



City of Longview

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

Agenda

Planning Commission

Wednesday, August 2, 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**
23-001367 PC Minutes of July 5, 2023
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
23-001368 Correspondence received:
Windsor Engineers (2)
Brittall Architecture
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
23-001369 Cryptocurrency and Data Mining Centers
23-001370 Affordable Housing Workshop
23-001371 Olive Way Townhomes
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 Kalei LaFave, Member Stacy Dalgarno

Absent:

Staff Present: Ken Hash, Public Works Director; Christopher Eastwood, Assistant City Attorney; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001281 PC Minutes of June 7, 2023

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to approve the regular meeting minutes of June 7, 2023. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

A letter was received from Windsor Engineering regarding crypto mining.

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

Waived

5. **PUBLIC HEARINGS**

None at this time.

6. **NON-PUBLIC HEARING ITEMS**

23-001282 Workshop - Cryptocurrency Mining

Mr. Kosar reviewed a PowerPoint presentation. Chairman Collins reiterated the Planning Commission is addressing the definitions of crypto currency and a data mining center.

While there was no public hearing, several interested parties spoke during the workshop:

Keith Young - provided definitions, comparing crypto currency to stock, or a transfer of fees type of transaction.

Jason Still - further insights, a means of exchange designed to be un-regulated

Travis Tormont - Windsor Engineering

Dennis Stuart - applicant; currently in pre-application for a site on Memorial Park Drive to place crypto mining pods

Planning Commission members were interested in the benefit to the City, employment opportunities, current regulations, revenue to the City, etc. Discussions centered around definitions of both crypto currency and data centers, taxes, attractive cost of power in our area.

The Planning Commission would like to hear from Cowlitz PUD at another workshop.

23-001283 Workshop - Data Centers

This topic was discussed with the crypto currency item.

23-001284 Workshop - Mini storage Ocean Beach Hwy frontage

Mr. Kosar provided a Power Point to review the topic.

Member Ramona Leber doesn't feel the Planning Commission needs to make changes in its recommendation to City Council, but provide more background information to Council.

The following persons spoke:

Larry Woods - Developer. Mr. Woods was concerned his current mini-storage project on Ocean Beach Hwy would be affected by any changes.

The Planning Commission unanimously agreed to let the current recommendation stand.

7. OTHER BUSINESS

None at this time

8. PLANNER'S REPORT

** Affordable Housing Workshop scheduled for the next meeting*

** Two subdivisions need to be scheduled for public hearings*

** An annexation request will need zoning recommendations*

** Sunrise Village has submitted pre-civil plans, site plans*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 2, 2023.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:35 p.m.

Lisa Vertrees, Recorder

City of Longview Planning Commission
City of Longview
P.O. Box 128
1525 Broadway
Longview, WA 98632

Longview Planning Commission – Updated Crypto Mining Letter

Dear City of Longview Planning Commission,

On behalf of AE BTC, Inc. and Windsor Engineers, we would like to thank you in advance for your time regarding this matter. Windsor has prepared this letter to discuss and compare the economic, community, and environmental impacts of crypto mining facilities against the suite of industrial operations allowed by City of Longview zoning code. As you may be aware, Windsor has scheduled a pre-application conference request for AE BTC, Inc., for a proposed Crypto mining Facility Site at 3700 Memorial Park Drive on July 25th.

While Bitcoin mining has attracted various opinions and debates, I firmly believe that it brings several significant benefits that contribute to the betterment of our society. First and foremost, Bitcoin mining fosters economic growth and job creation. The process of mining requires a substantial amount of computational power, which in turn demands powerful hardware and electricity. This stimulates investments in technology and infrastructure, leading to increased economic activity in the local communities where mining operations are established. Not only does this boost employment opportunities in the technology sector, but it also generates additional revenue for the local businesses that provide services to support mining operations.

While it is important to acknowledge the concerns associated with Bitcoin mining, such as its energy consumption, these challenges can be mitigated through the adoption of sustainable practices and technological advancements. Efforts are already underway to explore more energy-efficient mining algorithms and to leverage renewable energy sources. It is crucial to work collectively to address these concerns while recognizing the overall positive impact that mining can have on our community.

Comparison to Industrial Land Use

The current City of Longview zoning code allows for “data centers” within the LI-A zone and there are currently a total of 61 in the state of Washington. While it is unclear how many of them are specifically crypto mining facilities, they all serve a similar purpose and have similar impacts to the environment and community surrounding them.

A crypto mining facility and data center are both in essence, banks of IT systems (or computers) that perform functions necessary for everyday websites such as Netflix, Amazon and virtually every other online application to operate. The table below compares some of these impact concerns between industrial uses and data mining or crypto mining land uses.

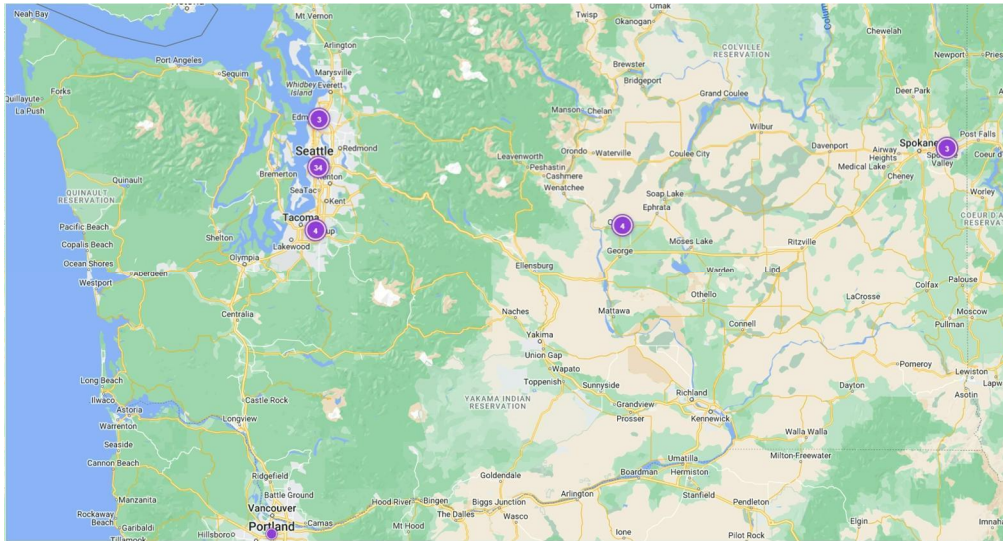


Figure 1: Map of Operational Data Centers

Concern – Tax Determination and Collection

The following bullets are consistent with our understanding of tax related issues associated with crypto mining in Washington. Windsor Engineers, however, does not have tax accounting expertise and recommends the city seek professional consultation separately on this topic.

