

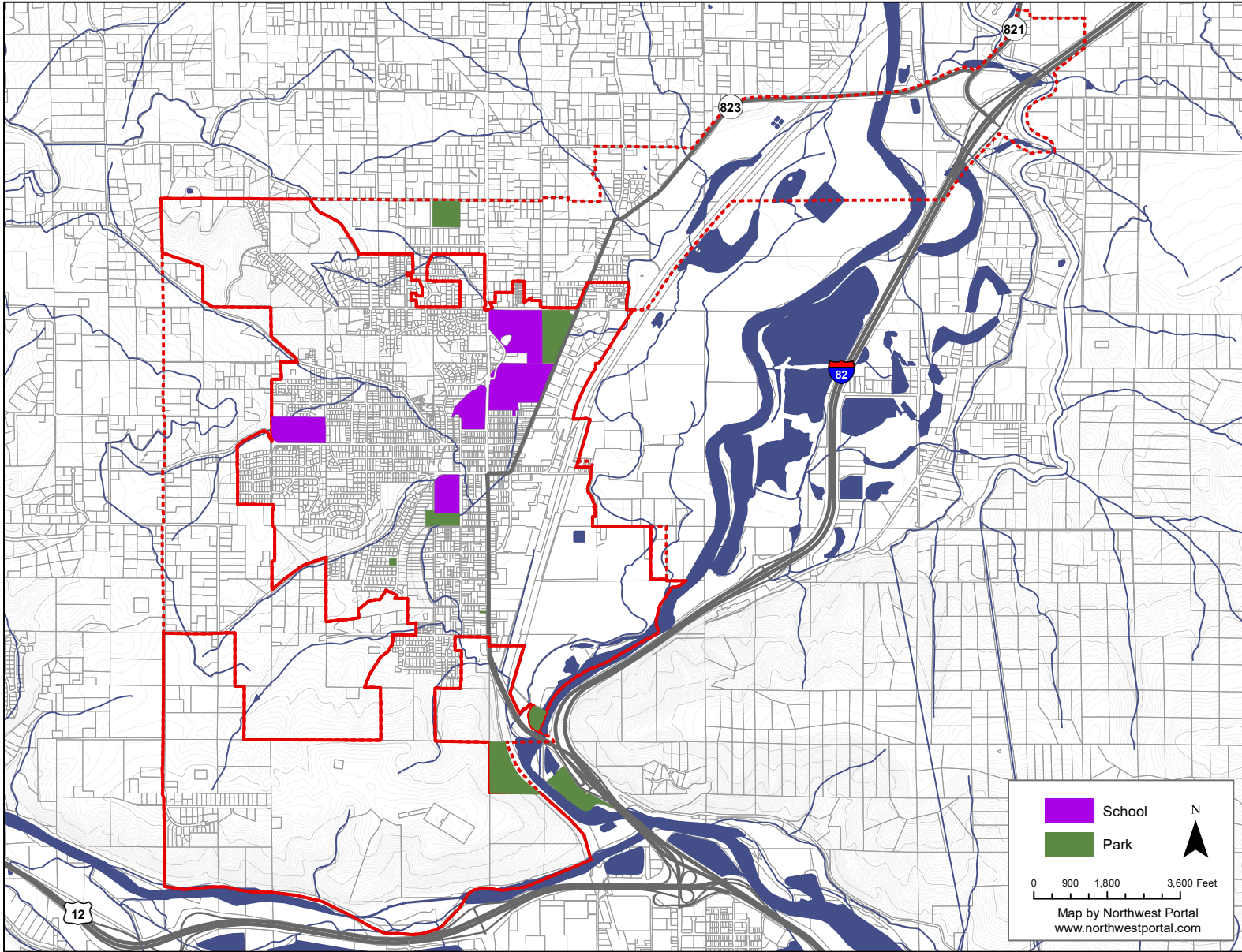
Appendix I - Buildable Land Capacity 2023

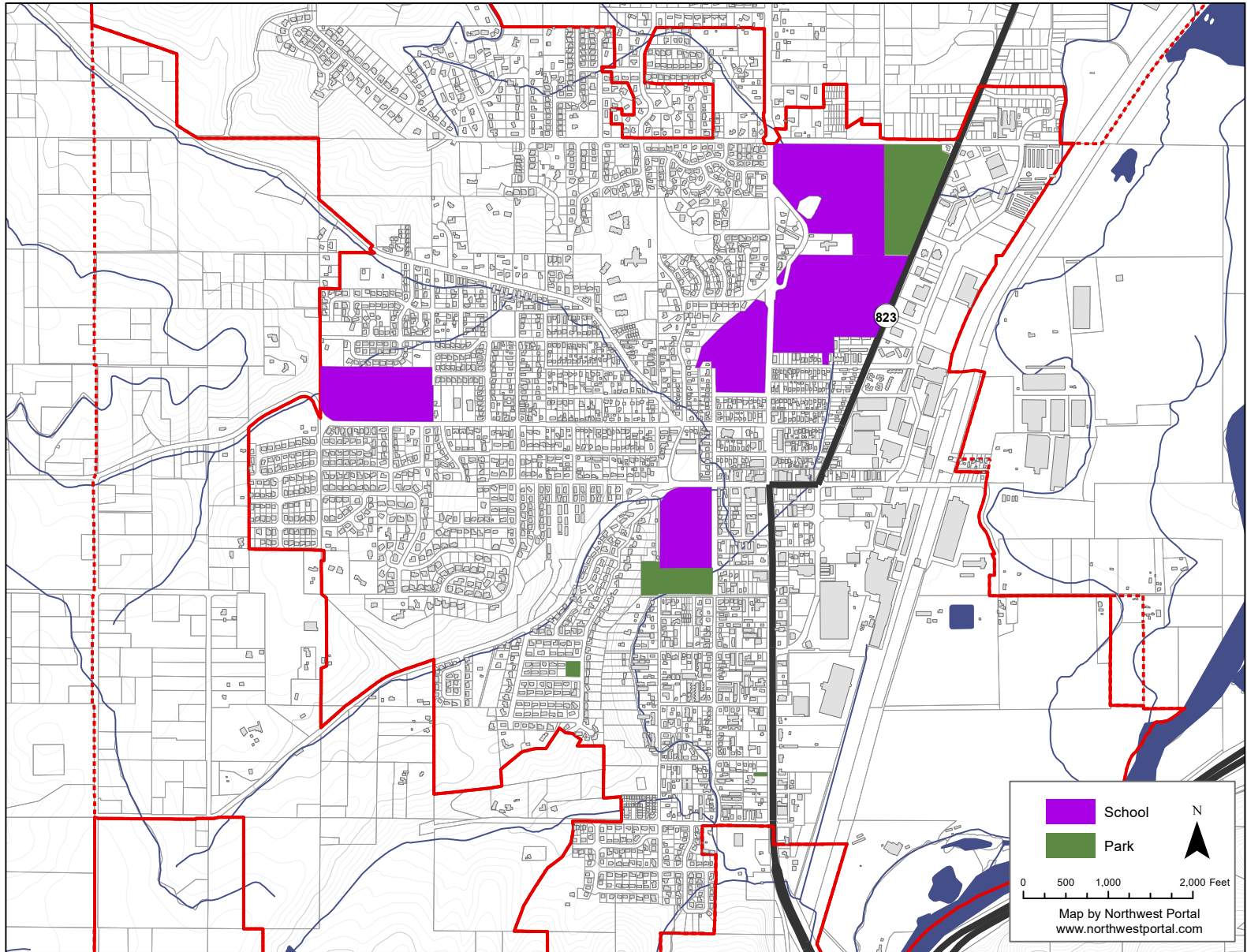
City of Selah Residential Land Use Capacity Analysis

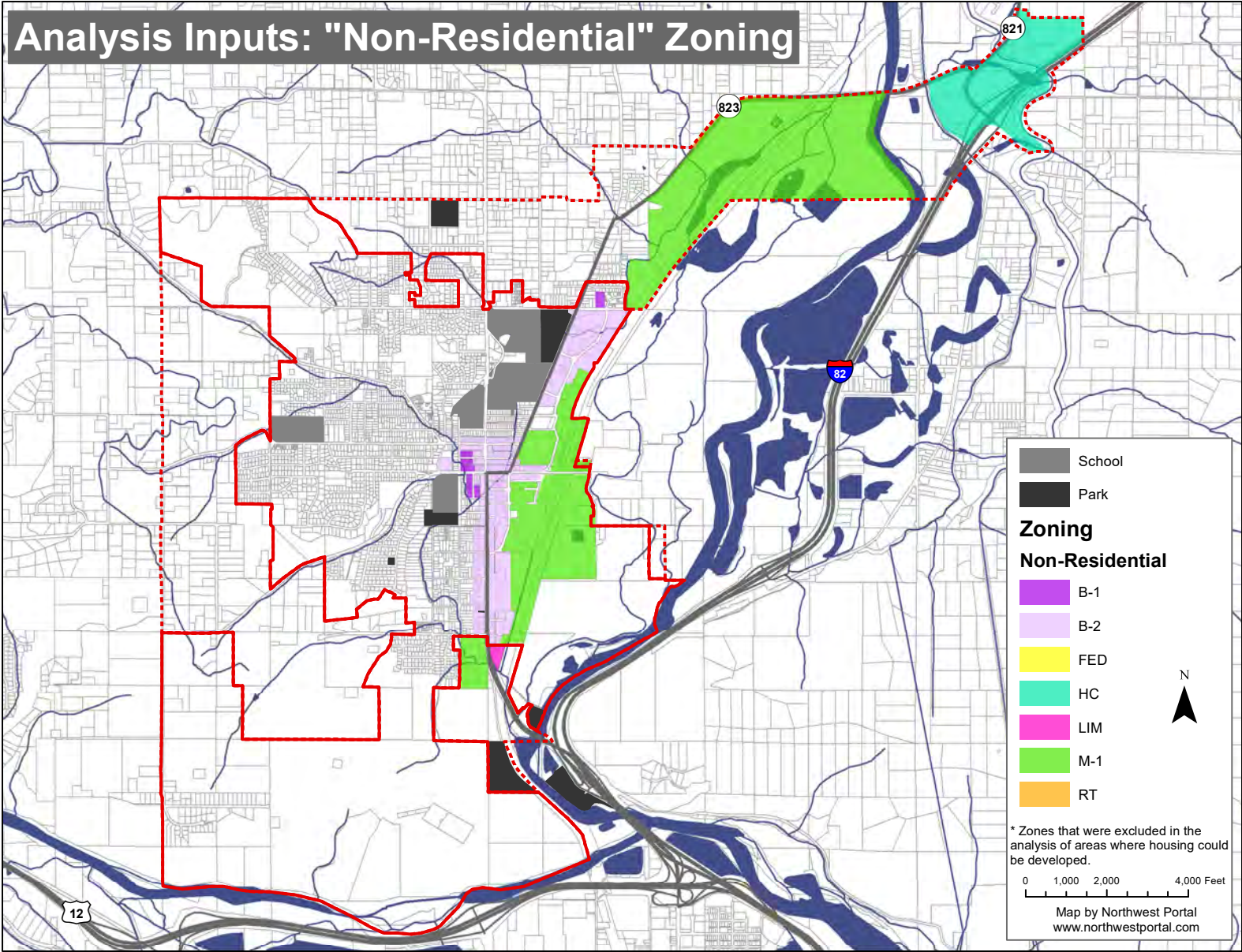
	LDSF	Existing City Limits				Totals
		R-1	R-2	R-3	PD	
Vacant Land (Acres) (1)	137.8	929.1	2.8	11.7	15.7	1,097.1
Less Areas Not Suitable for Development	-31.7	-168.4	0.0	-0.9	-2.8	-203.9
Less Parcels in Public Use or Ownership (Acres) (2)	-22.5	-26.0	0.0	-0.2	-0.9	-49.5
Less Parcels Not Suitable for Development (Acres) (3)	-9.2	-142.5	0.0	-0.8	-1.9	-154.3
Underdeveloped acres potentially suitable for Res Development	4.0	166.1	16.2	16.2	0.0	202.4
Net Acres Potentially Suitable For Residential Development	110.0	926.8	18.9	26.9	13.0	1095.6
Further Adjustments	-65.4	-655.8	0.0	-17.5	-4.5	-743.2
Less Parcels With Fixed Development Potential (Acres) (5)	0	-53.34	0	0.0	0.0	-53.3
Less 25% Market Factor Deduction (Acres) (6)	-27.5	-218.4	0.0	-6.7	0.0	-252.6
Less Critical Areas (Acres)(4)	-13.8	-238.2	0.0	-5.7	0.0	-257.7
Less 35% Site Utilization Factor Deduction (Acres) (7)	-24.1	-145.9	0.0	-5.1	-4.5	-179.6
Adjusted Net Acres Potentially Suitable For Development	44.7	271.0	0.0	9.4	8.4	352.4
Population Capacity Analysis						
Average Dwelling Units per Acre (8)	5	5	12	24	5	
Potential Dwelling Units	223	1355	0	226	42	1846
Dwelling Units from Lots with a Fixed Development Potential (9)	0	83	0	0	0	83
Total Potential New Dwelling Units	223	1438	0	226	42	1,929
2018 Selah Average Household Size (10)	2.66	2.66	2.66	2.66	2.66	
Potential Population Growth	594	3825	0	601	112	5,132
Total Potential Population Growth Within Selah City Limits				5,132		

Notes:

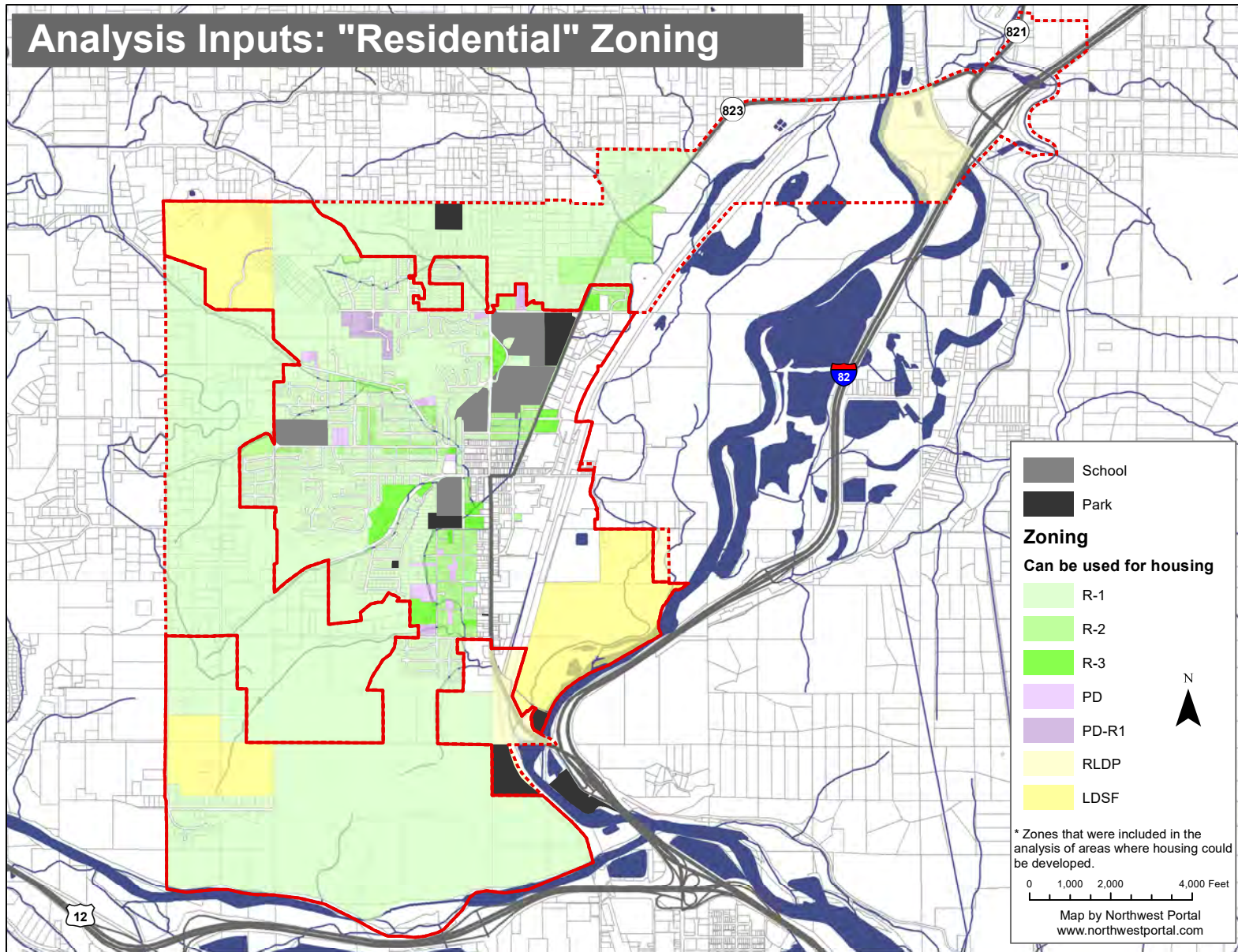
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes, but have little or no development potential, such as driveways, private roads, and railroad ROW, as well as parcels with a structure over the property line, landlocked parcels, parcels too small to build on, and irregularly shaped parcels. A more detailed analysis may reveal that there are more lots that should be included in this category.
- (4) This is an estimation of the acreage on vacant parcels potentially suitable for development that appears to meet the City's definition for wetlands and steep slopes. It does not include the required buffers and setbacks which would further reduce the development potential.
- (5) Some vacant parcels were recently platted and specifically designed for only one single family dwelling unit. The estimated development potential of these parcels is added back in later in the analysis.
- (6) For planning purposes, it is assumed that 25% of the vacant land potentially suitable for development will not be available for development during the 20-year planning horizon.
- (7) For planning purposes, it is assumed that 35% of a site will be utilized for access and utilities, etc.
- (8) For planning purposes it is assumed that vacant parcels will be developed at their maximum density which in all likelihood overestimates the development potential. An analysis of the achieved density in recent years would provide a more accurate assessment.
- (9) See footnote (5).
- (10) Source: American Community Survey 5-Year Estimates, Selected Households and Family, 2018.



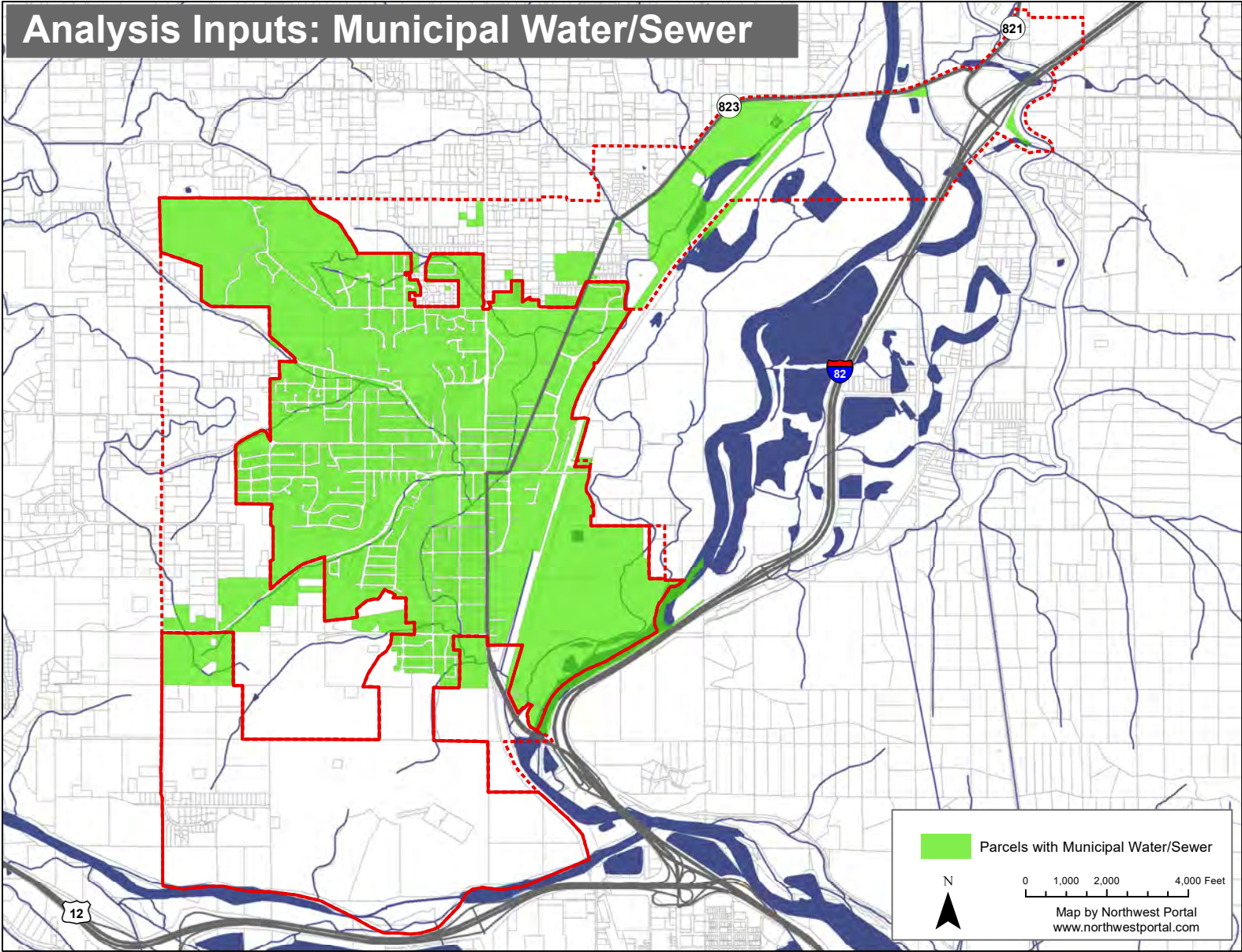




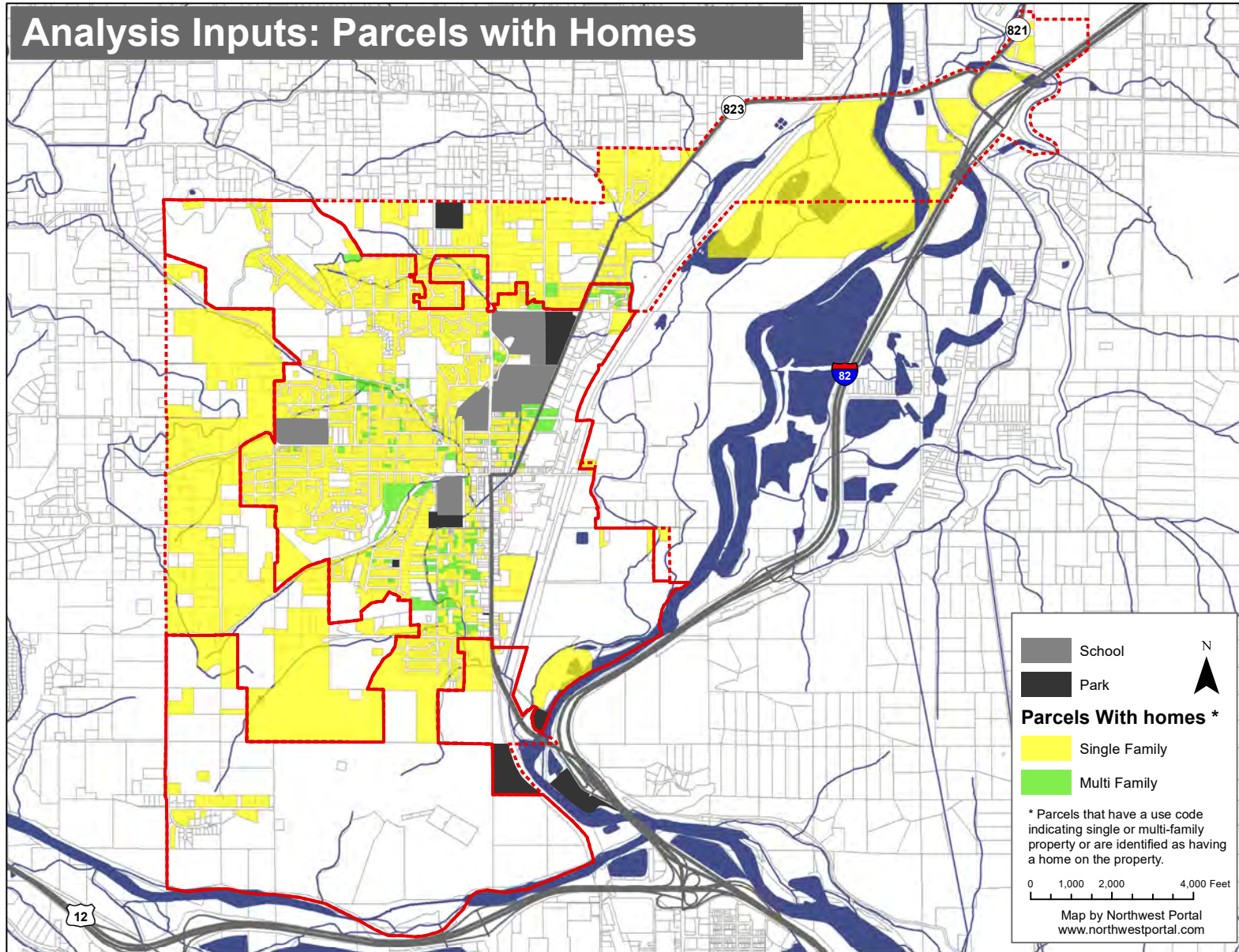
Analysis Inputs: "Residential" Zoning



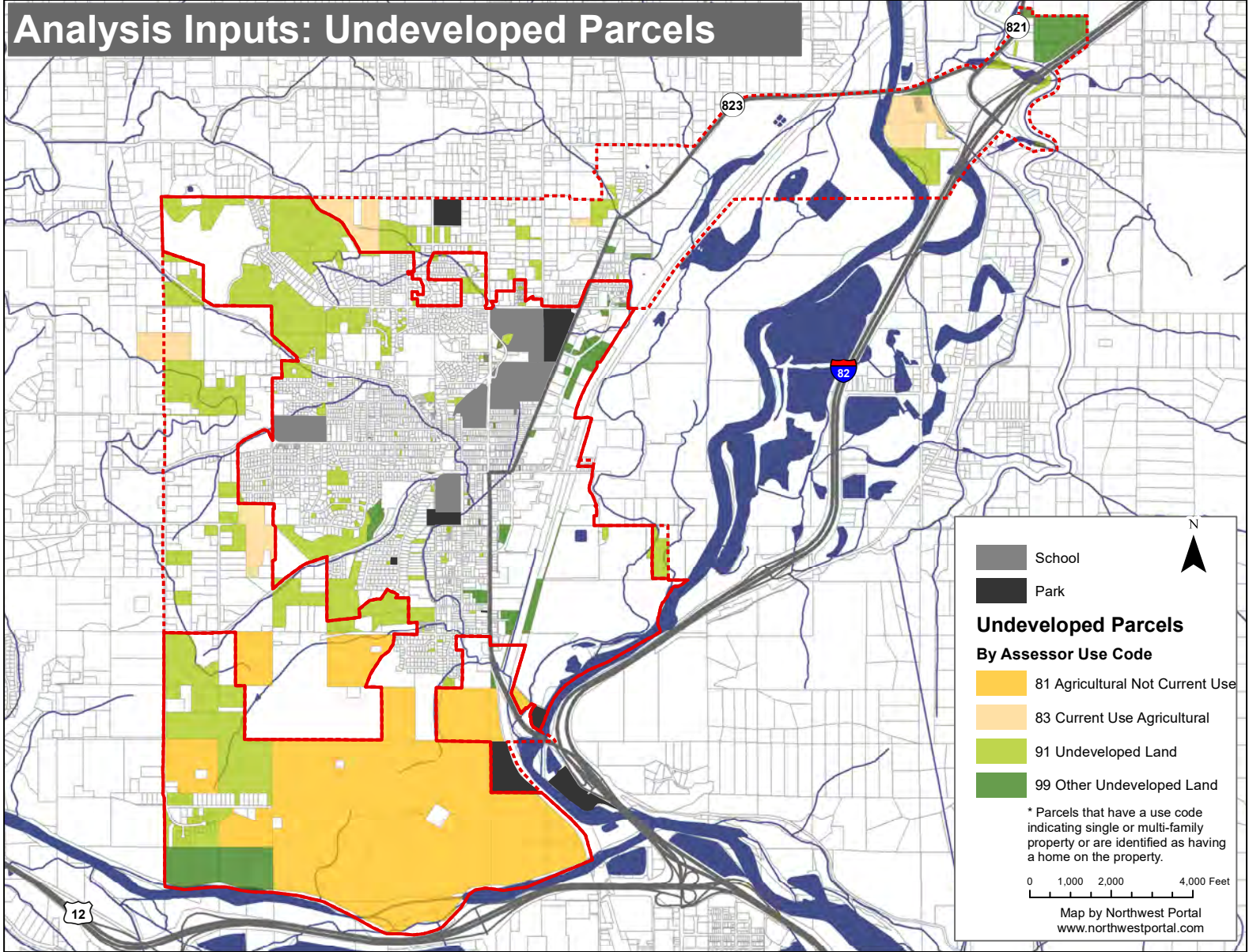
Analysis Inputs: Municipal Water/Sewer



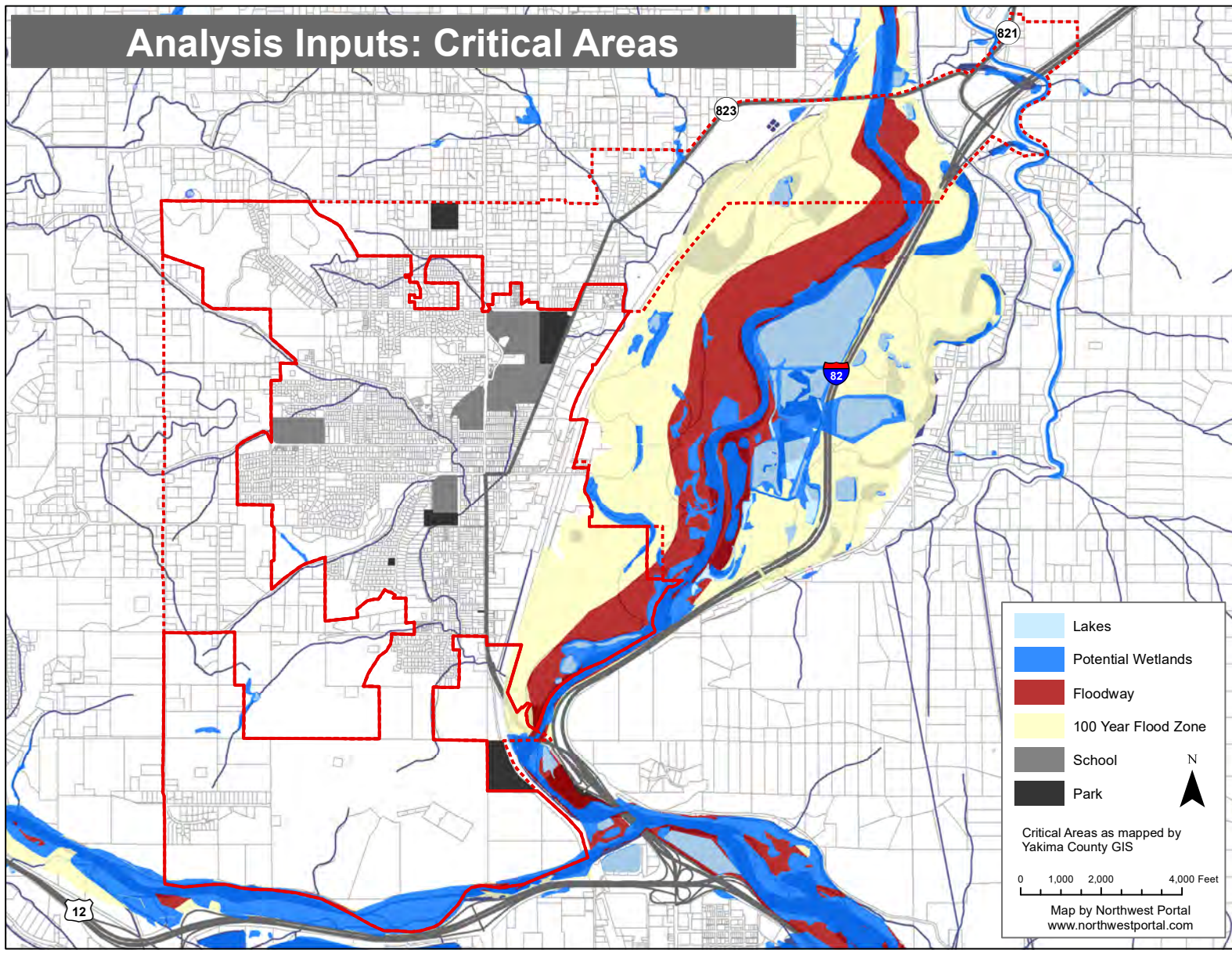
Analysis Inputs: Parcels with Homes

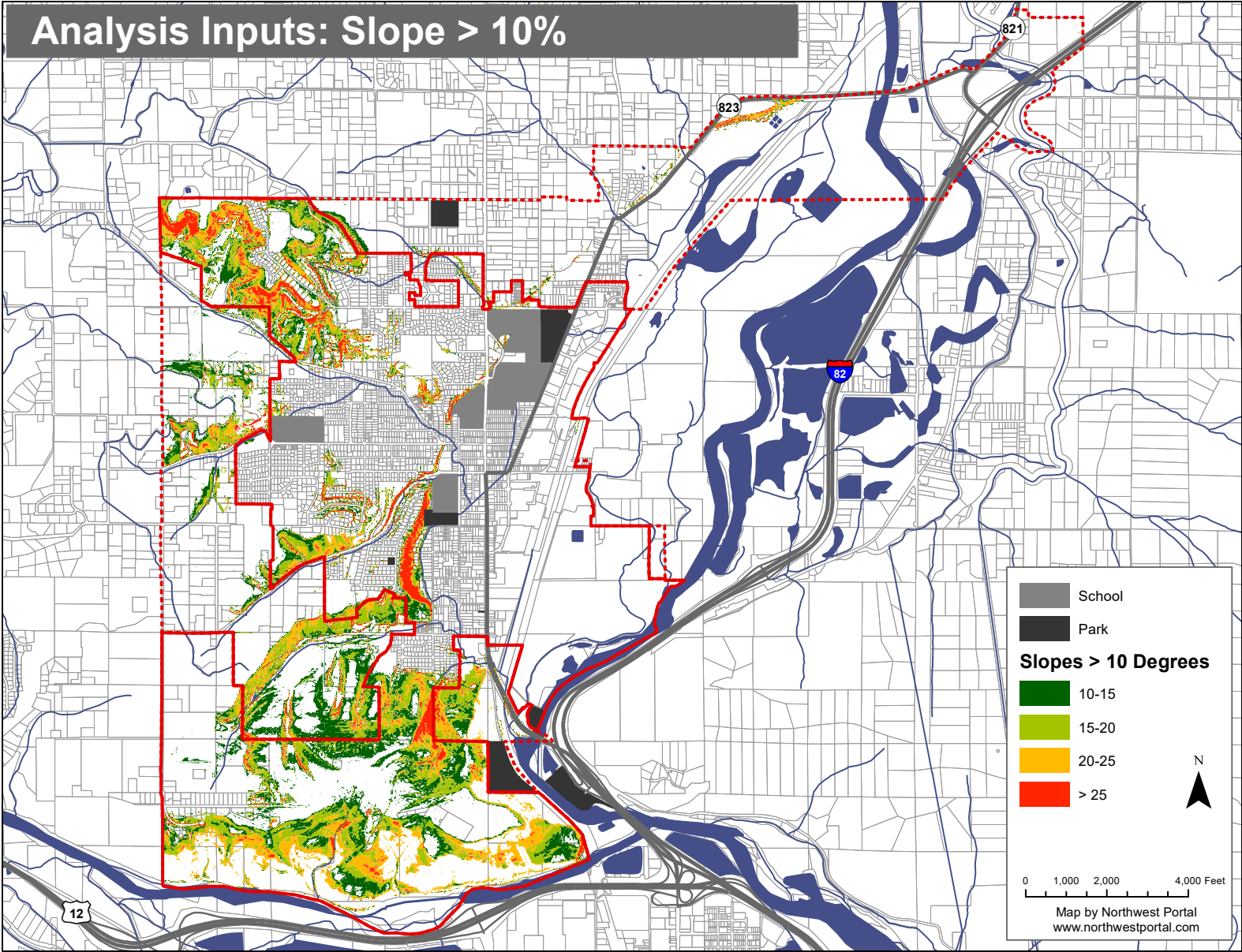


Analysis Inputs: Undeveloped Parcels

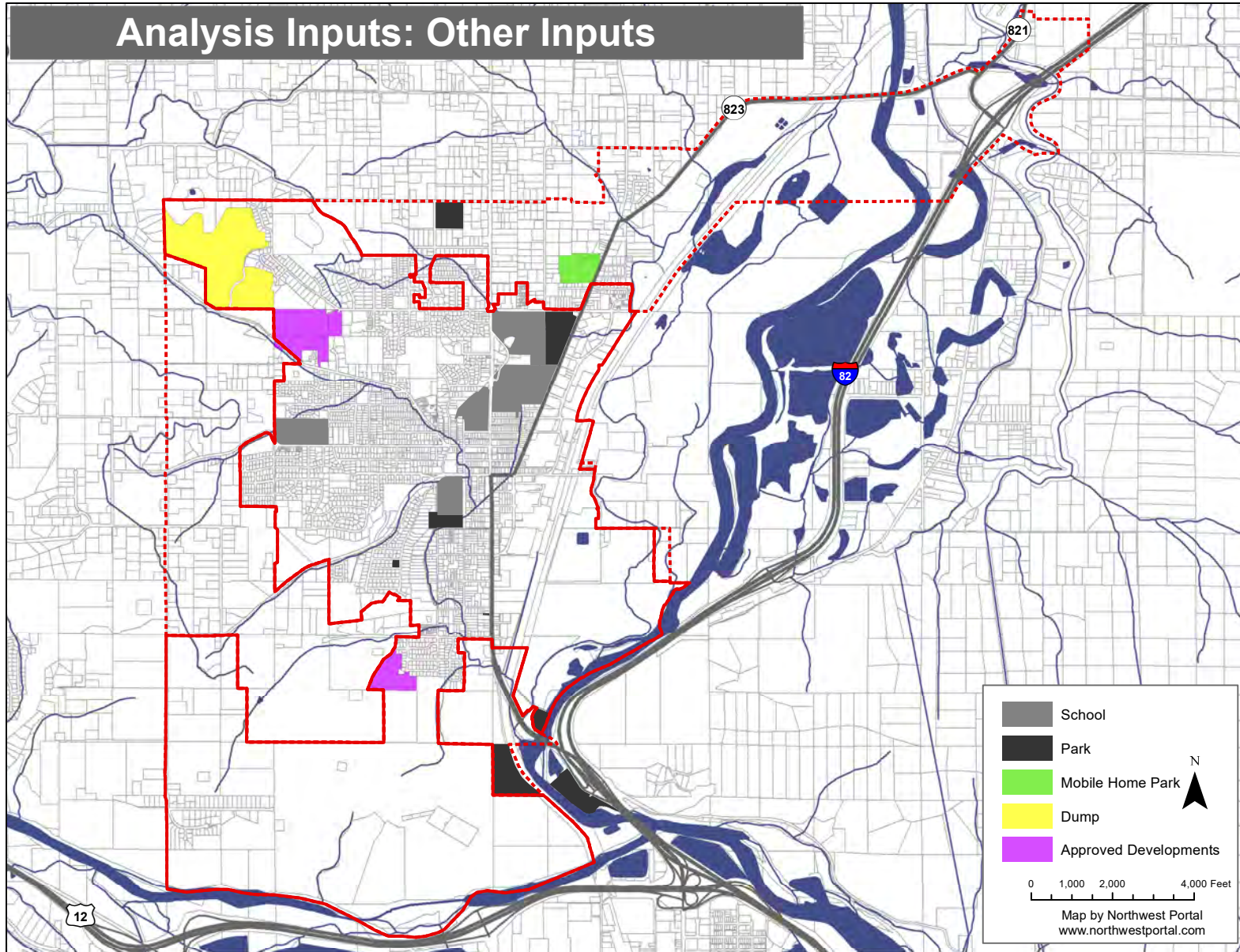


Analysis Inputs: Critical Areas

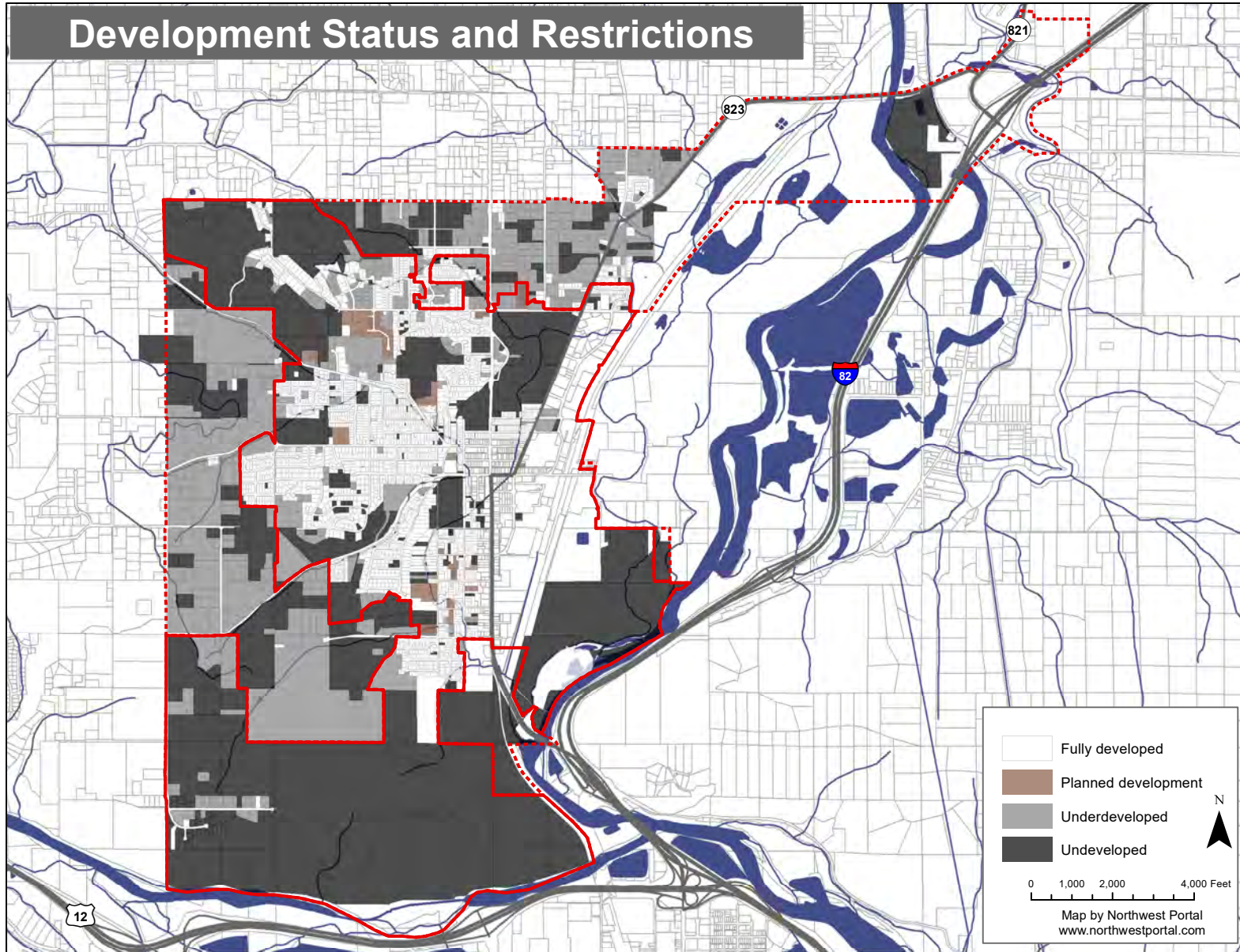




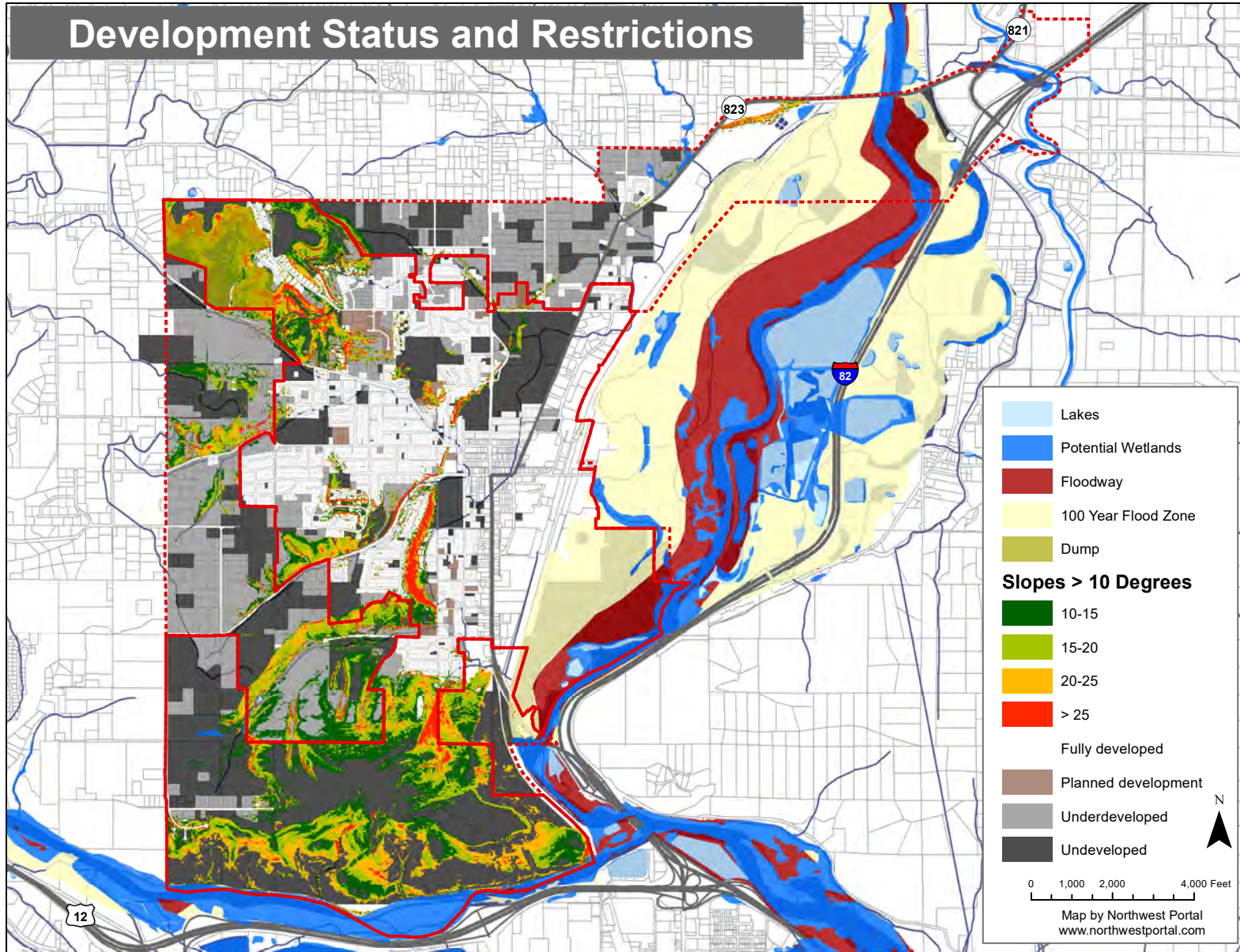
Analysis Inputs: Other Inputs



Development Status and Restrictions



Development Status and Restrictions



City of Selah Land Use Report Table 2: Vacant Parcels Within Selah City Limits Potentially Suitable For Development

Zone	Total		Vacant		Not Suitable For Development				Vacant Potentially Suitable For Development						Underdeveloped			Net Available incl Under developed				
