



**EPHRATA PLANNING COMMISSION
AGENDA
Thursday, May 9, 2019**

Board: Joe Dennis
Jo Maedke
Tom Moncrief
Don Guillemette
David Spencer

- A. Regular Commission Meeting: Open to the Public.
- B. Ephrata City Hall - 121 Alder Street S.W.
- C. Call meeting to order - 7:00 p.m.
- D. Roll Call
- E. Approval of Commission Minutes: April 11, 2019
- F. Correspondence:
- G. Additions and/or revisions to Published Agenda:

Business:

- 1. Zoning Code, Chapter 19.02 Definitions- Review of draft revisions that add a definition for Data Center/Server Farm/Cluster.

Adjourn

Please contact Stacy Hooper at 754-4601 extension 123 if you will not be able to attend this meeting.

Next Resolution 19-001



CITY OF EPHRATA
COMMUNITY DEVELOPMENT DEPARTMENT
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May 3, 2019

To: Planning Commission

Subject: Planning Commission Consideration of Proposed Revision to EMC 19.02, *Definitions*

In response to recent discussions and the City's moratorium on cryptomining, Planning Staff has drafted a revision to EMC 19.02, *Definitions*. The proposed change, underlined in red in the attachment, adds a definition for *Data Centers/Server Farm/Cluster*, that also includes language addressing the mining of cryptocurrencies. With the proposed change, along with existing regulations, data centers, server farms/clusters, and cyptomining would only be allowed in the Industrial-2 and Airport Enterprise Zones.

Attachment:

1. EMC Section 19.02, *Definitions*, 4 pages
2. Land Use Matrix showing the zoning districts where data centers are allowed

Action: The Planning Commission should consider the proposal and discuss the addition to section 19.02.

Action: The Planning Commission should approve, deny, or modify the proposed addition and make a recommendation to City Council.

Sincerely,

Daniel Leavitt
Community Development Director

Title 19
ZONING

Chapters:

- 19.01 Short Title and Purpose
- 19.02 Definitions
- 19.03 Districts Established - Zoning Map
- 19.04 District Regulations
- 19.05 Off-Street Parking and Loading Requirements
- 19.06 Sign Regulations
- 19.07 Landscaping Regulations
- 19.08 General and Supplementary Provisions
- 19.09 Administration
- 19.10 Enforcement
- 19.11 Flood Damage Prevention
- 19.12 Hearing Examiner
- 19.13 Fences and Walls
- 19.14 Planned Unit Development
- 19.15 Recreational Vehicle Parks
- 19.16 Manufactured Housing Communities
- 19.17 Marijuana Regulations
- 19.22 Sidewalk Construction and Improvement Standards
- ~~19.30 Cryptocurrency Mining Data Centers/Server-Farm/Clusters~~

- 19.02.71 Cargo containers.
- 19.02.72 Charging levels.
- 19.02.73 Clustering or cluster subdivision.
- 19.02.075 Comprehensive plan.
- 19.02.080 Combining district.
- 19.02.85 Common open space.
- 19.02.86 Community Development Director.
- 19.02.88 Congregate care facilities.
- 19.02.89 Convalescent home.
- 19.02.90 Conditional use.
- 19.02.91 Condominium.
- 19.02.92 Critical Facility.
- 19.02.0945 Crop and tree farming.
- 19.02.0956 Density, maximum permitted.
- 19.02.0967 Dangerous wastes.
- 19.02.097 Data Center/Server Farm/Cluster
- 19.02.95 Day-care center.
- 19.02.96 Day-care Family home.
- 19.02.100 Day-care operation.
- 19.02.101 Designated manufactured home. .
- 19.02.102 Designated zone facility.
- 19.02.103 Detached Dwelling
- 19.02.104 Development Plan
- 19.02.105 Development.
- 19.02.106 Development Standard.
- 19.02.107 Discontinuance.
- 19.02.108 Discontinuance – conforming.
- 19.02.110 District.
- 19.02.111 Dock-high loading areas.
- 19.02.112 Drainage ditch.
- 19.02.113 Drip line.
- 19.02.114 Drive-in, drive-through facilities.
- 19.02.115 Duplex.
- 19.02.116 Dwelling, single-family.
- 19.02.125 Dwelling, multiple-family.
- 19.02.126 Dwelling unit.
- 19.02.127 Easement.