- ✓ The Washington Department of Revenue has issued a statement that clarifies how Business and Occupation taxes are levied for crypto mining operations.
- ✓ The WA DOR considers the block awards and transaction fees from crypto mining as gross income from activities subject to the *Service and Other Activities* B&O tax classification.
- ✓ Also subject to the *Service and Other Activities* B&O tax classification are accountants, architects, bookkeepers, chiropractors, dentists, lawyers, etc.

Concern - Electricity Usage

- ✓ The crypto mining industry is seeing constant improvements to mining efficiency (I.e. less power consumption) both through equipment enhancements but also in algorithm changes that simplify transactions. This trend should continue as the industry matures.
- ✓ The power required for crypto mining operations can be considered underutilized, non – rival electricity that does not have an effect on the supply of electricity to other community members.
- ✓ Digital currencies can utilize “proof of stake” transaction verification methods to reduce energy consumption.
- ✓ In September of 2022, Ethereum changed to a proof of stake method and call the switch “The Merge.” The Merge was estimated to reduce power consumption by 99.99% as reported by the Crypto Carbon Ratings Institute and seemingly verified by Digiconomist.



- ✓ While the power usage required for a crypto mining facility is higher than that of a typical industrial facility, the impact is minimal because of the availability of power where these sites are being approved and developed.

Common Misconception - Noise

- ✓ Current technology allows for water-cooled crypto mining units which cause minimal noise impacts to surrounding areas, and much less than that of a typical industrial facility.
- ✓ The Antspace HK3 units, which are proposed for this specific mining operation, produce 70 dBAs when measured 53 feet away.
- ✓ Noise levels from typical manufacturing facilities such as chemical production can produce noise levels between 81 – 115 dBAs.
- ✓ The City of Longview's zoning code allows for other types of industrial developments that can produce equivalent or greater amounts of noise than crypto mining operations.
- ✓ Unlike other industrial developments, **additional steps can be taken while designing a crypto mine operation to reduce noise such as facility insulation and additional screening around the property.**

Comparison of Odor and Air Emissions to Other Industrial Facilities

- ✓ Crypto mining facilities do not (under any circumstances) produce unpleasant odors or air pollution like other industrial uses permissible by Longview zoning code.
- ✓ Manufacturing facilities such as chemical production can produce numerous harmful air pollutants such as nitrogen oxides, sulfur oxides, and volatile organic compounds (VOCs).
- ✓ In addition to the numerous air pollutants that can cause serious health effects such as cancer, odor issues are another common externality forced upon downwind residents.
- ✓ Marijuana farms and chemical production facilities can produce odor issues potentially with widespread impacts beyond the immediate area depending on prevailing wind conditions.
- ✓ When comparing crypto mining facilities to other permissible industrial developments, it is important to note that the lack of odor and harmful air pollution are benefits when compared to other allowable industrial uses.
- ✓ The Washington Department of Ecology regulates concerns of Odor and Air Emissions through their State Environmental Protection Application (SEPA) and does not allow development to occur that will seriously harm or impact the environment or community. Crypto mining facilities that have been allowed elsewhere in the state have completed this process and proven that there is not related significant negative impact.
- ✓ With the passing of House Bill 1416, all consumer owned utility districts will need to ensure that power supplied to non-residential customers is free of greenhouse gas emissions. With this deliberate step by the Washington Legislature, a framework has been set in place that ensures all electricity consumers – non-residential big or small, data centers and crypto mining centers alike – will subsist on entirely clean power by 2045.



Comparison of Water and Land Pollution to Other Industrial Facilities

- ✓ Crypto mining facilities do not produce any harmful pollutants or chemicals that threaten surface or groundwater.
- ✓ Other City-permitted industrial uses, such as chemical production, can result in significant water and soil pollution that almost always require drastic mitigation measures with the state through their SEPA process.
- ✓ The remediation costs of industrial sites can be expensive endeavors that cost Longview taxpayers. When considering crypto mining facilities within industrially zoned districts, it is important to consider that crypto mining facilities within industrially zoned districts, it is important to consider that crypto mining operations will not result in the same pollutant loads as other industrial facilities.

Concern - Job Creation

- ✓ Crypto mining operations and data centers employ similar numbers of individuals on site.
- ✓ The jobs that data centers and crypto mining operations create are high paying, skilled positions.
- ✓ Unlike other typical industrial facilities, data center and crypto mining operations do not present the same workplace hazards such as dangerous machinery, repetitive operation of manufacturing processes, or hazardous chemicals and or pollutants.

Conclusion

In summary, the addition of a crypto mining facility to the City of Longview is not expected to cause any significant negative impacts. It is important to consider that crypto mining operations provide unique benefits when compared to other industrial facilities such as less water and air pollution. Crypto operations also provide a similar number of jobs to data centers of a similar size and can result in equivalent levels of noise emissions as other typical industrial developments. Crypto mining and data centers are a new form of business in our expanding technological age. It is important to remain open to the potential opportunities and benefits these businesses can provide for the community.

JACK DOUGHERTY, PE
CIVIL ENGINEER

City of Longview Planning Commission
Longview City Hall
1525 Broadway Street
Longview, WA 98632

Longview Planning Commission – Thank You Letter

Dear Longview Planning Commission & Mr. McAllister Kosar,

On behalf of Windsor Engineers and our client, AE BTC, Inc., we are writing to express our sincere appreciation for the extensive conversation held during the July 5th planning commission meeting regarding the critical code and policy issues associated with how to best regulate crypto mining land use in the future. We would also like to address the questions raised during that meeting about the June 30th letter to the commission.

First and foremost, we would like to convey our gratitude to the Longview Planning Commission and Mr. McAllister Kosar's willingness to engage in such a comprehensive discussion. It is evident that the commission is dedicated to considering the long-term implications and effects of various projects on the community. We are confident that your thoughtful deliberations will lead to well-informed decisions.

Second, we would like to take this opportunity to attach a revised version of the June 30th letter for your reference. The revisions clarify several points and address the concerns raised during the meeting. Our client deeply appreciates the commission's consideration of their upcoming project proposal. They acknowledge and value the importance of working closely with the city to mitigate any potential issues that may arise. Special attention will be given to visual landscape screening and noise mitigation to ensure that the project is a positive addition to the neighborhood.

Furthermore, we believe that allowing technology investments in the City of Longview aligns with the prevailing trends in the business world and would further enhance the city's already excellent industrial base. The unique topography and shape of the site make it a suitable choice for this project, and we are confident that its development will prove to be a valuable use of the land.

Once again, we would like to express our sincere gratitude to the Longview Planning Commission and Mr. McAllister Kosar for your dedication and consideration. Your commitment to thoughtful decision-making is greatly appreciated, and we are confident that your expertise will result in the best outcomes for our community.

