

Table 3
City of Selah Residential Land Use Capacity Analysis - Adjusted for Middle Housing

	Existing City Limits					Totals
	LDSF	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	1,095.6
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	1,355	0	226	42	1,846
Dwelling Units from Lots with a Fixed Development Potential (9)	0	83	0	0	0	83
Total Potential New Dwelling Units	223	1,438	0	226	42	1,929
2000 Selah Average Household Size (10)	2.66	2.66	2.66	2.66	2.66	
Potential Population Growth	594	3,825	0	601	112	5,132
Total Potential Population Growth Within Selah City Limits				5,132		
Adjusted Dwelling Units per Acre (11)	5	8	15	24	7.5	
Potential Dwelling Units	223	2,168	0	226	63	2,680
Dwelling Units from Lots with a Fixed Development Potential (9)	0	83	0	0	0	83
Total Potential New Dwelling Units	223	2,251	0	226	63	2,763
2000 Selah Average Household Size (10)	3.04	3.04	1.52	1.59	2.06	
Potential Population Growth	679	6,842	0	359	130	8,011
Total Potential Population Growth Within Selah City Limits				8,011		

Notes: