

Chewelah Housing Subarea Plan Preferred Development Scenario

Introduction

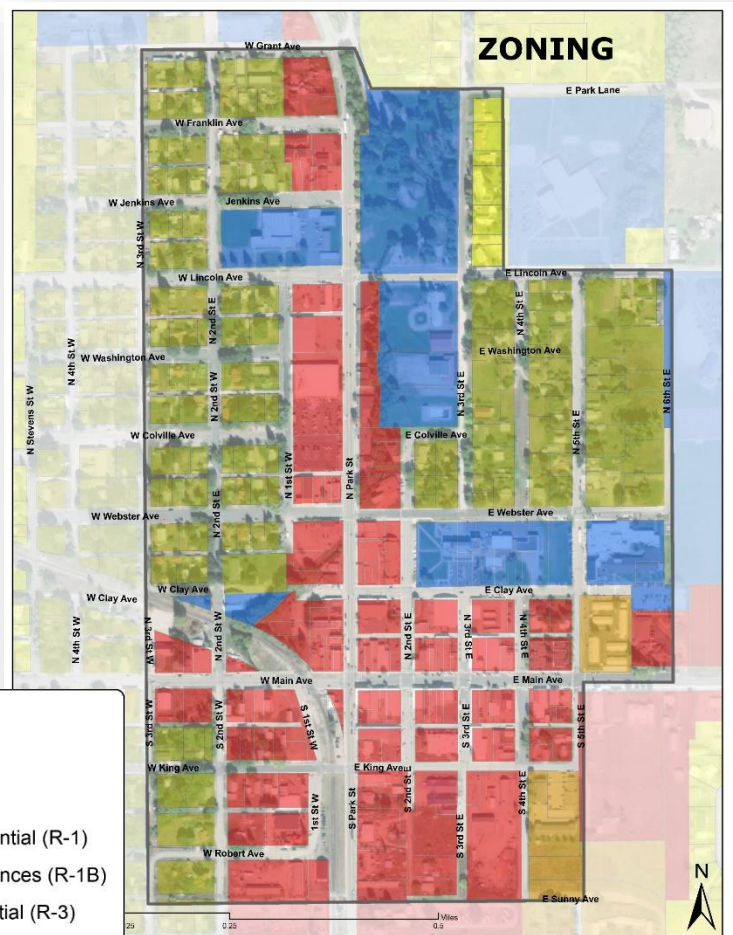
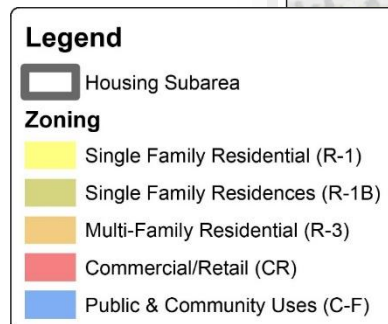
This deliverable provides three housing scenarios in the subarea. Two public workshops were provided in October. The first workshop focused on building the foundation of knowledge regarding the housing demographics and trends and an overview of the zoning within the subarea. The second workshop focused on specific housing types, such as, duplex development, detached single units, renting rooms, housing for people with functional disabilities, and mixed use. Workshop two aimed to clarify where these housing types were allowed in each of the zoning districts and then affirm the publics level of comfortability in allowing the housing types in the low, medium and high-density housing zones. In some cases, housing types that are typically thought to be more dense options (i.e. duplexes and detached single units) were permitted in the lowest density zone and even the high-density zone but prohibited in the medium density zone. The workshops sought to remedy these inconsistencies in the zoning while providing the necessary information to the public to think about offering more housing options and creating more density in the medium and high-density housing zones.

Zoning

The zoning within the subarea is a diverse mix of several zones. Residential uses within each zone can vary as we look at the lowest density zone (Single-family residential, R-1), medium density zone (single-family residences, R-1B), high density zone (multi-family residential, R-3), and the commercial zone (retail business, R-B).

