



City of Longview

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

Agenda

Planning Commission

Wednesday, April 3, 2024

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.

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1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

24-00299 PC Minutes of March 6, 2024

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

5. **PUBLIC HEARINGS**

6. **NON-PUBLIC HEARING ITEMS**

7. **OTHER BUSINESS**

24-00300 DATA CENTERS & CRYPTOCURRENCY MINING - UPDATE ON MRSC STUDY AND
CURRENT CODE LANGUAGE

RECOMMENDED ACTION: NONE; FINALIZED LANGUAGE TO RETURN TO PC AT A
LATER MEETING

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 Trey Davis, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Amy Norquist

Absent: Member Alison Moss

Staff Present: Mac Kosar, Planner; Sam Barham, City Engineer; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

24-00205 PC Minutes of February 7, 2024

A motion was made by Member Ramona Leber, seconded by Member Joanna Lee, to approve the minutes of the February 7, 2024 meeting. 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**

None at this time

7. **OTHER BUSINESS**

24-00197 MT SOLO PLACE SUBDIVISION PHASE 5 FINAL PLAT**RECOMMENDED ACTION: FORWARD A RECOMMENDATION FOR APPROVAL TO CITY COUNCIL AND HAVE THE CHAIR SIGN THE FINAL PLAT**

A motion was made by Member Ramona Leber, seconded by Member Jeff Rauth, to determine the plat is conforming, forward a recommendation for approval to City Council and have Chairman Collins sign the final plat. The motion passed unanimously.

24-00196 HOUSING INVENTORY - WASHINGTON CENTER FOR REAL ESTATE RESEARCH**RECOMMENDED ACTION: CONSIDER INFORMATION IN PLACE OF REQUESTING NEW HOUSING INVENTORY FROM CITY COUNCIL OR CONTINUE WITH REQUEST**

Staff found updated information from the Washington Center for Real Estate research that is more specific to Longview. It includes CED data, affordability data, information by quarter and is up to date in many categories. Member Ramona Leber feels this fill the requirements Planning Commission was looking for. The Planning Commission agrees.

24-00198 CRYPTOCURRENCY MINING/DATA CENTERS MINIMUM STANDARDS UPDATE**RECOMMENDED ACTION: NONE REQUIRED, UTILITIES RESEARCH CONTINUING, MRSC PERFORMING SURVEY**

Utilities research is continuing. MRSC is performing a survey. Information will be brought to a future meeting.

24-00199 SENATE BILL 5363 AN ACT RELATING TO CANNABIS RETAILER ADVERTISING**RECOMMENDED ACTION: DISCUSSION**

The bill appears dead in the Rules Committee. The City does have the right to restrict signage. The Planning Commission will have to address updating the Sign Code in the near future.

8. PLANNER'S REPORT**24-00200**

- **Recent Planning Commission Recommendations approved by City Council (Totem Ln Rezone, 5024 Ocean Beach Hwy, Shared Driveways Ordinance.**
- **636 California Way received Special Property Use Permit to operate structure as apartments with a checklist from staff bringing it into conformance**

All recommendations to Council have been approved.

Public Works:

** Bid opening for Beech St. Complete Streets project*

** Waiting on a grant that will cover the box culvert and re-connecting neighborhoods on Beech St.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for April 3, 2024.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:22 p.m.