Sincerely,



TRAVIS TORMANEN & JACK DOUGHERTY

INFRASTRUCTURE GROUP

 27300 NE 10th Avenue, Ridgefield, WA 98642

 jdougherty@windsorengineers.com

 ***.windsorengineers.com

 218-203-8323

July 24, 2023

McAllister Kosar
Planner, Community Development
City of Longview
Ph: 360-442-5083

Dear McAllister,

I have been thinking that it would be beneficial for the City of Longview to explore the possibilities of adopting an ordinance for Cottage Developments within the City. Cottage housing has become quite popular in many communities throughout Washington and Oregon. In fact, the architect who has coined the term “Pocket neighborhoods” is in Langley, Washington, not far to the north. Ross Chapin Architect has been developing cottage communities, which he calls “Pocket neighborhoods” for some time. To quote Ross, “When a small group of people are together, conversation is spontaneous. This fact of our human nature is what pocket neighborhoods is all about.”

I will quote Ross Chapin again, to describe what Pocket neighborhoods are.

“Pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around a shared open space — a garden courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley — all of which have a clear sense of territory and shared stewardship. They can be in urban, suburban or rural areas. These are settings where nearby neighbors can easily know one another, where empty nesters and single householders with far-flung families can find friendship or a helping hand nearby, and where children can have shirttail aunts and uncles just beyond their front gate.”

“Most towns and cities have zoning regulations that limit housing to detached, single family homes on large private lots with a street out front. Forward-thinking planners are seeing pocket neighborhoods as a way to increase housing options and limit sprawl, while preserving the character of existing neighborhoods.”

There are many lots in Longview that meet the description of an ideal location for Cottage developments or Pocket neighborhoods. There are many lots with adjacent alleys. The deep and narrow lots that were created for small farm homesteads in the 1930's by Eleanor and Franklin Roosevelt, seem ideal to for these types of developments. In my mind, many of those lots are underdeveloped and would benefit from a land use ordinance that would allow them to be built out as Cottage developments. The unique and creative planning that came to Longview in the early 1930's could once again be realized with Cottage developments. As a New Deal Experiment in Subsistence Homesteads, Longview was chosen as one of 34 communities within the United States. In response to the Great Depression, a federal housing program was created in 1933. Selected families received a low-cost loan to purchase a small homestead house with big lots in a 141-acre area along 34th, 36th and 38th avenues between Oak and Pennsylvania streets. The residents grew their own vegetables and raised cattle and other farm animals in what was envisioned to combine urban and rural living. The homesteads were organized as examples of how the country could benefit from a proliferation of semirural neighborhoods, where part-time farming on inexpensive but desirable land would encourage uplifting social functions and help establish a better way of life. Combining the benefits of rural and urban living, the communities were to encompass a new

expression of some basic American values and demonstrate the path toward a healthier and more economically secure future. Now would be an ideal time to explore creative planning such as that which was created by the Roosevelts. With the celebration of the Centennial of the creation of Longview, Washington, we should be thinking of new and creative ways to address the current housing concerns.

I think that people are beginning to desire a more unique place to live, one that fosters the interactions that once were common among small communities, that had front porches and encouraged interaction between neighbors. Tract home developments with the same or similar architecture that all face the main street and most of the front façade is a two-car garage, are becoming something undesirable. With the extremely inflated value of real estate, it is difficult for new families or even established families to be homeowners. The high cost of rent is even making it difficult for some to rent an apartment or small house. I think that Cottage housing development could be one solution to this problem. Cottages are typically between 1,000 and 1,200 square foot in size but have a certain charm and character to them, that give the resident a sense of pride in his domicile and promote a living situation that naturally fosters neighborhood living of past generations. I have thought about this for some time but have not acted on it. It is time for Longview to investigate this concept. Cowlitz County recently adopted zoning code language that allows cottage housing. See "Cowlitz County Cottage Housing Ordinance." Section 18.68.

I will quote, below, the purpose and intent outlined in the Cowlitz County Code.

18.68.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the county's goals for economic development and associated housing;
- B. Encourage the efficient use of land in areas of existing public services;
- C. Provide diverse housing options;
- D. Encourage affordability, creativity and variety in housing design and site development;
- E. Promote a variety of housing choices to meet the needs of a population with a variety of individual needs;
- F. Allow for a higher residential density than otherwise permitted given the smaller than average home size

I think the purpose stated above is an admirable goal and one that should be shared by all communities. I ask that the City of Longview include Cottage housing in their discussion and investigation along with other types of efficient and diverse use of land within the City of Longview.

Sincerely,



David Brittell

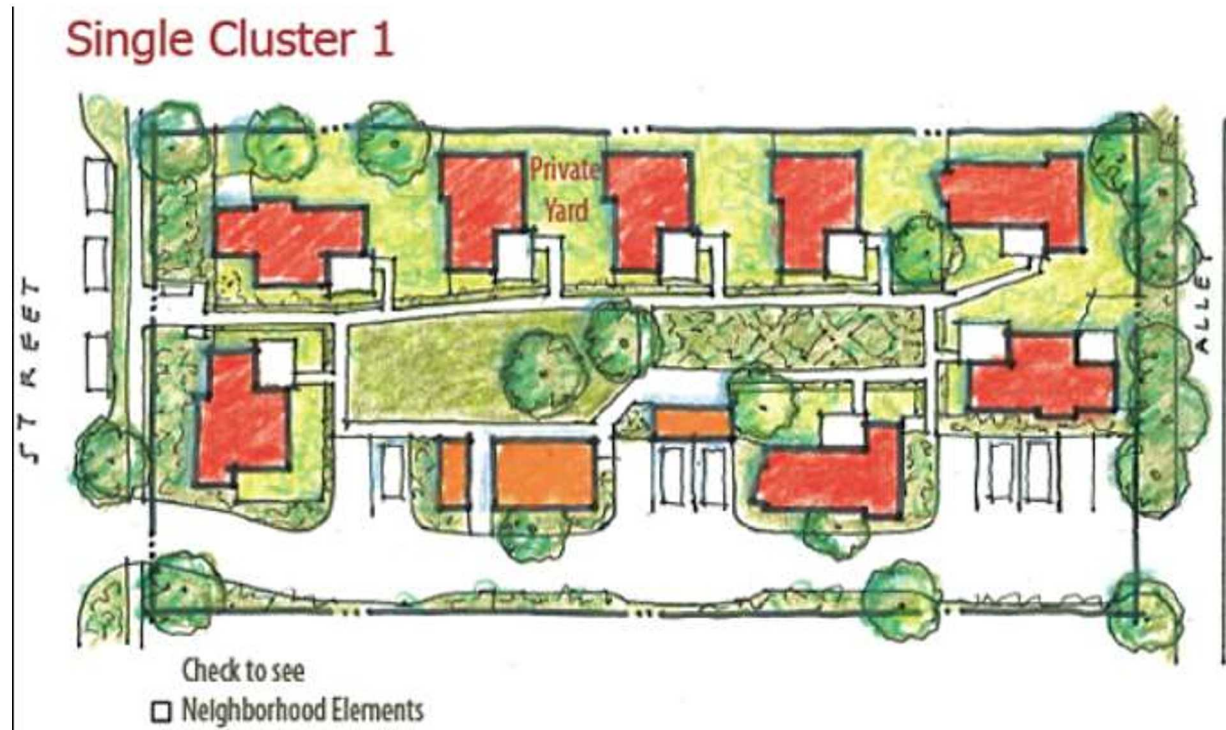
Principal Architect

Ph: 360-636-5074

Brittell Architecture, Inc., 3660 Cedarbrook Drive, Longview, WA 98632

Cc: Lisa.Vertees@ci.longview.wa.us (planning Commission Administrator)

Some examples of Cottage development follow



Site plan and photo by Ross Chapin Architect



Conover Commons Cottages, drawing and design by Ross Chapin, developed by The Cottage Company.