Beginning with the most prevalent zone within the subarea, each zoning category has been analyzed for housing type suitability. The different zones in the subarea include.

- **Commercial/retail (CR) in red** – this is the largest zone area within the housing subarea and the downtown



- boundary. This zone is mostly centralized in the downtown but is also on the east and west sides of highway 395 going north and south through town. Mixed use housing (residential on top and retail on the ground) is permitted within the commercial/retail zone.
- **Single family residences (R-1B)** – This is Chewelah’s medium density housing zone. This zone is primary on either side of the commercial zone and serves as a transition from the retail zone to the single-family residential zone just outside of the east and west subarea boundary. Typical, medium density housing zones allow for more dense housing options than the single-family residential zone (R-1). Options such as duplexes, condos, town homes, cottages, and senior housing. In Chewelah, the R-1B zone, in some instances, provides more strict review for housing types such as renting of rooms that have to go through a type II conditional use process. The zone outright prohibits detached second units and duplex developments where as these uses are allowed in the single-family residential zone, the lowest housing zone.
- **Public/community uses (C-F)** – This includes things like Chewelah Park, ballfield, City hall campus, and hospital. These areas are important to this planning process because they are either destination points or places people in the city might regularly visit which is discussed during the trails portion of the plan. The public/community use zone is important to housing because the destination locations provide access to recreation, school(s), library, and city hall. The intent of this zone is not for development of housing but access to public amenities that support individuals and neighborhoods. The trails portion of the plan will talk about how important it is to connect to these places.
- **Multi-family residential (R-3)** – The R-3 zone can be found in two areas on the southeast side of the subarea. This zone allows denser housing options like apartments detached second units and renting of rooms. Both areas are currently developed into apartments and senior housing.
- **Single-family residential (R-1)**– This is the low-density housing zone and should not be confused with single-family residences (R-1B) Chewelah’s medium density zone. Single-family housing structures are the predominant housing type in the zone, but the zone also allows duplexes and manufactured housing.

Housing Uses by Zone

During workshop one the public focused on whether to allow duplex development in all of the residential zones in Chewelah. Polling at that workshop showed that 56% of people voted yes to allowing duplexes in the medium density housing zone and 25% of people voted no, while 19% of people were unsure.




Workshop two explored other housing uses a bit further. The other housing uses included detached second unit, renting of rooms and housing for people with functional disabilities. The table on the right-side lists each of the uses, the center of the table shows the R-1 zone (low density housing in yellow), the R-1B zone (medium density housing, in magenta) and

Uses	Current			Proposed
	R-1	R-1B	R-3	
Detached second unit	A	X	A	Allow in R-1B
Renting rooms	A	C	A	Allow in R-1B
Housing for people with functional disabilities	A	A	C	Allow in R-3
A = Allowed; C = Conditionally Allowed; X = Prohibited				




the R-3 zone (high density housing, in orange). The table demonstrates in which zones these housing types are allowed, where they are conditionally allowed and where they are prohibited.

The coloring with each zone corresponds with colors in the use table. the zoning map, the zones have been color coded to match their location on the zoning map. The zoning map shows the entire city limits for Chewelah south and the location of the subarea. Much of the R-1B parallels the 395 corridor (and the commercial/retail zone). The R-1 zone is the largest zone in yellow and located entirely outside of the subarea zone. The R-3 zone (high density housing) is located within the subarea, but most of this zoning district is scattered on the east and west outskirts of town.