	Parcels	Acres	Parcels	Acres	Public Use		Not Buildable		Subtotals		Less Critical Areas	Adjustments		Net Available (2)		Total			Parcels	Acres		
					Parcels	Acres	Parcels	Acres	Parcels	Acres		Parcels	Acres	Parcels	Acres	Parcels	Total Acres	Under developed Acres				
B-1	27	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B-2	288	32	23	22	-1	-1	0	0	22	21	0	0	0	22	21	0	0	0	22	43	22	43
IL			15	12					15	12	0	0	0	15	12	0	0	0	15	27	15	27
LDSF	68	471	17	23	-2	-23	14	-9	29	-9	48	0	0	29	39	4	6	4	33	74	33	74
R-1	1,819	1,686	150	929	-4	-26	94	-142	240	761	-413	0	0	240	348	131	197	166	371	785	371	785
R-2	488	119	11	3	0	0	0	0	11	3	0	0	0	11	3	14	19	16	25	33	25	33
R-3	78	45	15	12	-1	0	4	-1	18	11	-6	0	0	18	5	8	19	16	26	42	26	42
PD	201	47	31	16	-1	-2	14	-2	44	12	0	0	0	44	12	0	0	0	44	56	44	56
Totals	2,969	2,408	262	1,016	-9	-51	126	-154	379	811	-371	0	0	379	440	157	241	202	536	1,060	536	1,060