City of Longview Planning Commission Workshops

Purpose:

To facilitate citizen and private interests on topics before the planning commission and translate interests into code.

General Workshop Questions & Talking Points:

- What is the code change we are seeking?
- What are we trying to accomplish with this code change?
- What are citizen interests on the topic?
- What are private interests on the topic?
- How can we incorporate citizen and private interests into code on this topic?
- Are standards or requirements needed to permit this use or topic?
- Other questions or points from Commissioners

Tonight's topics:

Cryptocurrency Mining:

Data Centers:

Mini-Storage/Use based frontages on Ocean Beach Hwy:



Potential Zoning Code Changes

McAllister Kosar, Planner,
Community Development

CRYPTOCURRENCY MINING





Questions/Discussion

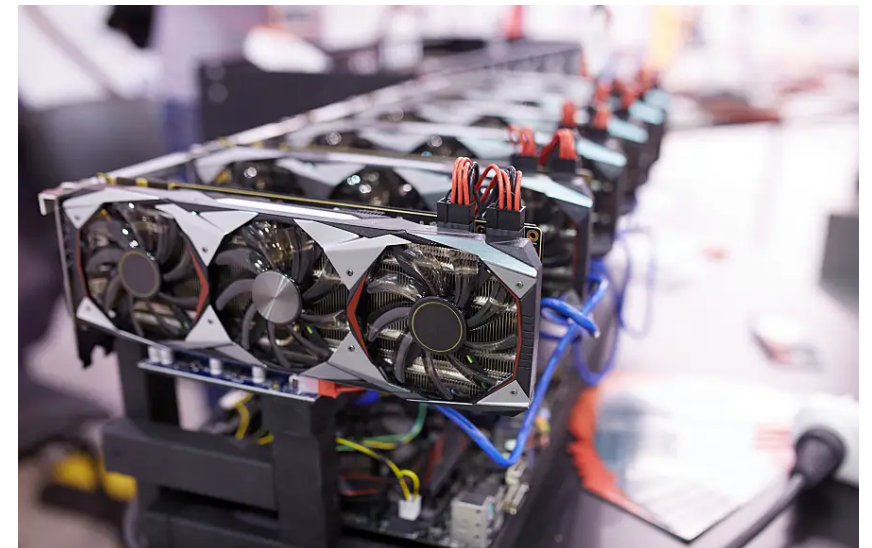
Workshops Questions
sheet

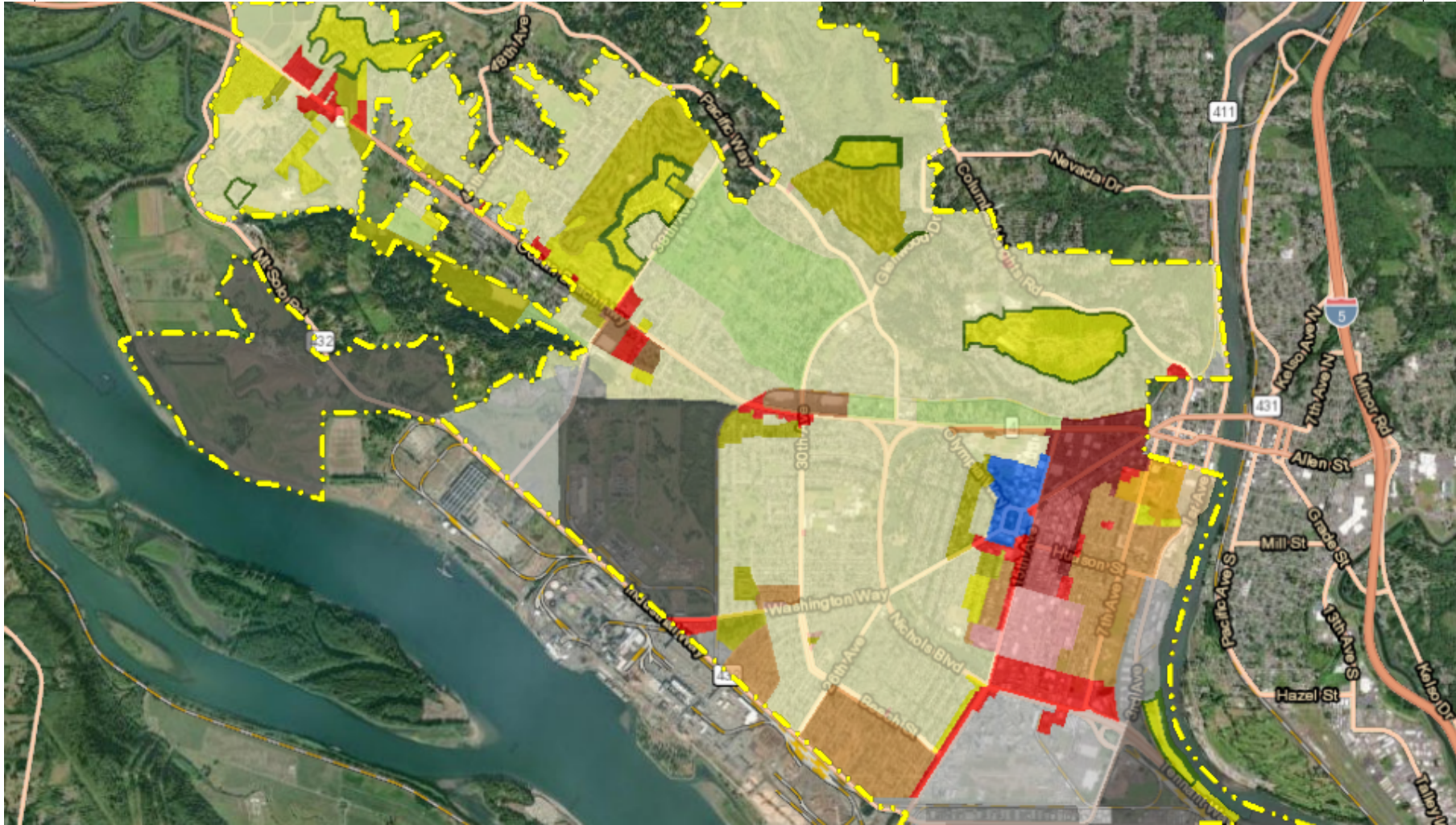
Defining Cryptocurrency
Mining Vs Data Centers
Questions for PUD