Legend

-  Housing Subarea
-  City Limits
-  Urban Growth Area (UGA)

Zoning - Residential

-  Single Family Residential (R-1)
-  Single Family Residences (R-1B)
-  Multi-Family Residential (R-3)

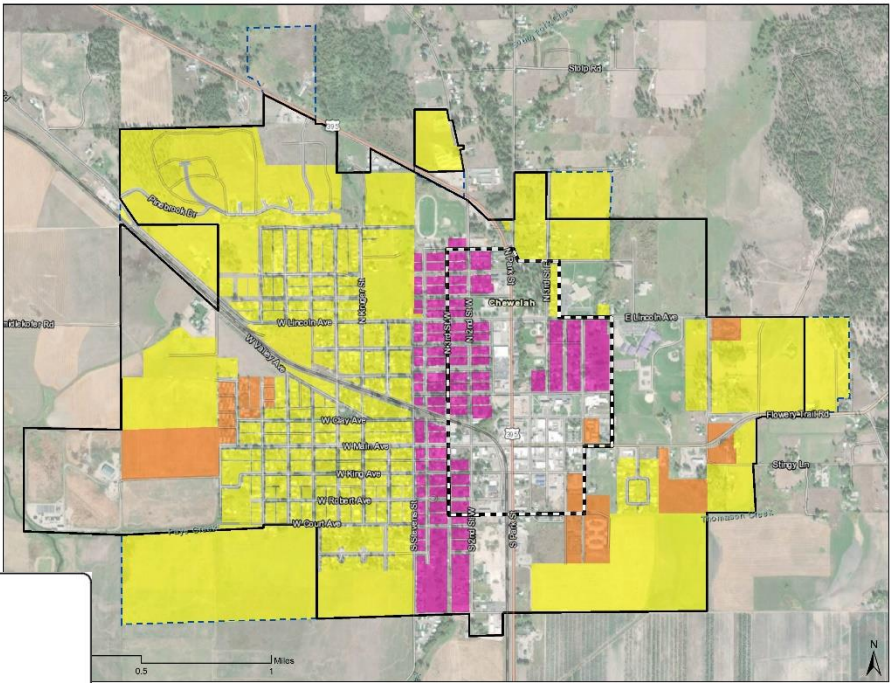


Figure 1 - South Chewelah Zoning Map with Housing Subarea

Generally, zoning provides less dense housing options in lower density zones and a more options in higher density zones but in Chewelah’s current zones, the lowest density housing zone (R-1) it allows for all three housing types while the R-1B (medium density zone) and R-3 (high density zone) does not allow or conditionally allows for more intense uses. The setup is somewhat backwards then what is typically seen of allowable uses in these zones. More dense uses should center around the downtown/commercial corridor while less dense uses should radiate out to the single-family residential zone.

Housing Scenarios

During the second housing workshop polling questions about where to allow detached second units, duplexes, renting of rooms and housing for people with functional disabilities was further investigated and housing scenarios were presented to the public. This section will describe each housing scenario beginning with the least dense housing option to the densest housing option. Each scenario will include the polling results demonstrating the publics support and level of comfort in allowing these uses and the preferred housing scenario.

Option A – Baseline Housing Scenario

The baseline house scenario, option A, proposes allowing duplex development and renting of rooms in the R-1B zone (yellow area) and encourage the development of mixed-use development along 395 and Main Ave in the commercial/retail zone (red area) which is currently allowed.

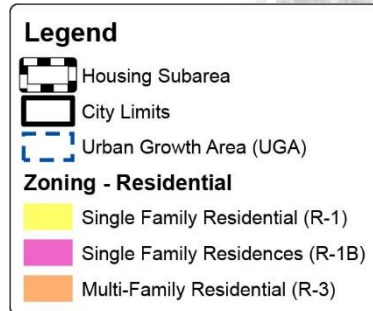
Proposed:

Yellow Area – R-1B medium housing density zone:

- Duplex Development
- Renting Rooms

Red Area – R-B retail business zone:

- Mixed use development (currently allowed)



During workshop 1 a polling revealed that 56% of people were in support of allowing duplex development throughout the city.

