



City of Longview

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

Agenda

Planning Commission

Wednesday, May 1, 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.

Please click the link below to join the webinar:

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1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
24-00376 PC Minutes of April 3, 2024
3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**
4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**
5. **PUBLIC HEARINGS**
6. **NON-PUBLIC HEARING ITEMS**
 - 24-00389 DATA CENTERS MINIMUM STANDARDS ORDINANCE
RECOMMENDED ACTION: HOLD A PUBLIC HEARING JUNE 5, 2024 TO CONSIDER FORWARDING LANGUAGE TO CITY COUNCIL & TAKE PUBLIC FEEDBACK
 - 24-00390 CRYPTOCURRENCY MINING ORDINANCE
RECOMMENDED ACTION: HOLDING A PUBLIC HEARING JUNE 5, 2024 FOR CONSIDERATION OF RECOMMENDING TO CITY COUNCIL AND TO RECEIVE PUBLIC FEEDBACK
 - 24-00391 OFF-STREET PARKING ZONING CODE UPDATE
RECOMMENDED ACTION: NONE REQUIRED, STAFF TO BRING RESEARCH AND FINDINGS AT FUTURE MEETING(S) ON CURRENT OFF-STREET PARKING CODE AND POSSIBLE CHANGES

24-00392 MOBILE VENDORS/TEMPORARY USE PERMIT ZONING CODE UPDATE
RECOMMENDED ACTION: NONE REQUIRED, STAFF TO BRING RESEARCH AND
FINDINGS AT FUTURE MEETING(S) FOR DISCUSSION AND POSSIBLE CHANGES

7. COMMISSIONER'S COMMENTS

8. OTHER BUSINESS

9. PLANNER'S REPORT

24-00386

- Campus Towers - Campus Cottages Completion - 2004 Olympia Way
- Construction plans received for Olive Way townhomes development
- Comprehensive Plan Periodic Update Beginning Soon

10. ADJOURNMENT



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Minutes

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1. **ROLL CALL**

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

Present: Member Craig Collins, Member Jeff Rauth, Member Ramona Leber, Member Joanna Lee, Member Amy Norquist, Member Alison Moss

Absent: Member Trey Davis

Staff Present: Mac Kosar, Planner; Lisa Vertrees, Administrative Assistant

2. **APPROVAL OF MINUTES**

24-00299 PC Minutes of March 6, 2024

A motion was made by Member Jeff Rauth, seconded by Member Ramona Leber, to approve the minutes of the March 6, 2024 regular Planning Commission meeting. The motion passed unanimously.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

None at this time.

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

Waived

5. **PUBLIC HEARINGS**

None at this time

6. **NON-PUBLIC HEARING ITEMS**

None at this time

7. OTHER BUSINESS**24-00300 DATA CENTERS & CYRPTOCURRENCY MINING - UPDATE ON MRSC STUDY AND CURRENT CODE LANGUAGE
RECOMMENDED ACTION: NONE; FINALIZED LANGUAGE TO RETURN TO PC AT A LATER MEETING**

Staff provided an update on the MRSC study and current code language.

They found no other code language from other cities surveyed. The next step is to approve the finalized code language, hold a public hearing and then recommend action to City Council.

Member Joanna Lee requested staff to research the City of Prinveville, Oregon as there is a data center there within city limits.

New topic

Member Ramona Leber provided slides from the recent City Council meeting regarding the results from a community forum on the Fishers Lane property possibilities.

Council will be discussing possible deed restrictions at a future meeting.

Member Alison Moss provided some explanation on deed restrictions vs. zoning. Mr. Kosar shared the permitted uses for the mixed use commercial zone.

The Planning Commission may offer its services and knowledge on zoning to the Council, but will wait for direction.

8. PLANNER'S REPORT

** Mt. Solo 5 was approved by Council.*

** Divert is moving along.*

** Sunrise Village groundbreaking*

** 250 Industrial Way - remediation*

** Several pre-application meetings*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for May 1, 2024.

With no further business to discuss, Chairman Collins adjourned the meeting at 7:33 p.m.

Lisa Vertrees, Recorder



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 19.09as a result of this ordinance:

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.

The definition of Data Center is not meant to preclude future innovations that do not match the provided definitions perfectly. Proposals not clearly defined by Title 19 of the Longview Municipal Zoning Code may go before the City of Longview Appeal Board of Adjustment for Similar Use Determination or otherwise directed by the Longview City Council.



Chapter 19.52

CRYPTOCURRENCY MINING

Sections:

19.52.010	Title.
19.52.020	Purpose and intent.
19.52.030	Applicability.
19.52.040	Development standards and requirements.
19.52.050	Enforcement.
19.52.060	Severability.

19.52.010 Title.

This chapter shall be known and may be cited as the “City of Longview Cryptocurrency Mining Ordinance.” [Ord. XXXX].

19.52.020 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;

19.52.030 Applicability.

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

19.52.040 Development standards and requirements.

A. Cryptocurrency Mining & the like operations shall not be permitted in or as part of a Data Center or any other Industrial Use.

19.52.050 Enforcement.

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

19.52.060 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 as a result of this ordinance:

Cryptocurrency: A digital asset/credit/unit within a 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.

Revision made to LMC 19.58.030-1 Industrial Districts Use Table:

Table 19.58.020-1. Permitted uses in industrial zones.

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