Defining 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





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)



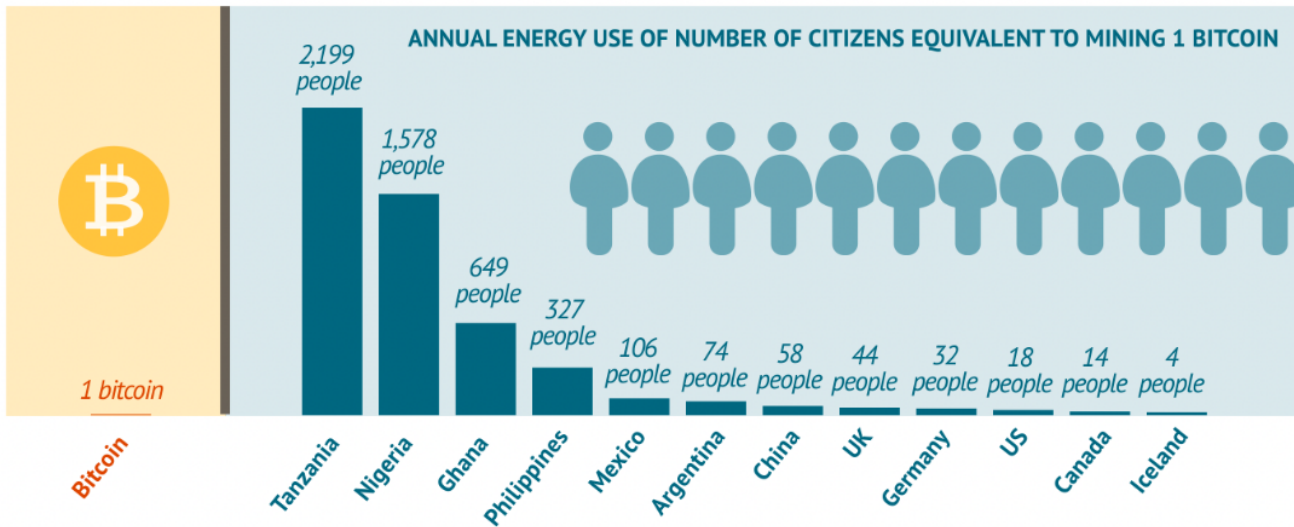
Staff Recommendation

Zoning Code Update:
Cryptocurrency Mining

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



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



Thank you

McAllister Kosar, Planner, CED
mcallister.kosar@ci.longview.wa.us
Mylongview.com



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Longview, WA 98632-7080
www.mylongview.com

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. 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 19.58.420			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					

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)

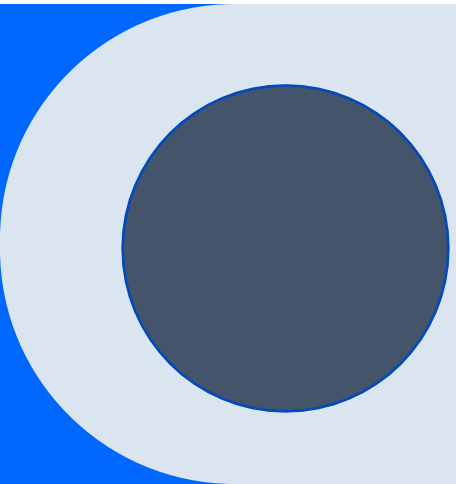
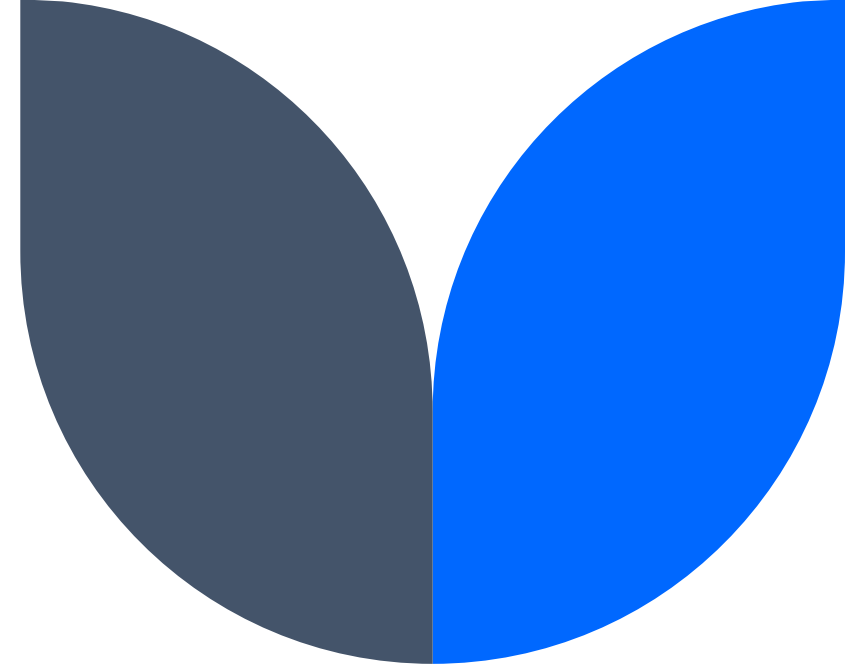
Thank you,

McAllister Kosar, Planner



Affordable Housing Strategies Workshop

McAllister Kosar, Planner, City of Longview



Agenda

- Currently permitted uses
- Minimum lot sizes
- Minimum lot widths (frontages)
- Minimum lot setbacks (front, rear)
- House Bill 1110
- House Bill 1337
- Commissioners Ideas
- Public Input/Correspondence

Introduction

- *Review residential zoning districts and standards to help aid in the creation of more affordable housing*
- *Forward recommendations to City Council*

How we get there

Planning Commission

Workshops

Foster ideas and perform research, direct staff on specific items

Planning Commission

Recommendations

Formulate ideas into language recommended to City Council

City Council

Review Planning Commissions' recommendations, approve, approve with revisions, return to PC,

Currently Permitted Uses

Table 19.20.020-1 Permitted Uses in Residential Districts

Use	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Single-family dwelling ¹ (including manufactured homes per Chapter 16.38 LMC)	P	p ²	See note 1	See note 1	P
Duplex (two-family dwellings)		p ²	P	P	
Triplex (three-family dwellings)		p ²	P	P	
Fourplex (four-family dwellings)		p ²	P	P	
Multifamily dwelling		P-PUD	P	P	
Townhouse (single-family attached dwelling)	P-PUD	P	P	P	P-PUD
Townhouse (two attached townhouses only per zero lot line provisions)					P
Accessory dwelling unit ⁵	P	P	P	P	P
Home occupation	P	P	P	P	P
Accessory structure	P	P	P	P	P
Manufactured home park	p ⁷				
Day care, family home with 12 or fewer children	P	P	P	P	P
Day care center (exceeding 12 children)		SPU	SPU	P	
Adult family home	P	P	P	P	P
Residential treatment facilities other than adult family homes and those listed elsewhere in the use table				SPU	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses			SPU	P	

