



City of Longview

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

Minutes

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.

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

Excused: Member Stacy Dalgarno

Staff Present: Chris Collins, Assistant Public Works Director; Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

23-001367 PC Minutes of July 5, 2023

Member Ramona Leber noted to amend the July 5, 2023 minutes to correct the Planning Commission recommendation sent to Council regarding mini storage and Ocean Beach Hwy frontage zoning code amendments. The Planning Commission unanimously agreed to let the initial recommendation go.

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to approve the minutes of July 5, 2023 as amended. The motion carried unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

23-001368 Correspondence received:
Windsor Engineers (2)
Brittall Architecture

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

Waived

5. PUBLIC HEARINGS

None at this time

6. NON-PUBLIC HEARING ITEMS**23-001369 Cryptocurrency and Data Mining Centers**

Mr. Kosar provided a brief review of the discussions to date. The Planning Commission wanted to focus on the power aspect for this workshop.

Mike Larson, with Cowlitz PUD, provided insight to the power load, power study and what a potential customer could be required to pay for, on top of the rate.

The power study/analysis includes megawatt usage, impact capacity, potential loads. Loads above 10 megawatts require the customer to source their own contracts for power, and pay for any necessary infrastructure upgrades. There would be no impact to residential power availability.

There is no typical size megawatt usage for cryptocurrency mining. Mr. Larson said there are no crypto facilities that have made it through the study and built, to date.

With discussion on the use data centers deliver, permanent improvements to property, property/sales/B&O taxes, limit by acreage, water consumption, the Planning Commission directed staff to do more research of other jurisdictions and draft language that will ban cryptocurrency mining, and allow data centers, while expanding on the definition of data centers.

23-001370 Affordable Housing Workshop

Mr. Kosar reviewed an on-screen presentation.

He reviewed the currently permitted uses. Planning Commission discussed lot size standards, lot frontage, shared access easements, House bills 1110 and 1337, administrative approval vs. appeal board hearings, driveway widths, street standards, tiny homes and cottages.

Utility availability requests should be used to determine what can be done on any lot.

Another Affordable Housing workshop will be scheduled, with staff bringing some further recommendations.

23-001371 Olive Way Townhomes

A motion was made by Member Joanna Lee, seconded by Member Kalei LaFave, to set a public hearing for the Olive Way Townhomes for the September 6, 2023 regular Planning Commission meeting. The motion passed unanimously.

7. OTHER BUSINESS

None at this time.

8. PLANNER'S REPORT

** Mint Farm fill and grade permit*

** Sunrise Village permit review*

** Allocations for grant funding*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for September 6, 2023.

With no further business to discuss, Chairman Collins adjourned the meeting at 9:00 p.m.

Lisa Vertrees, Recorder