

Chewelah Housing Subarea Vision, Goals, and Action Plan

Vision

The following vision statement for the Chewelah housing subarea was developed based on previous planning efforts, an opportunity assessment, public feedback and the preferred housing scenario.

Housing Vision Statement:

The City of Chewelah is a place which offers a small-town, local feel but has great standing and reputation in the northeastern Washington. The community is a hub for recreation and outdoor enthusiasts, the city boasts a quaint downtown feel along Main Avenue, centrally and conveniently located to be enjoyed by the surrounding neighborhoods. The city also has a Creative District centered on arts and entertainment all accessible on foot or bicycle.

Downtown Chewelah is vibrant, convenient, and safe place to live, with housing consisting of a range of options in variety and value. Within the downtown core, mixed use buildings provide residential units above retail and dining, which activates a lively and diverse Main Avenue. To create density near the downtown, pockets of larger multi-family developments such as apartments and townhomes will be encouraged, increased density in and around downtown will provide greater access to local shopping and dining adding to the vibrancy of the downtown main street.

Transitioning away from the retail business zone and downtown overlay zone is a variety of housing options to accommodate any lifestyle, income, and household size providing some single-family homes intermixed predominantly with duplexes, fourplexes, secondary units/accessory dwelling units, and cottage housing.

Vision Workshop

Two workshops were held on the Downtown and Housing Subarea Plan in October. The first workshop titled, “Vision Chewelah” focused on informing the public of the plan, review, and consideration of planning actions from the Downtown ReGeneration Plan from 2000 and reaffirming the vision and planning goals and policies from that document. Based on public feedback and the community survey we refined the vision, goals, policies, and actions based off the information obtained in the first workshop.

The second workshop titled, “Implementing the Vision” focused on affirming the new planning vision and objectives identified for the downtown, housing, trails, civic center, and parking. This solidified the new planning vision and goals, policies, and action recommended in the plan. Attached to this deliverable is the updated Public Participation Plan which reflects when the vision workshops were held and what tasks were covered.

Goal, Policies & Actions

Goals for the five categories are listed below. These goals can be achieved by enacting policy and taking strategic actions. The table below outlines the specific policies and actions to help achieve the housing subarea vision and goals.

Housing: Provide greater opportunities to develop a variety of housing types and sizes in Chewelah to accommodate any lifestyle and family size.

The goals, policies, and actions are rooted in previous planning efforts, the opportunity site assessment, and public feedback. The reference documents and sources in Table 1 provide a guide for the abbreviations used in the tables below to indicate where the recommendation came from.

Table 1 Reference Documents/Sources

Document/Source	Abbreviation
Chewelah Regeneration Plan, 2000	REG
Chewelah Comprehensive Plan	COMP
A Creek Runs Through It, 1993	CRK
US 395 Corridor Study – Stevens County Line to Kettle Falls, 2007	CORR
2019 Capital Facilities Plan	CFP
2020 – 2025 Transportation Improvement Program	TIP
Opportunity Assessment	OPP
Public Feedback (workshops and survey)	PUB
Chewelah Shoreline Master Program	SMP

Housing



Goal

- 1) Provide greater opportunities to develop a variety of housing types and sizes in Chewelah to accommodate any lifestyle and family size.

Policies

- 1) Prioritize more housing options in the dense housing zones like the medium density housing zone (R-1B) and the high-density housing zone (R-3) over the low-density housing zone (R-1).

- 2) Incentivize property owners in the R-B and downtown overlay district to create mixed use development (residential on top and retail on the ground floor)
- 3) The Downtown District Overlay Zone will promote mixed use development in the overlay zone with retail on the ground floor and residential on the upper floor(s).

Housing Actions

#	Actions	Projects	Reference	Effort
A	Amend the Chewelah Municipal code, Title 18 Zoning, to allow renting of rooms in the R-1B zone.	City initiated zoning text amendment	COMP OPP PUB TIP CRK	HIGH
B	Amend the Chewelah Municipal code, Title 18 Zoning, to allow housing for people with functional disabilities in the R-3 zone.	City initiated zoning text amendment	REG OPP PUB	MED
C	Study a variety of incentive programs to encourage mixed-use development in the downtown and along Hwy 395.	<ul style="list-style-type: none"> • Identify provisions within zoning, subdivision, development, and other regulatory codes that prohibit mixed-use development. • Provide a combination of financial and regulatory incentives to mixed-use developers, such as permit fee reductions, tax abatements, expedited development approval processes, and providing density and building height or floor area bonuses. • Explore the feasibility of a multi-family tax exempt program in Chewelah. Multifamily tax exemption (MFTE) program is a voluntary incentive provided by the City. Under this program, private multifamily housing developments in certain designated districts are exempted from property taxes for up to 12 years if income-restricted units are maintained in the development. 	OPP REG	MED
D	Implement the preferred housing scenario from the Downtown and Housing Subarea Plan by rezoning a portion of the R-1 and R-1B zones within the subarea to R-3.	City initiated rezone.	PUB OPP COMP	MED
E	Amend the Downtown Overlay District to encourage and prioritize mixed use development projects in two- and three-story buildings which provide retail on the ground floor and residential in the upper stories.	Amend the overlay zone purpose and intent to prioritize mixed use development projects which provide retail with residential.	PUB OPP CRK	MED