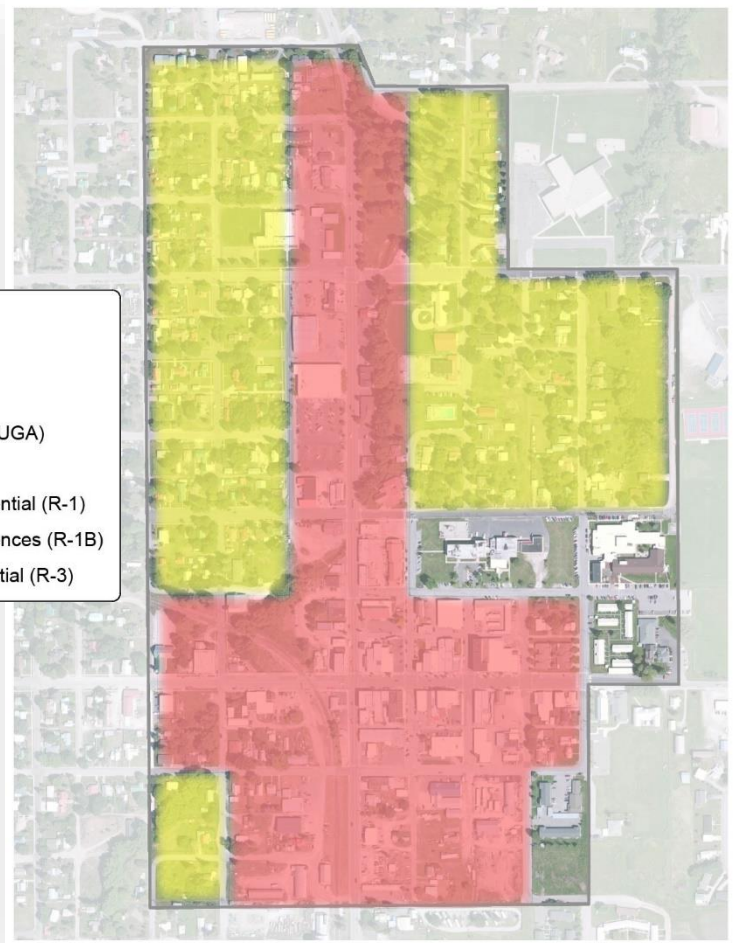
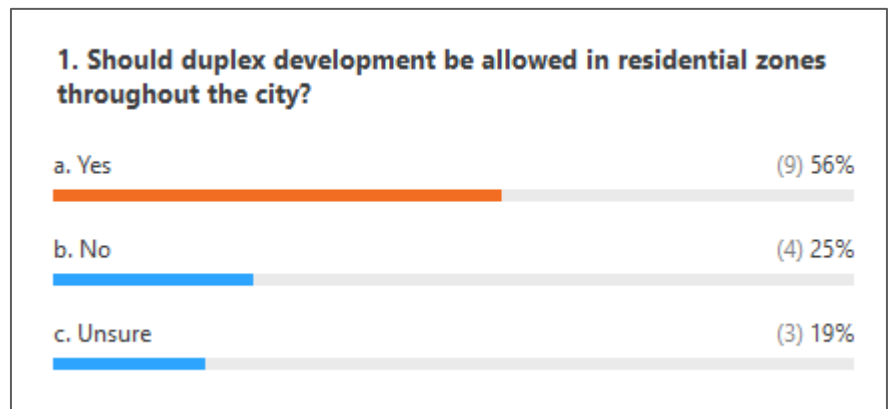


Figure 2 - Baseline Housing Scenario



Option B – Medium Density Housing Scenario

In the medium density housing scenario, option B, builds on option A by proposing to allow detached second units in the R-1B zone and housing for people with functional disabilities in the R-3 zone.

Proposed

Yellow Area:

- Duplex Development
- Renting Rooms

Red Area:

- Mixed use development (currently allowed)

During workshop two polling revealed that 67% of people were in support of allowing detached second units and renting of rooms in the R-1B medium density housing zone.