Notes:

- (1) The critical areas are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
- (2) This Table does not account for the land necessary for streets and other public facilities and services.

Non buildable parcels are the total parcels with any land that is > 20% or within a critical area
 PD is the sum of PD and PD-R1

Not suitable for development is vacant land that is not suitable
 Three are three public parcels in R2 but all three are not vacant

The original table had an IL zone but no M-1 zone. Do you want the M1 data?

City of Selah Land Use Report Table 5: Vacant Parcels in Unincorporated Selah UGA Potentially Suitable For Development

UGA	Total		Vacant		Not Suitable For Development				Vacant Potentially Suitable For Development						Underdeveloped			Net Available with Under Developed				
	Parcels	Acres	Parcels	Acres	Critical Areas		Public Use		Not Buildable		Subtotals		Critical Areas	Adjustments		Net Available (2)		Total			Parcels	Acres
					Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres		Parcels	Acres	Parcels	Acres	Parcels	Total Acres	Under developed Acres		
Totals	589	1813.2	97	521.4	0.0	-1	0.2	39	-156.1	135	365.5	0.0	0.0	0.0	135	365.5	-291.0	-755.7	-684.1	-291	-255.2	
East	28	115.5	8	56.7	0	0.0	-2	-0.1	4	-14.3	10	42	0.0	0	0.0	10	42.3	-1	-1	9	41	
North	381	977.9	47	440.7	0	0.0	1	0.3	15	-117.8	63	323	0.0	0	0.0	63	323.2	-165	-206	-102	117	
South	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0	0	0	0	0	
West	180	719.8	42	24.0	0	0.0	0	0.0	20	-24.0	62	0	0.0	0	0.0	62	0.0	-125	-548	-511	-63	-548

Notes:

- (1) The critical areas are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
- (2) This Table does not account for the land necessary for streets and other public facilities and services.