Lisa Vertrees, Recorder

Your name.	Your city or county.	Your email address.	Does your city or county water system code address server farms and data centers differently than other uses?	If you answered "yes" to Q4, please explain.	Does your city or county sewer system code treat server farms and data centers differently than other uses?	If you answered "yes" to Q5, please explain.	If your city or county has undertaken a broad analysis of the impacts of server farms and data centers on your community, would you be willing to share this analysis? (I'll reach out to the email addr	If your city or county has undertaken or reviewed a project-level SEPA analysis on a server farm or data center, would you be willing to share this analysis? (I'll reach out to the email address provi	Please include any other information you'd like to share on your city's or county's experience with server farms and data centers.
	City of Stevenson		N/A (our code doesn't address this use)		N/A (our code doesn't address this use)		N/A (our city/county hasn't undertaken this type of analysis)	N/A (our city/county doesn't have a SEPA analysis for this use)	Sorry, not much help on this one...
	city of bellingham		No		No		No	N/A (our city/county doesn't have a SEPA analysis for this use)	
	City of Yakima		N/A (our code doesn't address this use)		N/A (our code doesn't address this use)		N/A (our city/county hasn't undertaken this type of analysis)	N/A (our city/county doesn't have a SEPA analysis for this use)	
	City of Oak Harbor		No	Has not been a need in our City to date; very little interest from marketplace.	No	Sewer discharge can be treated per State Ecology manual or other national guidance.	No	No	
	City of Grandview		No		No		N/A (our city/county hasn't undertaken this type of analysis)	No	Our town is about ten miles away from where our town is located. Any information that you send me that would be great, because our city limits will eventually be out near there.



Chapter 19.53

DATA CENTER MINIMUM STANDARDS

Sections:

- 19.53.010 Title.
- 19.53.020 Purpose and intent.
- 19.53.030 Applicability.
- 19.53.040 Authority and administration.
- 19.53.050 Development standards and requirements.
- 19.53.060 Enforcement.
- 19.53.070 Severability.

19.53.010 Title.

This chapter shall be known and may be cited as the “City of Longview Data Center Minimum Standards Ordinance.” [Ord. XXXX]

19.53.020 Purpose and intent.

It is the intent of this chapter to:

- A. Support the city’s goals for economic development and associated businesses;
- B. Encourage the efficient use of land in areas of existing public services;
- C. Provide diverse business options;
- D. Encourage affordability, creativity and variety in business design and site development;
- E. Promote a variety of business choices to meet the needs of a population with a variety of individual needs;

19.53.030 Applicability.

The regulations contained in this chapter shall apply in areas classified as “Industrial” in the Longview Comprehensive Plan. [Ord. XXXX.]

19.53.040 Authority and administration.

All applications under this chapter shall be made to the City of Longview Building and Planning/Community Development department. The Director or his/her designee shall administer, interpret, and enforce the provisions of this chapter and shall provide such forms and establish such procedures as may be necessary to administer this chapter. [Ord. XXXX.]

19.53.050 Development standards and requirements.

A. Data Center developments shall be in accordance with International Building Code. These facilities shall be classified Business Group B occupancies as defined by the International Building Code as adopted and amended by the State of Washington and the City of Longview. Requirements for these facilities shall comply with all applicable Building and Fire Codes in effect at the time of their construction.

B. Data Center developments shall operate utilities in accordance with the Longview Municipal Code.

C. Cryptocurrency Mining & the like operations shall not be permitted in or as part of a Data Center.

19.53.060 Enforcement.

City of Longview Department of Building and Planning/Community Development is hereby charged with enforcement of this chapter. [Ord. XXXX.]

19.53.070 Severability.

If any section, subsection, clause, phrase or word in this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section shall be deemed a separate provision and such holding shall not affect the validity of the remaining portion of this chapter. [Ord. XXXX.]

Definitions to be added to LMC 19.09

Cryptocurrency: A digital asset/credit/unit within the system, which is 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.

Cryptocurrency Mining: The act of solving a puzzle within a proof of work consensus model, proof of stake, and/or similar processes now known or developed in the future for which the end product or payment for such mining is a Cryptocurrency.

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.

Examples of Data Centers include but are not limited to enterprise (on-premises) data centers, public cloud data centers, managed data centers and colocation facilities.



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Revised recommended amendments to LMC Chapter 19.58 Industrial Zoning Districts permitted uses Data Centers & Cryptocurrency Mining, LMC 19.09 Definitions, and creation of LMC 19.53

Currently the Longview Municipal Code Chapter 19.58.020-1 'Industrial District Uses' table doesn't include Cryptocurrency mining but is often attempted to fit under the use of Data Centers which is permitted in all Industrial Districts.

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. At the April 25th City Council Public Hearing councilors gave direction to staff to revise the recommendation to still permit data centers, but better define cryptocurrency mining.

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/Planning Commission direction.

Table 19.58.020-1. Permitted uses in industrial zones.

Use	LI-A & B	HI	C/I
<u>Cryptocurrency Mining Facility</u>			

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.

Cryptocurrency Mining: The act of solving a puzzle within a proof of work consensus model, *proof of stake, and/or similar processes now known or developed in the future for which the end product or payment for such mining is a Cryptocurrency.*

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.

Examples of Data Centers include but are not limited to Enterprise (on-premises) data centers, public cloud data centers, managed data centers and colocation facilities.

IBM has a webpage on Data Centers including definitions, types of data centers and other information on the subject. <https://www.ibm.com/topics/data-centers>

IBM defines a data center as “a physical room, building or facility that houses IT infrastructure for building, running, and delivering applications and services, and for storing and managing the data associated with those applications and services”.

Types of data centers-IBM

There are different types of data center facilities, and a single company may use more than one type, depending on workloads and business need.

Enterprise (on-premises) data centers

In this data center model, all IT infrastructure and data is hosted on-premises. Many companies choose to have their own on-premises data centers because they feel they have more control over information security, and can more easily comply with regulations such as the European Union General Data Protection Regulation (GDPR) or the U.S. Health Insurance Portability and Accountability Act (HIPAA). In an enterprise data center, the company is responsible for all deployment, monitoring, and management tasks.

Public cloud data centers

Cloud data centers (also called cloud computing data centers) house IT infrastructure resources for shared use by multiple customers—from scores to millions of customers—via an Internet connection.

Many of the largest cloud data centers—called hyperscale data centers—are run by major cloud service providers like Amazon Web Services (AWS), Google Cloud Platform, IBM Cloud, Microsoft Azure, and Oracle Cloud Infrastructure. In fact, most leading cloud providers run several hyperscale data centers around the world. Typically, cloud service providers maintain smaller, edge data centers located closer to cloud customers (and cloud customers’ customers). For real-time, data-intensive workloads such big data analytics, artificial intelligence (AI), and content delivery applications, edge data centers can help minimize latency, improving overall application performance and customer experience.

Managed data centers and colocation Facilities

Managed data centers and colocation facilities are options for organizations that don’t have the space, staff, or expertise to deploy and manage some or all of their IT infrastructure on premises—but prefer not to host that infrastructure using the shared resources of a public cloud data center.

In a managed data center, the client company leases dedicated servers, storage and networking hardware from the data center provider, and the data center provider handles the administration, monitoring and management for the client company.

In a colocation facility, the client company owns all the infrastructure, and leases a dedicated space to host it within the facility. In the traditional colocation model, the client company has sole access to the hardware and full responsibility for managing it; this is ideal for privacy and security but often impractical, particularly during outages or emergencies. Today, most colocation providers offer management and monitoring services for clients who want them.

Managed data centers and colocation facilities are often used to house remote data backup and disaster recovery technology for small and mid-sized businesses (SMBs).

Washington State Department of Ecology – Data Centers

“We issue air quality permits to data centers to limit the air pollution that comes from diesel-powered backup generators. We also keep track of the combined impacts from the diesel exhaust that may occur from these generators.

Data centers, sometimes called server farms, house the servers that manage email, store data, and run computer applications. If you shop on the web or use popular social media sites, your information is routed through a data center”.

At the September 6, 2023, Planning Commission meeting, Commissioners directed staff to further investigate possible conditions and/or requirements for a proposed Data Center to differentiate from a Cryptocurrency Mining Facility.

Conditions/Standards for Data Centers:

Building/Fire: “These facilities shall be classified Business Group B occupancies as defined by the International Building Code as adopted and amended by the State of Washington and the City of Longview. Requirements for these facilities shall comply with all applicable Building and Fire Codes in effect at the time of their construction.”

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