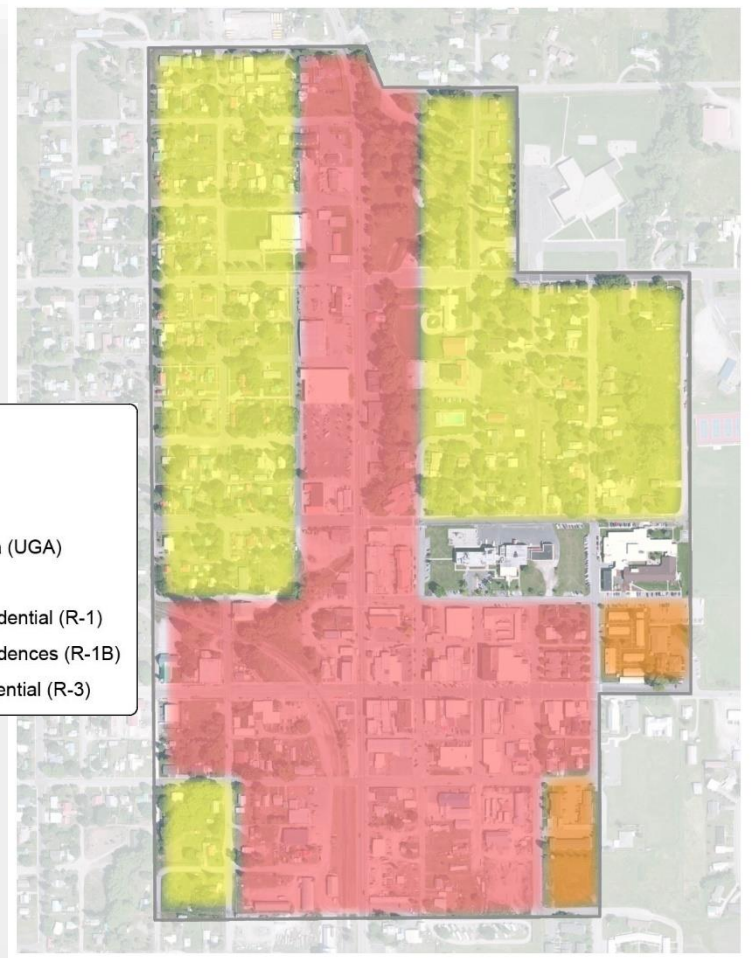
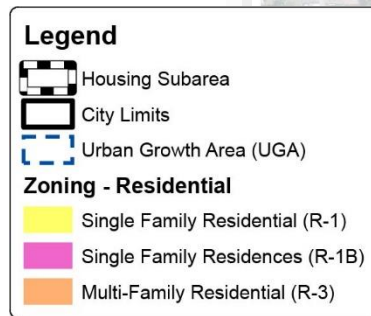
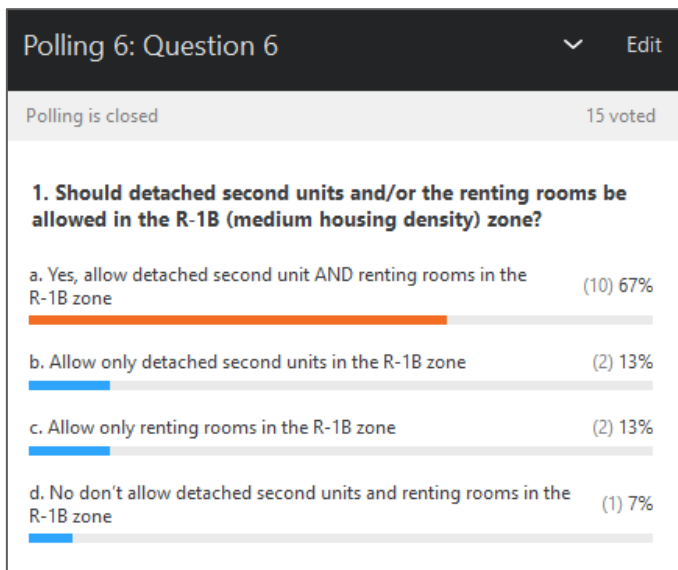


Figure 3 - Medium Density Housing Scenario



Option C – High Density Housing Scenario (Preferred Scenario)

In the high-density housing scenario, option C, builds on what is proposed in options A and B but includes rezoning an area, in the black dotted line, of the R-1 and R-1B to multi-family high density residential (R-3). In doing so would also allow housing for people with functional disabilities be allowed in this area as well.