Current Standards

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum lot size (square feet)	6,000; townhouses per PUD approval	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses) ¹⁰	1,800 (townhouses); 6,000 (other uses) ¹⁰	5,000; 2,000 (townhouse), unless otherwise approved via PUD process
Minimum lot frontage/width (feet)	50	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	35 (zero lot line and two- unit townhouses); 45 ¹ (other)
Minimum lot frontage on a cul- de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)				
Maximum density (units per acre)	6 units	30 units	No requirement	No requirement	8 units ²
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley- loading) ³	15	15	10	10	10
Rear yard setback ⁴ (feet)	15	10	10	10	10
Side yard setback ⁵ (feet)	5	5	5	5	5 ⁶
Side yard (street) setback – corner lot, street flanking (feet)	15	15	15	15	10
Maximum building height – residential (feet)	35	35	45, with no building over 4 stories ⁹	60, with no building over 6 stories ⁹	35
Maximum building height – accessory building (feet) ⁷	20	20	20	20	20
Maximum impervious area of lot ⁸	65%	75%	85%	85%	75%

House Bill 1110

For fully GMA Counties only – Cowlitz County/COL are Partially Planning

- Cities planning under GMA to authorize minimum development densities in residential zones
- Density Requirements: Fully planning cities meeting population criteria must authorize the development of a minimum number of units on all lots zoned predominantly for residential use. **A fully planning city with a population of at least 25,000, but less than 75,000, must allow: at least two units per lot; at least four units per lot within .5 miles walking distance of a major transit stop or community amenity; and at least four units per lot if at least one unit is affordable housing**
- Other requirements and suggestions for cities/counties of other sizes



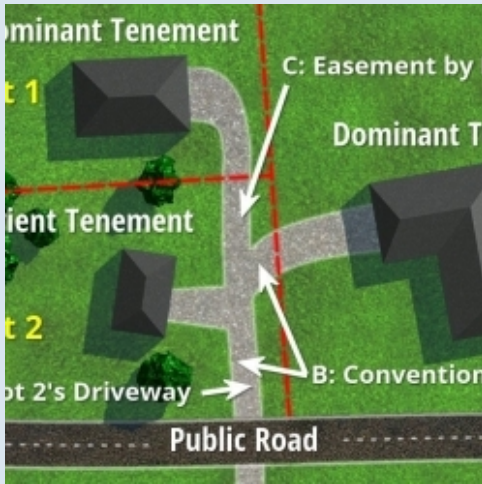
House Bill 1337

For fully GMA Counties only – Cowlitz County/COL are Partially Planning

six months after its next periodic comprehensive plan update, a fully planning city or county must ensure local development regulations allow for the construction of accessory dwelling units (ADUs) with in urban growth areas (UGAs) and comply with the following policies:

- not requiring the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot;
- allowing at least two ADUs on all lots that allow for single-family homes within a UGA in the following configurations: one attached ADU and one detached ADU, two attached ADUs, or two detached ADUs
- not imposing setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;
- allowing detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;
- not prohibiting the sale of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU

Staff Ideas



Shared Access Easements



Auto Public Hearing for Rezones

All else to ABA/PC development approach

“Other uses compatible with the residential character of this zone subject to _____ (SPU/ABA or PC for subdivisions/ or maybe a new ‘conditional use permit’) pursuant to _____ (Example Cowlitz County Title 18 Land Use Ordinance ‘Special Uses 18.10.280’)

Commissioners Input

- Ideas from public/private

Public Input / Correspondence

- Correspondence
- Ideas from public/private



Thank you

McAllister Kosar

mcallisterk@mylongview.com

www.mylongview.com



P.O. Box 128
Longview, WA 98632-7080
www.mylongview.com

July 17, 2023

Shelly Place Properties LLC
Dave Holmstrom
P.O. Box 2340
Longview, WA 98632

Jackola Engineering and Architecture
Tobi McIntosh
PO Box 1134
Kalispell, MT 59903

SUBJECT: Application for SEPA Determination/ Preliminary Subdivision Plat for Shelly Place Subdivision, PC 2023-7. Parcels: 10244001

Dear Mr. Holmstrom/ Mr. McIntosh,

On 03/22/22 originally, and with revisions 06/20/23 you submitted to the City a State Environmental Policy Act (SEPA)/ Preliminary Subdivision Plat Application for a project to create a subdivision at Shelly Place and Olive Way, including Parcels: 10244001. The City has conducted a completeness review per LMC 19.80.110 (3)(C)(viii) and found the application will be able to receive a SEPA Environmental Determination, as well as continue with review of the Preliminary Plat application. Some revisions will be necessary but will not hold up continued review.

City Staff Comments/needed revisions:

Engineering comments:

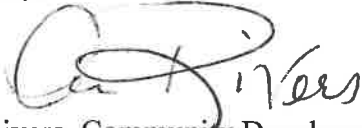
- Provide preliminary agreement for CDID for flow control and Olive Way culvert crossing.
- Provide stormwater sizing calculation for Filterra BMPS's.

Next steps include external routing of the SEPA materials to external agencies and the public. The project will be reviewed at a public hearing by the City of Longview Planning Commission in September after setting the meeting in August. If Planning Commission approves of the standards in the proposal, they will make recommendation of approval to City Council. City Council receives the recommendation and considers approval or recommends revisions at their next available public meeting.

If I can be of any assistance connecting you with City staff or any questions arise please don't hesitate to reach out to me at 360-442-5080, ann.rivers@ci.longview.wa.us

If you have any questions or concerns regarding this matter, please contact McAllister Kosar, Planner at (360) 442-5083

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Rivers". The signature is fluid and cursive, with the first name "Ann" and last name "Rivers" clearly distinguishable.