hazard to human health, wildlife or the environment because such wastes or constituents or combinations of such wastes:

- A. Have short-lived toxic properties that may cause death, injury or illness or have mutagenic, teratogenic or carcinogenic properties; or
- B. Are corrosive, explosive or flammable, or may generate pressure through decomposition or other means.

A moderate risk waste is not a dangerous waste.

19.02.097 Data Center/Server Farm/Cluster

A network of computer(s) and or server(s) typically used by organizations for the remote storage, processing, or distribution of large amounts of data. This includes the operation of specialized computer equipment for the primary purpose of mining one or more blockchain based cryptocurrencies such as Bitcoin. Mining 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 crypto currency 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.

19.02.098 Day-care center.

Day-care center means a day-care operation with thirteen (13) or more children in attendance at any one (1) time.

19.02.099 Day-care Family home.

Day-care family home means a facility licensed to provide direct care, supervision and early learning opportunities for twelve (12) or fewer children in their home where the licensee resides and is the primary provider or as defined in WAC 170-296-0020.

19.02.100 Day-care operation.

Day-care operation means the temporary care of persons in a residence or structure

(meeting the requirements of Chapter 388-148 WAC) for less than twenty-four (24) hours a day on a regular recurring basis for pay or other valuable consideration,

prohibited by law. State and federal governmental activities are encouraged to cooperate under these regulations to secure harmonious city development.

19.02.588 Zoning districts redefined.

Any references in the Ephrata Municipal Code to the former zoning districts R-R shall mean the zoning districts designated as follows:

Former Zone	Current Zone
R-R	S-R

19.02.590 Zoning lot.

Zoning lot means a tract of land occupied or to be occupied by a principal building and its accessory facilities, together with such open spaces and yards as are required under the provisions of this title, having not less than the minimum area required by this title for a zoning purpose in the district in which such land is situated, and having its principal frontage on a public street of standard width and improvement. A zoning lot need not necessarily coincide with the record lot, which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the county.

19.02.595 Zoning permit.

Zoning permit means a certificate, issued prior to a building permit, stating that the proposed use is in accordance with the requirements and standards of this title.

~~19.02.0955 High Intensity computer operations:~~

~~*High Intensity computer operations* means the operation of specialized computer equipment with 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/f/hour 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, high intensity computer operations do 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. (Ord. 10-09-2010; Ord. 13-12-2013; Ord. 18-09-2018; Ord. 18-13-2018; Ord 18-24-2018)~~

