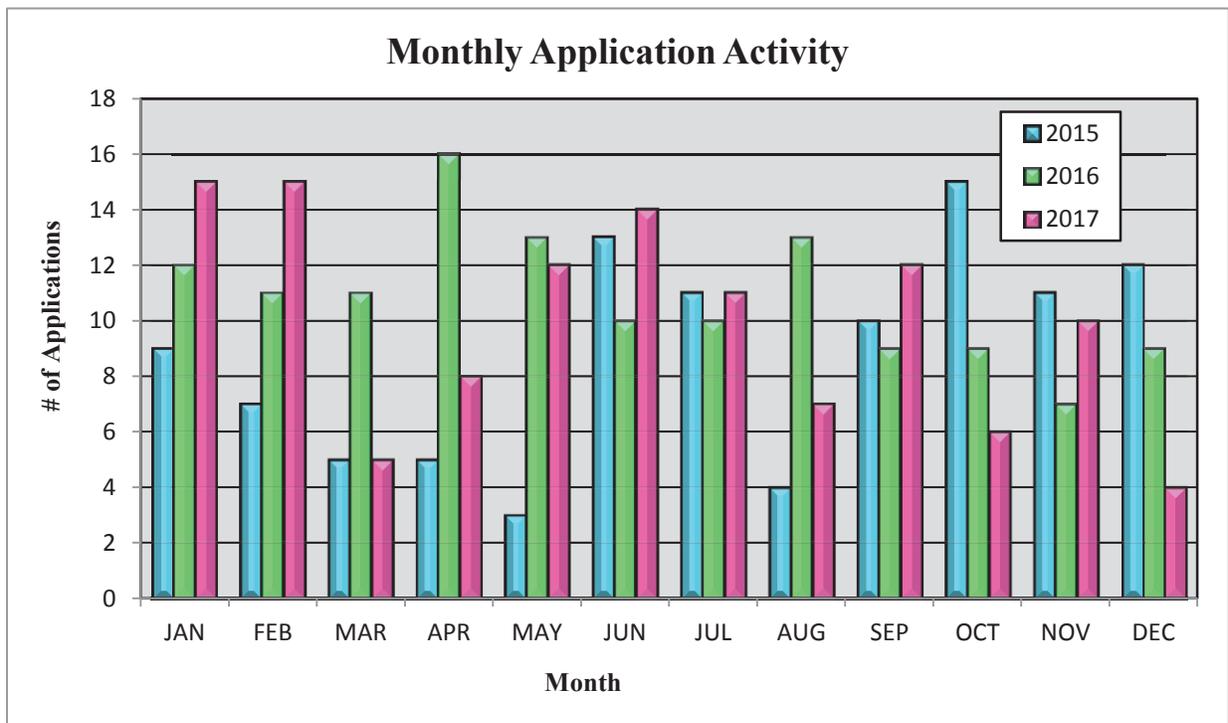


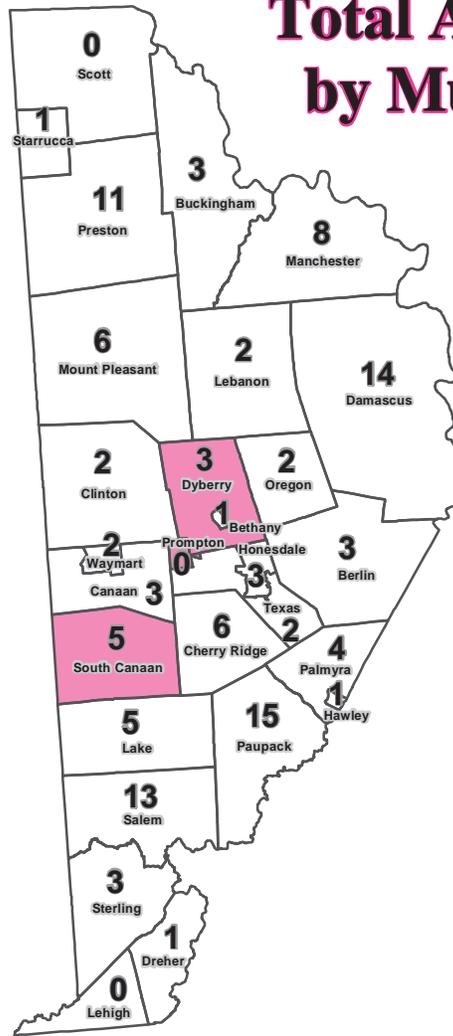
**SUBDIVISION ACTIVITY
& ADMINISTRATION**