Ann Rivers, Community Development Director

cc:

McAllister Kosar,
Levi Lindeman,
Karl Enyeart,
File copy: PC 2023-7



PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 93 HWY SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PROJECT NUMBER: 210905
DATE: 06/09/2023

APPLICANT:
SHELLY PLACE PARTNERS, LLC
C/O DAVE HOLMSTROM
PO BOX 2340
LONGVIEW, WASHINGTON 98632

PRELIMINARY PLAT OF

OLIVE WAY TOWNHOMES SUBDIVISION

IN A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T8N, R2W, WM, COWLITZ COUNTY, WASHINGTON



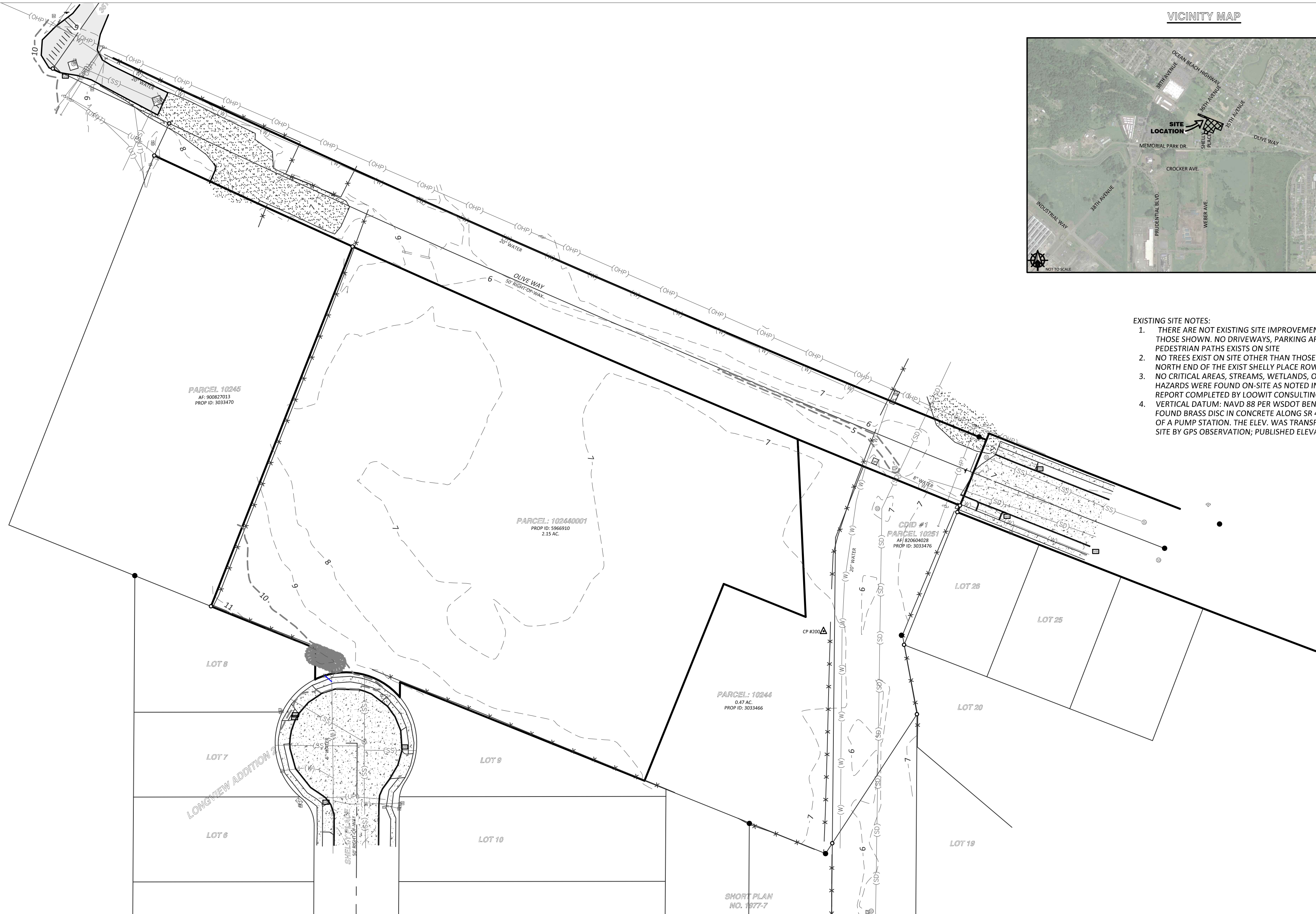
SCALE: 1" = 50'
-25 0 25 50 100

VICINITY MAP



EXISTING SITE NOTES:

1. THERE ARE NOT EXISTING SITE IMPROVEMENTS EXIST OTHER THAN THOSE SHOWN. NO DRIVEWAYS, PARKING AREAS, BUILDINGS, OR PEDESTRIAN PATHS EXISTS ON SITE
2. NO TREES EXIST ON SITE OTHER THAN THOSE SHOWN AT THE NORTH END OF THE EXIST SHELLY PLACE ROW
3. NO CRITICAL AREAS, STREAMS, WETLANDS, OR GEOLOGICAL HAZARDS WERE FOUND ON-SITE AS NOTED IN THE CRITICAL AREAS REPORT COMPLETED BY LOOWIT CONSULTING GROUP, LLC
4. VERTICAL DATUM: NAVD 88 PER WSDOT BENCHMARK #2171. FOUND BRASS DISC IN CONCRETE ALONG SR 432 NEAR SE CORNER OF A PUMP STATION. THE ELEV. WAS TRANSFERRED TO PROJECT SITE BY GPS OBSERVATION; PUBLISHED ELEVATION IS 9.81 FT





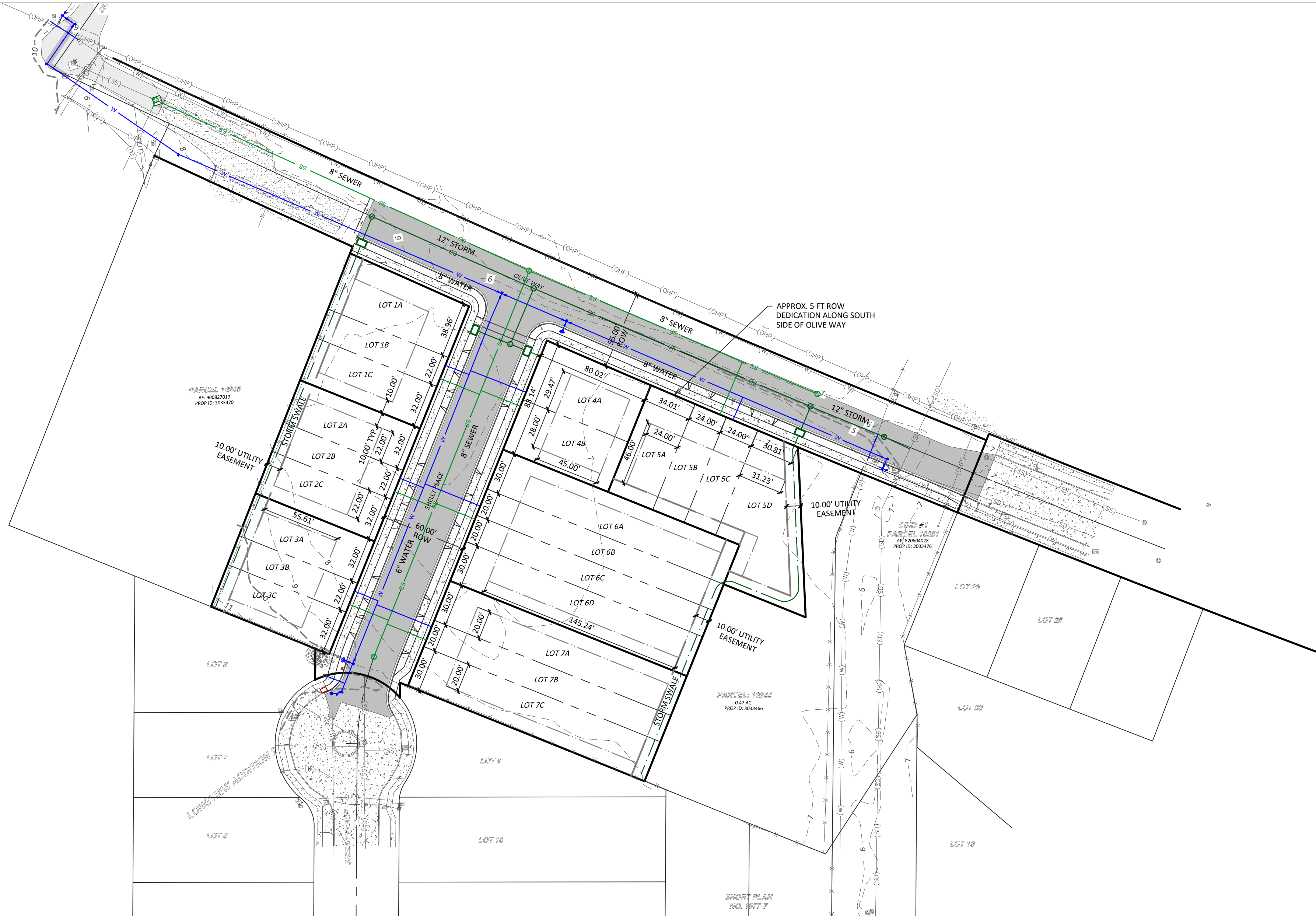
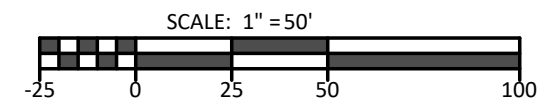
PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 93 HWY SOUTH
P.O. BOX 1134
KALISPELL, MT 59903
406-755-3208

