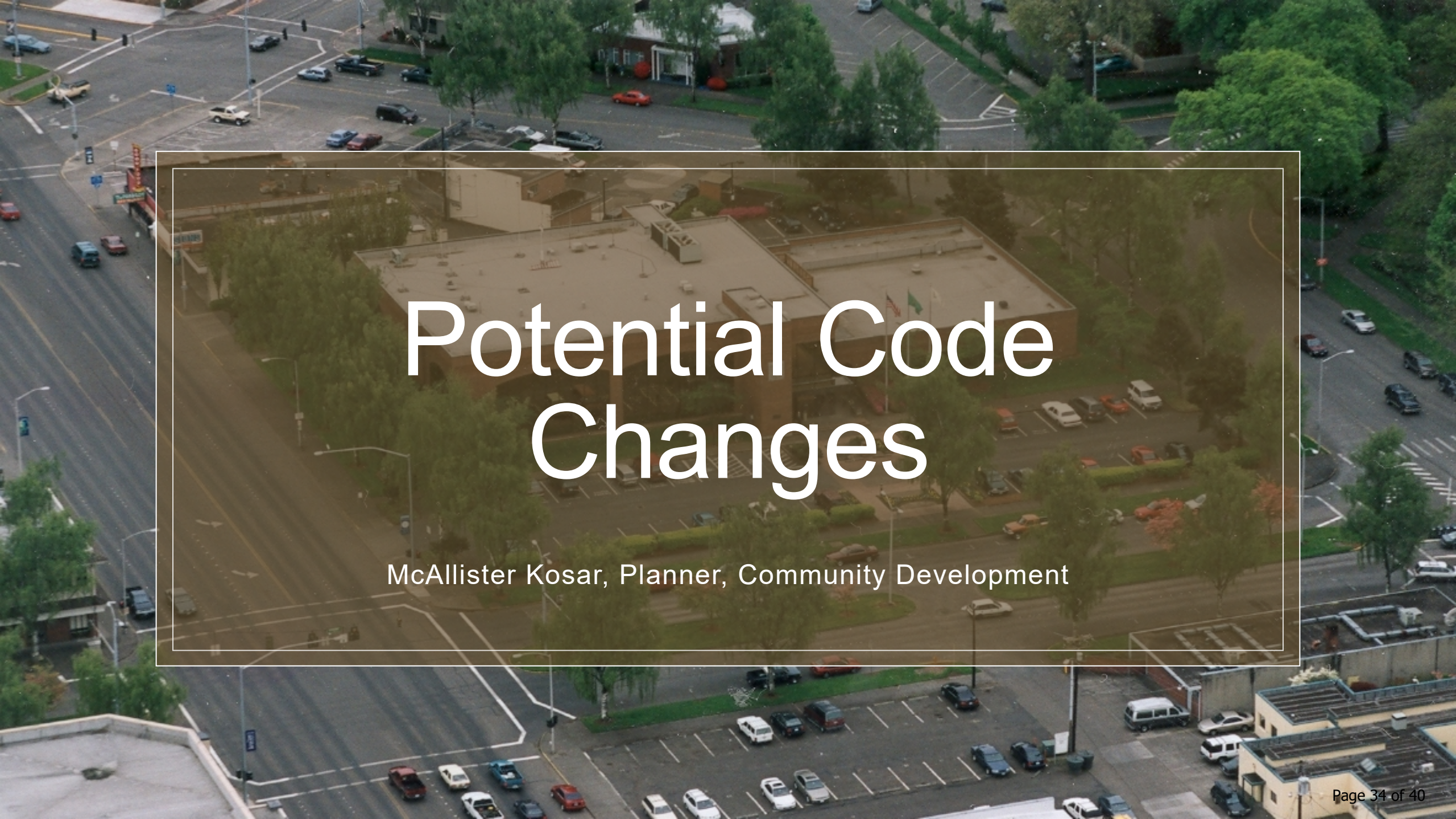
*Mini-storage is allowed in light industrial zones and the general commercial zone which is where the majority of buildable industrial/commercial land exists. The use is allowed as a special property use in the Office/Commercial District.

Allow mini-storage as an accessory use only in Commercial and Industrial zones. Require mini-storage developments to be accessory to a different primary use allowed in the zone. In commercial zones retail, food or lodging buildings may have mini-storage built behind the primary use. In industrial areas warehouses, shops, manufacturing uses, or office buildings may incorporate mini-storage as a part of the

overall development. With a binding site plan mini-storage could be one parcel of a larger development with multiple lots that could still be bought and sold independently.

Limit the amount of street frontage mini-storage uses can have on Ocean Beach Hwy:

New footnote added: “Mini-storage is permitted to have a maximum of 50’ feet of frontage along Ocean Beach Highway and must be set back 100’ feet from the Ocean Beach property line unless accessory to another permitted use in the zone.”