2017 Municipal Application Reviews

MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments	Comp 4 Reviews	Conditional Uses
Berlin	3	1	5	1	-	-
Bethany	1	-	1	-	-	-
Buckingham	3	-	10	-	-	-
Canaan	3	2	2	-	-	-
Cherry Ridge	6	3	1	1	-	1
Clinton	2	-	2	-	-	-
Damascus	14	4	16	-	2	-
Dreher	1	-	1	-	-	-
Dyberry*	3	2	1	-	-	-
Hawley	1	-	2	-	-	-
Honesdale	3	1	2	-	-	1
Lake	5	4	5	-	1	-
Lebanon	2	1	-	1	-	-
Lehigh	-	-	-	-	-	-
Manchester	8	6	3	-	-	-
Mt. Pleasant	6	11	4	-	-	-
Oregon	2	-	1	1	-	-
Palmyra	4	1	3	1	-	1
Paupack	15	2	18	-	-	-
Preston	11	13	8	-	-	-
Prompton*	-	-	-	-	-	-
Salem	13	3	17	-	-	-
Scott	-	-	-	-	-	-
South Canaan*	5	6	2	-	-	-
Starrucca	1	4	-	-	-	-
Sterling	3	2	-	1	-	-
Texas	2	1	2	-	-	-
Waymart	2	1	-	-	-	1
TOTAL	119	68	106	6	3	4
* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2017						



Total Applications by Municipality 2017

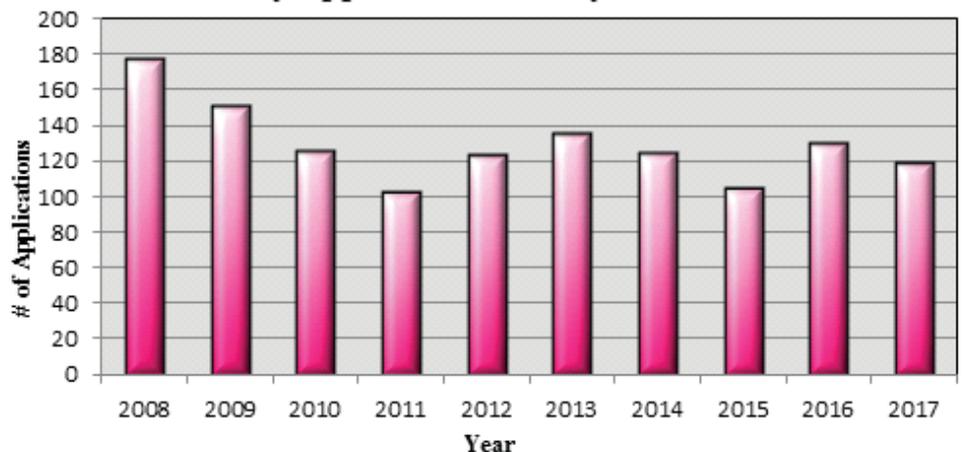


A total of **119** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2017. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2017.

On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.