Proposed

Yellow Area:

- Duplex Development
- Renting Rooms

Orange Area:

- Housing for people with functional disabilities
- Rezone area outlined in the black dotted line from R-1 and R-1B to R-3.

Red Area:

- Mixed use development (currently allowed)

Option C is the preferred scenario with 54% of people voting. However, 38% of people were in support of option B the medium housing density scenario. It is anticipated that these changes will be gradual. Goals, policies and actions will be in support of this scenario and integrated into the comprehensive plan.

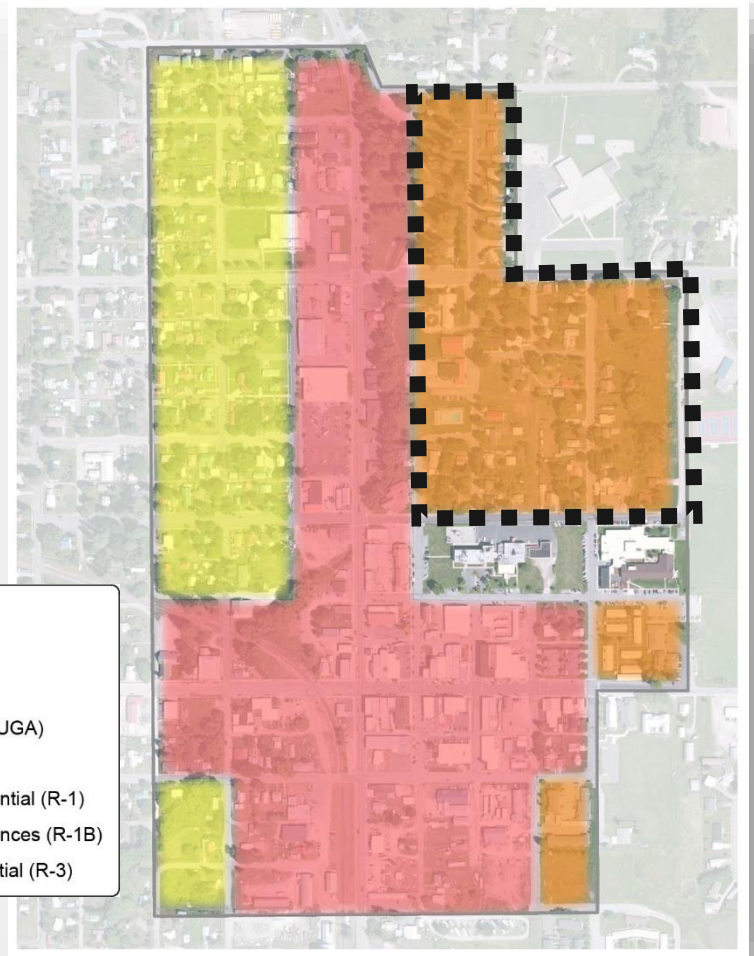
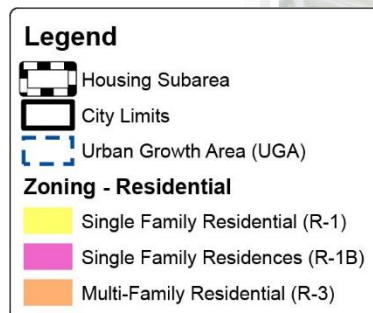


Figure 4 - High Density Housing Scenario