An aerial photograph of a city street intersection. A large, light-colored building with a flat roof is the central focus. It has several flags flying from poles in front of it. To the right of the building is a large parking lot filled with cars. The surrounding area includes other buildings, trees, and streets with traffic. The image has a slightly aged, brownish tint.

Potential Code Changes

McAllister Kosar, Planner, Community Development

MINI STORAGE/SELF STORAGE

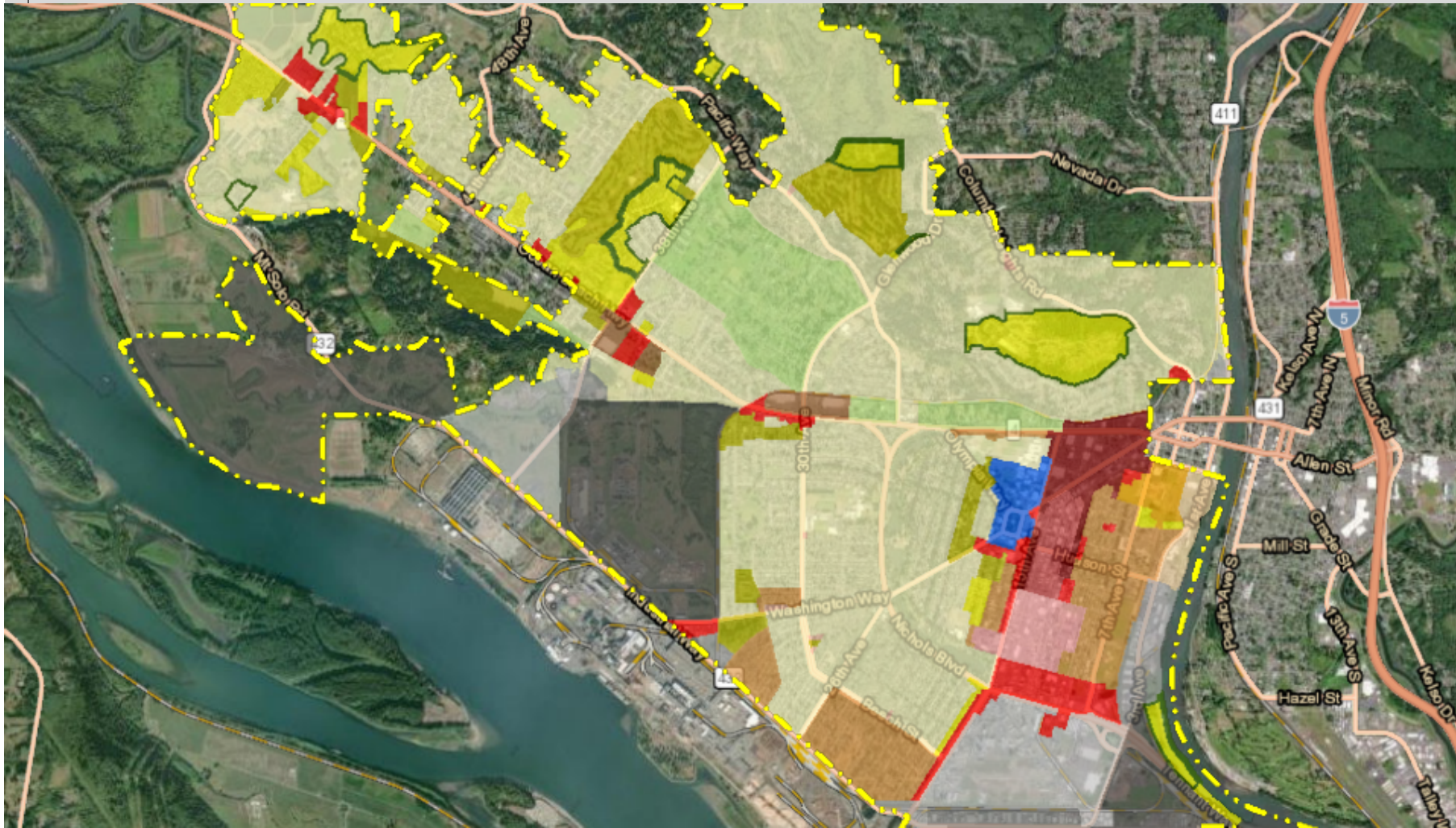


Mini Storage/Self Storage

Currently

- Permitted in General Commercial, Light Industrial-A & B, and the Mixed-Use Commercial/Industrial zones. Permitted as Special Property Use in Office/Commercial





Where does this effect?

- Permitted in General Commercial
- Light Industrial-A & B
- Mixed-Use Commercial/Industrial zones
- Permitted as Special Property Use in Office/Commercial



Staff Recommendations

Zoning Code Updates: Mini Storage

hold a public hearing if Planning Commission
sees fit



Questions/Discussion

Workshop questions sheet



March 23rd, 2023

Thank you

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