PROJECT NUMBER: 210905
DATE: 06/09/2023

APPLICANT:
SHELLY PLACE PARTNERS, LLC
C/O DAVE HOLMSTROM
PO BOX 2340
LONGVIEW, WASHINGTON 98632

PRELIMINARY PLAT OF OLIVE WAY TOWNHOMES SUBDIVISION

IN A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T8N, R2W, WM, COWLITZ COUNTY, WASHINGTON





July 6th, 2023

To: Washington State E.C.Y., Environmental Review Section
Cowlitz Indian Tribe Cultural Resources
Cowlitz County PUD – Right of Way
Department of Archaeology & Historic Preservation,
WSDOT
Department of Fish and Wildlife SEPA Desk
Department of Natural Resources SEPA Center
Department of Health
U.S. Army Core of Engineers
Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Comcast
Frontdoor TDN
Longview Fire Marshal
Longview Commercial Building Inspector/Building Official

From: Ann Rivers, Director of Community Development

Subject: **SEPA Environmental Checklist Review – Application #E 2023-9**

Project: **E 2023-9– Applicant proposes to extend Olive Way to the west of Shelly Place to the North and create 23 townhome lots accessed from the street extensions. Utilities needed to serve the development including water, sewer, and storm will also be constructed.**

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The site is zoned ***R-2 Residential District***. The Comprehensive Plan classification is **medium Density Residential**. Adjacent uses include other residential neighborhoods in all directions.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. July 20th, 2023**.

If you have any questions or need additional information, please contact McAllister Kosar, Planner, at (360) 442-5083 or me at (360) 442-5080.

Thank you.

**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: **E 2023-9– Applicant proposes to extend Olive Way to the west of Shelly Place to the North and create 23 townhome lots accessed from the street extensions. Utilities needed to serve the development including water, sewer, and storm will also be constructed. The property is zoned R-2 Residential District.**

Proponents: David Holmstrom Shely Place Properties LLC
 Shelly Place Properties LLC PO Box 2340
 PO Box 2340 Longview, WA 98632
 Longview, WA 98632
 Phone: 3609161445

Location of Proposal, Including Street Address, if any: The site is located at (Parcel Number(s): 102440001). The property is located within the NE 1/4 of Section 30, T8N R2W, respectively, in Cowlitz County.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on July 20th, 2023.

Responsible Official: Ann Rivers

Position/Title: Community Development Director

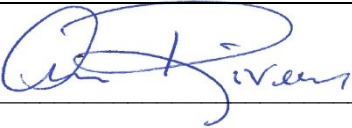
Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: McAllister Kosar, Planner

Phone: (360) 442-5083

Date: July 6th, 2023

Signature: 



Preliminary Subdivision Plat Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Preliminary Subdivision Plat

Per LMC [19.80](#), RCW [35A.63.100](#) RCW, [58.17](#), and other laws of the state of Washington

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Shelly Place Properties LLC
(Print All Information)

Phone: 360-916-1445

Contact Name: Dave Holmstrom

email: dave.holmstrom@outlook.com

Mailing Address: PO Box 2340

(Street or PO Box)

City: Longview

State: WA

Zip: 98632

Property Owner Shelly Place Properties LLC
(Print All Information)

Phone: 360-916-1445

Contact Name: Dave Holmstrom

email: dave.holmstrom@outlook.com

Mailing Address: PO Box 2340

Fax: _____

City: Longview

State: WA

Zip: 98632

Represented By: Jackola Engineering
(If Different From Above)

Phone: 406-755-3208

Mailing Address: PO Box 1134

email: tmcintosh@jackola.com

City: Kalispell

State: MT

Zip: 59903

Relationship to Owner: Engineer

Engineer or Surveyor: Toby McIntosh, Jackola Engineering & Architecture

Phone: 406-755-3208

Mailing Address: PO Box 1134

email: _____

City: Kalispell

State: Montana

Zip: 59901

Signature of Engineer or Surveyor: _____

Property Address of Lot(s) to be Divided: No Address at this Time

Total Area of Parcel (square feet): 93,654 Name of Subdivision: Shelly Place Development

Lot: _____ Block: _____ Assessor's Parcel Number(s): 102440001

Location: Section 30 Township & Range T8N R2W Willamette Meridian

FILING FEE:

Base Review Fee:..... \$ 1,738 +\$81 per lot

SEPA Fee (If applicable)..... \$579

Critical Area Permit Fee (if applicable)..... per LMC 17.20

Total Fees:..... \$4,099.00

Comments: _____

REQUIRED SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete. No decisions will be made on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public notices.

Signature of Applicant: _____ Date: _____

Signature of Property Owner: [Signature], Gov. Date: 05/25/2023

Signature of Property Owner: [Signature], Gov. Date: 5/25/23

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

NOTES TO APPLICANT:

1. No application for a Preliminary Subdivision shall be considered or reviewed by the City of Longview unless this application form is completed and submitted with the plat, and a case file number is assigned.
2. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees as required by Cowlitz County.