Vacant does not include public lands that are not identified as vacant.
 Public Use is only public parcels that are not developed

Table 1
Land Uses Within the Selah City Limits by Zoning District
Sunday, October 1, 2023

Land Use Codes	B-1	B-2	M-1	LDSF	R-1	R-2*	R-3	PD	PD-R1	Totals
11 Single Family Residence	15	73	4	39	1598	332	37	135	18	2251
12 Multifamily Residence, (2-4 Units)	0	10	0	0	20	116	5	4	0	155
13 Multifamily Residence (5+ Units)	0	9	0	0	2	13	9	8	0	41
14 Residential Condominiums	0	0	0	0	0	0	0	0	0	0
16 Hotel/Motel	0	1	0	0	0	0	0	0	0	1
18 Other Residential	0	2	6	2	11	1	1	0	0	23
19 Vacation and Cabin	0	1	0	0	0	0	0	0	0	1
21 Manufacturing - Food Products	0	3	13	0	1	0	0	0	0	17
31 Manufacturing - Leather Products	0	0	1	0	0	0	0	0	0	1
39 Manufacturing-Other	0	0	1	0	0	0	0	0	0	1
41 Railroad	0	0	1	0	0	0	0	0	0	1
45 ROW	0	1	0	0	2	1	0	0	0	4
46 Parking	2	34	9	0	5	2	2	0	0	54
47 Communications	0	2	0	0	3	0	0	0	0	5
48 Utilities	0	0	3	1	4	0	0	1	0	9
52 Retail Trade - Building Materials	0	1	0	0	0	0	0	0	0	1
53 Retail Trade - General Merchandise	0	3	0	0	0	0	0	0	0	3
54 Retail Trade - Food	0	2	0	0	0	0	0	0	0	2
55 Retail Trade - Auto	0	11	0	0	0	0	0	0	0	11
56 Retail Trade - Apparel/Accessories	0	1	0	0	0	0	0	0	0	1
57 Retail Trade - Home Furnishings	0	1	0	0	0	0	0	0	0	1
58 Retail Trade - Eating/Drinking	0	18	0	0	0	0	0	0	0	18
59 Retail Trade - Other	1	24	0	0	0	0	0	0	0	25
61 Finance, Insurance, Real Estate Svcs	0	10	0	0	0	0	0	0	0	10
62 Personal Services	0	4	0	0	0	0	0	0	0	4
63 Business Services	0	15	1	0	0	0	1	0	0	17
64 Repair Services	0	8	0	0	0	0	0	0	0	8
65 Professional Services	9	9	0	0	0	0	0	0	0	18
66 Construction Services	0	0	0	0	0	0	0	0	0	0
67 Government Services	0	9	1	0	3	0	0	0	0	13
68 Educational Services	0	4	0	0	6	2	2	0	0	14
69 Misc Services	0	5	0	0	2	4	0	3	0	14
71 Cultural Activity	0	2	0	0	0	0	0	0	0	2
72 Public Assembly	0	1	0	0	0	0	5	0	0	6
74 Recreational Activities	0	1	0	5	0	0	0	0	0	6
76 Park	0	0	0	1	8	0	0	0	0	9
81 Agricultural	0	0	0	2	12	0	0	0	0	14
91 Undeveloped Land (Residential)	0	3	0	15	134	4	10	7	24	197
99 Undeveloped Land (Other)	0	20	4	0	4	7	5	0	0	40
Use not recorded (Public Lands)	0	0	2	3	5	7	1	1	0	19
Total Uses	27	288	46	68	1820	489	78	159	42	3017
Public Ownership	1	9	14	5	30	3	6	0	0	3628
Private Ownership	26	279	32	63	1790	486	72	159	42	3587

* There is three parcel in R2 and one in R3 that are open space buffer - the duplex unit parcels cover just the building footprint. This is in there are four parcels with an owner number that are not in any of the zoning boundaries (these are in the floodway of the Naches) - on there is one parcel that is identified as 93 Water Areas that is not within the zoning areas.

Table 4
Land Uses Within Unincorporated Selah Urban Growth Area
Sunday, October 1, 2023

Land Use Codes	Existing Unincorporated UGA				Totals
	East	North	South	West	
11 Single Family Residence	8	296	0	129	433
12 Multifamily Residence, (2-4 Units)	0	1	0	0	1
13 Multifamily Residence (5+ Units)	0	0	0	0	0
14 Residential Condominiums	0	0	0	0	0
15 Mobile Home Park	0	3	0	0	3
16 Hotel/Motel	0	0	0	0	0
18 Other Residential	1	8	0	3	12
21 Manufacturing - Food Products	0	2	0	0	2
31 Manufacturing - Leather Products	0	0	0	0	0
41 Railroad	1	3	0	0	4
42 Transportation	3	0	0	0	3
45 ROW	1	1	0	0	2
46 Parking	0	2	0	0	2
47 Communications	0	0	0	0	0
48 Utilities	0	0	0	0	0
51 Whole Sale Trade	0	1	0	0	1
52 Retail Trade - Building Materials	0	0	0	0	0
53 Retail Trade - General Merchandise	0	0	0	0	0
54 Retail Trade - Food	0	0	0	0	0
55 Retail Trade - Auto	0	0	0	0	0
56 Retail Trade - Apparel/Accessories	0	0	0	0	0
57 Retail Trade - Home Furnishings	0	0	0	0	0
58 Retail Trade - Eating/Drinking	1	0	0	0	1
59 Retail Trade - Other	0	1	0	0	1
61 Finance, Insurance, Real Estate Svcs	0	0	0	0	0
62 Personal Services	0	0	0	0	0
63 Business Services	0	1	0	0	1
64 Repair Services	0	0	0	0	0
65 Professional Services	0	0	0	0	0
66 Construction Services	0	2	0	0	2
67 Government Services	0	1	0	0	1
68 Educational Services	0	0	0	0	0
69 Misc Services	0	5	0	0	5
71 Cultural Activity	0	0	0	0	0
72 Public Assembly	0	0	0	0	0
74 Recreational Activities	1	1	0	0	2
76 Park	0	0	0	0	0
81 Agricultural	3	0	0	5	8
83 Agricultural - Current Use	0	8	0	2	10
91 Undeveloped Land (Residential)	2	28	0	35	65
93 Water Areas	2	1	0	0	3
99 Undeveloped Land (Other)	3	11	0	0	14
Use not recorded (Public Lands)	2	5	0	6	13
Total Uses	28	381	0	180	589
Public Ownership	6	3	0	0	9
Private Ownership	22	378	0	180	580

Notes:

- 1 95% of the parcels are privately owned.
- 2 19% of the parcels are not developed.
- 3 71% of the parcels are being used as single family residences.
- 4 Only 6% of the parcels are being used for non-residential uses.

Methodology 2023 buildable lands analysis

The analysis looked at parcels in the residential zones of the city and UGA using the following layers:

- Critical Areas Ordinance (CAO) from the Yakima County GIS department for 100-year flood zone, floodway, ponds, and wetlands.
- Yakima County Parcel layer.
- Zoning layers provided by the city of Selah (used for the area within the city limits) and Yakima County (used for areas within the UGA).
- City and UGA boundaries downloaded from Washington State.
- Tables with Assessor information for the parcels provided by Yakima County GIS.
- A 15-foot slope raster that was developed using a 0.25-meter raster that was available on ArcGIS online. The raster was resampled to 15 feet, and then cleaned to remove steep slopes that are likely walls and curbs, using a 10-meter slope layer to identify level areas. This composite approach was used because the 10-meter layer pixels (approximately 90 square feet) were too large to capture the nuances of steep slopes, but the 0.25-meter and even 15-foot resampled layer picked up structures which are no part of the slope.

There are some issues in the data, including a conflict between the zoning code (for example R2 or PD) and the zone name (for example, R2 identified as being single family.) There are also a few parcels that appear to be open space buffers around homes that did not have a use code in the County Assessor tables. An arbitrarily assigned code of 10-Open Space buffer was assigned to these properties.

The analysis was based on the following:

Parcel size

The calculated parcel size of the parcel polygons from the

county data layers rather than the recorded size since overlays (such as hazard zones) are based on calculated acreage. For the analysis, square footage is based on land that is part of parcels that are not a right-of-way. Some rights-of-way (road, river, and canal) are included in the parcel layer, others are not.

Zoning

Zoning was added to the record for each parcel based on the zoning of the centroid of the parcel. Zoning within the city was taken from the city zoning layer, zoning in the UGA was taken from the county layer. There may be a few parcels that are miscoded. If necessary, a manual adjustment could be made, but overall, this approach assigned the correct zoning to the parcel. The maximum density and minimum lot size were based on zoning information from the city and county code and input from the city and county planners.

Current parcel use

Current parcel size was determined based on the county's property info dbf table provided by the Yakima County GIS parcel table with additional information provided by the City of Selah Planner and, where information conflicted, by looking at additional parcel data and aerial photos. Parcels were tagged with the following Criteria:

- If the parcel was with the city or UGA. This was assigned based on the centroid of the parcel.
- If the parcel is zoned residential: LSDF, R1, R2, R3 PD or PD-R2
- If there is a dwelling unit on the parcel, this was determined based on the use code and year built. A property was deemed to have housing if either the use code designated a housing type or if it had a year built. Some multi-family homes did not have a year built in the provided table. For these, the Yakima web map was used to pull associated tables and identify the year built/confirm that

the property was being used. Property use codes of 1* were identified as dwellings except for Mobile Home parks (marked separately), Motel/Hotel, and other, which an analysis of selected parcels indicated properties with sheds or other non-residential structures. Two of the three parcels making up the only mobile home park in Selah have homes, but these are not included in the residential calculations as they are part of the mobile home park.

- If the parcel has access to city water and sewer. tags were used within the Assessor data but corrected to match information on the city water/sewer map and provided by the city planner. The Assessor data had some properties in the UGA shown as having water or sewer, but the maps did not agree, and it also showed some properties in the SW corner of the city as having water and/or sewer when the city planner indicated that there are no city services at present to that part of the city. Other variations include indicating that the one parcel that makes up the mobile home park that was indicated as not having water/sewer does have water sewer. For analysis, if a parcel had either city water or city sewer, it was assumed it had both. For undeveloped lands, this was assigned based on the availability of services.
- If the parcel is vacant based on the use codes 81 Agricultural Not Current Use, 83 Current Use Agricultural 91 Undeveloped Land or 99 Other Undeveloped Land,
 - If the parcel is owned by a governmental entity.
 - If the parcel is used as a dump
 - If the parcel has been approved for Plats, the Selah Planner provided information on two plans that had received preliminary approval:
 - Hillside proposal is for 51 lots on three parcels: 18143522001, 18143521015, 18143522002. Parcels have not been subdivided.
 - Eagle Ridge. Phase has been completed. Phases 2-4 would include 32 lots on parcel 18130242483. This parcel currently has one home built in 1971.

Hazards

Square footage of critical areas and hazards were calculated for each parcel by using the Intersect tool with the parcel layer and critical areas layers provided by the county:

- Wetlands,
- Ponds,
- 100-year flood zones,
- Floodways,
- Steep slopes (10-15, 15-20, 20-25, > 25). Area in both the hazard areas (wetlands, ponds, flood zone, floodway) were subtracted from the steep slopes to avoid double counting land as those hazards restrict use, while steep slope limits it without providing an absolute restriction.

The number of square feet in each hazard was calculated, and then a composite number was generated for:

- Wetland, Pond, Floodway
- Wetland, Pond, Floodway, 100-year flood zone.
- Slopes > 10 degrees. *Note: stream buffers were not included in this analysis as the city of Selah indicated that they do not factor that into their planning process, and an air photo examination of streams passing through Selah show that most are underground. This can be added if requested.*
- Calculated total number of acres and number of parcels for the entire city by:
 - City/UGA
 - Zoning
 - Current use
 - Public/private
- For residential zoning (as defined above and excluding the dump parcel):
 - City/UGA
 - Dwelling/no dwelling
 - Multi-family
 - Mobile home
 - Zoning
- For vacant parcels (as defined above and excluding the dump parcel) by:
 - Multi-family

- Mobile home
- Zoning
- Acres CAO
- Acres non-CAO
- Acres in each of the steep slope categories.

City zoning

- **LDSF** - low density single-family residential (LDSF) zoning district is established for single-family residential purposes where urban governmental services are not available or cannot be provided without excessive public cost and where those LDSF uses must function on individual on-site private wells and sewage disposal systems or interim community utility systems until municipal utility services are extended.
- **R-1** - one-family residential (R-1) zoning district is established to provide for mixed-use housing types, which include single-family, duplexes, and townhouses. Residential development in this zone is limited by a density of 5 dwelling units per gross acre, the underlying zoning district development standards, and the availability of urban governmental services or the potential extension by the proponent to facilitate development at no public cost. Within a proposed land division of 10 or more lots 10% of the lots may be designated for a future 2-family dwelling. The proposed lot(s) shall be considered by the reviewing body and, once the lot location(s) are approved, the lot(s) shall be clearly identified on the recorded subdivision providing public disclosure of said approval
- **R-2** - two-family residential (R-2) zoning district is established to provide for single- or two-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. The zoning district will not be established in an area unless public sewer and water facilities are in existence or will be extended by the proponent simultaneous with project development.

- **R-3** - multiple-family residential (R-3) zoning district is established to provide for and protect areas for high density residential development. The zoning district is designed to be used in areas where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. Full urban services are required for R-3 developments. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 60, 2004.)

- **LM (SDE on county layer)** - a limited number of parcels have this designation. Most are right of ways, but there are a few that are used for a roadside restaurant. These are not residential.
- **Federal Land/Tribal Trust** - is I-90 and the canal at the eastern edge of the county - not in any parcels

County zoning

- **R-10/5 zoning (at the edges of the UGA)** - may not actually apply to any parcels. The R-10/5 zoning district is intended to maintain rural character and provide density incentives to encourage development where fire protection services and access to roads with a paved or other hard surface are available.
- **Remote/Extremely limited Development Potential (R/ELDP-40)** - zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.
- **Comprehensive Plan densities**
- **Low Density Residential (LDSF & R-1 Zoning)** - up to 5 dwelling units per gross acre. Clustering of dwelling units permitted of housing types single-family, duplex, townhouse, and multi-family but restricted by zoning process.
- **Moderate Density (R-2 Zoning)** - up to 12 dwelling units per gross acre. Clustering permitted of housing types of

predominantly duplex townhouse, townhouse condominium, with some single-family.

- **High Density (R-3 Zoning)** - up to 24 dwelling units per gross acre. Clustering permitted and encouraged of all housing types permitted, but higher density encouraged.

Parcels that were undeveloped or underdeveloped

With the capacity for at least 3x the number of dwelling units on the parcel as the existing use) were analyzed to determine the net area of potential development and the number of parcels that could be added.

- If parcels were part of an existing plat, it was assumed that the total additional development capability equaled the number of parcels in the approved plat.
- If 9 or fewer lots resulted after critical areas/buffers were deducted, an additional 5% of the net lot area was subtracted to account for stormwater. If 10 or more lots resulted, 25% of the net size was subtracted. These number may need to be adjusted.
- For this analysis, steep slopes were assumed would not be terraced. Density can be increased if steep slopes are terraced to provide level building areas.
- If the land in the UGA is not connected to water and sewer additional land will need to be deducted from any plat.
- Once the remaining area was determined, it was multiplied by the maximum density allowed per the site zoning to determine the possible number of plats. This number was then reduced to account for the 20% market factor to identify the number of additional lots/dwelling units.
- At this time, analysis was not done to determine placement of possible parcels.

Updated criteria

Parcels considered to be undeveloped

- If zoning has the potential to be used for residential (not B or M zoning),
- Were privately owned and did not have a home (based on both the tax classification and the county assessor table).
- The total acreage of these parcels and the total acreage of the parcels that were not within a critical area and had a slope less than 20% were calculated.

Underdeveloped parcels

Were in areas that could be used for residential that were already developed (had a home) the underdeveloped acreage was calculated based on the following conditions:

- For each parcel, the total square feet, and square feet outside of the slope bands used for the zoning classifications was calculated.
- If the total parcel was more than 2.5 times the minimum parcel size for that zoning classification, the potential buildable acres was calculated as follows:
 - If the area of the parcel that is not in a critical area and has a slope less than 10% is more than 2.5x the minimum lot size for that zoning, then the potential developable land is the sum of the acreage that is not part of a critical area and has a slope of less than 25% less the minimum acreage for that zoning with a slope class of <10%.
 - If the area of the parcel does not meet the criteria above, then if the area with a slope of < 15% is 2.5 times the lot size for that zoning, then the potential development land is the sum of the acreage that is not part of a critical area and has a slope of less than 25% less the minimum acreage for that zoning with a slope class of <10-15%.
 - The same procedure is followed for slopes of 15-20, 20-25 and > 25.

Note - for the purpose on analysis:

- If the total acreage within the zoning class was more than 2.5x the acreage, developable acres were calculated with a slope class of > 25, recognizing that factors such as terracing could adjust this calculation. A more precise analysis would need to consider the relationship of the areas of steep slope to the parcel.
- Assumed a minimum lot size of 8,000 square feet for all R1 zoning, which is the city of Selah minimum. Yakima County has a minimum of 7,000 sq ft for R1 zoning, but it also requires public water and sewer which is not available within the UGA.
- Public water and sewer access was not considered in the analysis as neither Selah or Yakima zoning has a minimum lot size for R1 without city water/power.