19.04.020 Residential land uses.

Key	Zoning Districts														
	S-R Suburban Residential H-M Hillside Management District	R-1 Single Family Residential	R-2 Attached Housing Residential	R-3 Small Lot Single Family Residential	R-4 Small Lot Single Family and Multifamily Residential	R-5 Multifamily Residential Townhouse	C-1 Central Business	C-2 General Commercial	C-3 Office and Service Commercial	U-R Urban Reserve	I-1 Light Industrial	I-2 Heavy Industrial	OSR Open Space Recreational	AE Airport Enterprise	PF Public Facility
P = Principally Permitted Use	P	P	P	P	P	P	A ⁽¹⁾	A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾
S = Special Uses															
C = Conditional Uses	P	P	P	P	P	P	A ⁽¹⁾	A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾
A = Accessory Uses															
One Single Family dwelling per lot															
One duplex per lot			P		P	P									
One modular home per lot	P	P	P	P	P	P	A ⁽¹⁾	A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾		A ⁽¹⁾	A ⁽¹⁾
Multifamily townhouse units			P		P	p ⁽¹³⁾	p ⁽³⁾ C ⁽⁴⁾	p ⁽²⁾	p ⁽²⁾						
Multifamily dwellings			P		P	P	p ⁽³⁾ C ⁽⁴⁾	p ⁽²⁾ C ⁽¹⁶⁾	p ⁽³⁾						
Mobile Home							p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾		p ⁽¹⁾	p ⁽¹⁾		p ⁽¹⁾	
Manufactured Home							p ⁽¹⁾	p ⁽¹⁾	p ⁽¹⁾		p ⁽¹⁾	p ⁽¹⁾		p ⁽¹⁾	
Mobile home parks					C	C		C							
Designated manufactured home	p ⁽¹⁵⁾	p ⁽¹⁵⁾	p ⁽¹⁵⁾	p ⁽¹⁵⁾	p ⁽¹⁵⁾	p ⁽¹⁵⁾									
Group homes Class I-A	P	P	P	P	P	P	P	P	P						
Group homes Class I-B			P		P	P	P	C	P						
Group homes Class I-C			C		C	C	P	C	P						
Group homes Class II-A			C		C	C	C	C	C						
Group homes Class II-B			C		C	C	C	C	C						
Group homes Class II-C			C		C	C	C	C	C						
Group homes Class III								C							
Rebuild existing dwellings	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾
Rebuild/accessory uses for existing dwellings	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾
Transitional housing								C ⁽⁶⁾							
Guest cottages and houses	A ⁽⁷⁾ (14)		A ⁽⁷⁾ (14)	A ⁽⁷⁾ (14)	A ⁽⁷⁾ (14)	A ⁽⁷⁾ (14)									

	S-R M-H	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	U- R	I-1	I-2	OS R	A-E	P-F
Manufacturing of plywood, composition wallboard, and similar structural wood products											C	P C ⁽¹⁾		P C ⁽¹⁾	
Manufacturing of nonmetallic mineral products such as abrasives, asbestos, chalk, pumice, and putty											C	P C ⁽¹⁾		P C ⁽¹⁾	
Manufacturing of heat-resisting or structural clay products (brick, tile, or pipe) or porcelain products											C	P C ⁽¹⁾		P C ⁽¹⁾	
Manufacturing of machinery and heavy machine tool equipment for general industry and mining, agricultural, construction, or service industries											C	P C ⁽¹⁾		P C ⁽¹⁾	
Manufacturing, processing, assembling, and packaging of articles, products, or merchandise made from previously prepared natural or synthetic materials											p ⁽¹⁶⁾ (21) (23)	P C ⁽¹⁾		P C ⁽¹⁾	
Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous, or alloyed metals											p ⁽¹⁶⁾ (21)	p ⁽²¹⁾ C ⁽¹⁾		p ⁽²¹⁾ C ⁽¹⁾	
Complexes which include a combination of uses, including a mixture of office, storage, and light manufacturing uses								C			P				
Accessory uses and buildings customarily appurtenant to a permitted use	A ⁽²²⁾	A	A	A	A	A ⁽⁸⁾	A ⁽⁵⁾	A	A	A	A	A	A	A	
Impound lots											C ⁽¹⁾	P		P	
Mining Activities												C ⁽¹⁾		C ⁽¹⁾	
Data Centers/Server Farms/Clusters												P		P	
Junkyards/ Salvage Yards												C ⁽¹⁾		C ⁽¹⁾	
Welding Shops								C ⁽²⁴⁾			P	P		P	

Chapter 19.30

HIGH-INTENSITY-COMPUTER-OPERATIONS

~~19.30.010 High Intensity Computer Operations Prohibited~~

~~**19.30.010 High Intensity Computer Operations Prohibited:**~~

~~All high intensity computer operations shall be prohibited within the City of Ephrata, including those conducted as a home occupation.~~

~~(Ord 18-13, 2018; Ord 18-28, 2018)~~