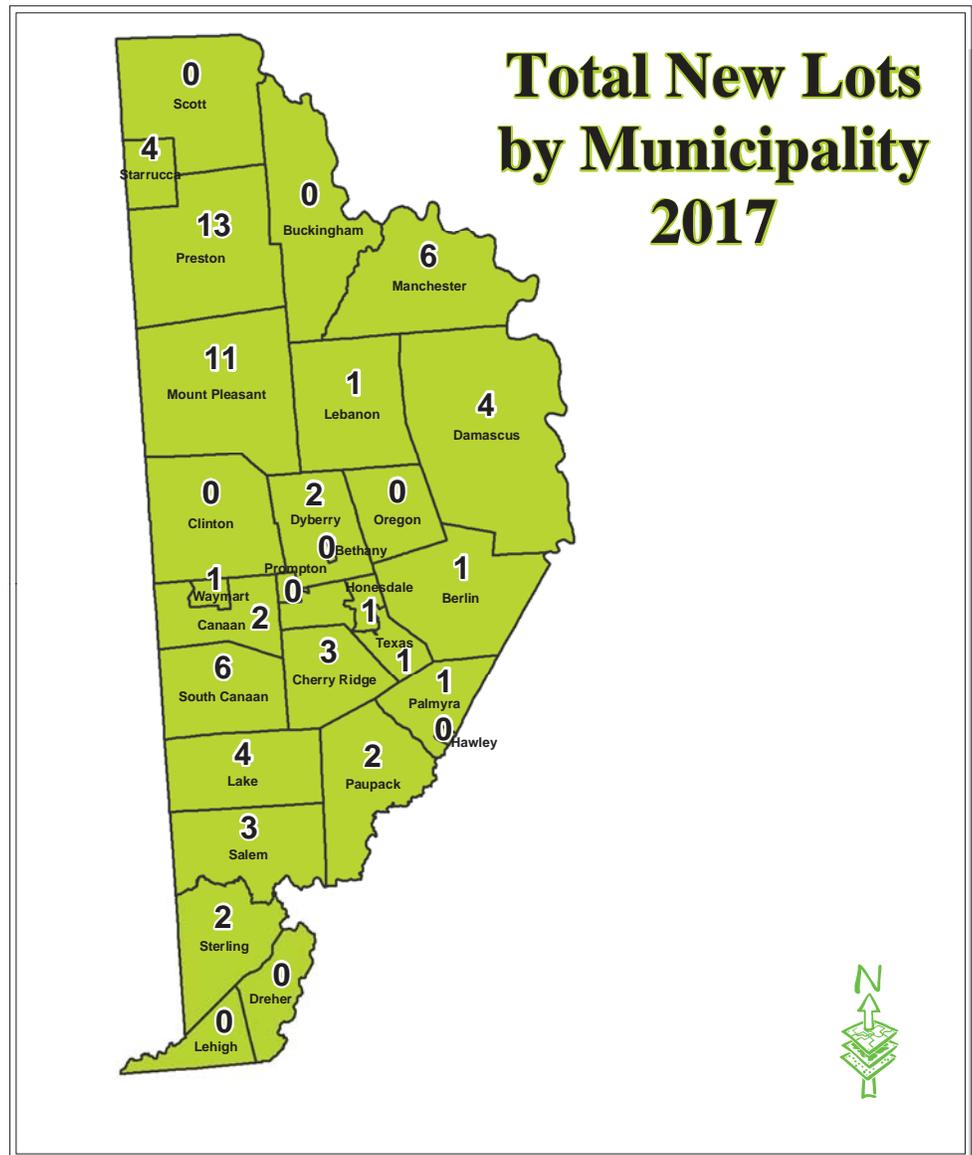
In 2017 the number of applications submitted to the Wayne County Department of Planning/GIS decreased. There were 11 fewer applications submitted this past year compared to the 2016 total of 130. The number of applications decreased every year between 2008 through 2011. The application activity increased the next two years, and then declined once again until last year's increase. The average number of submitted applications over this ten year period was 129 per year.

Yearly Application Activity 2008-2017

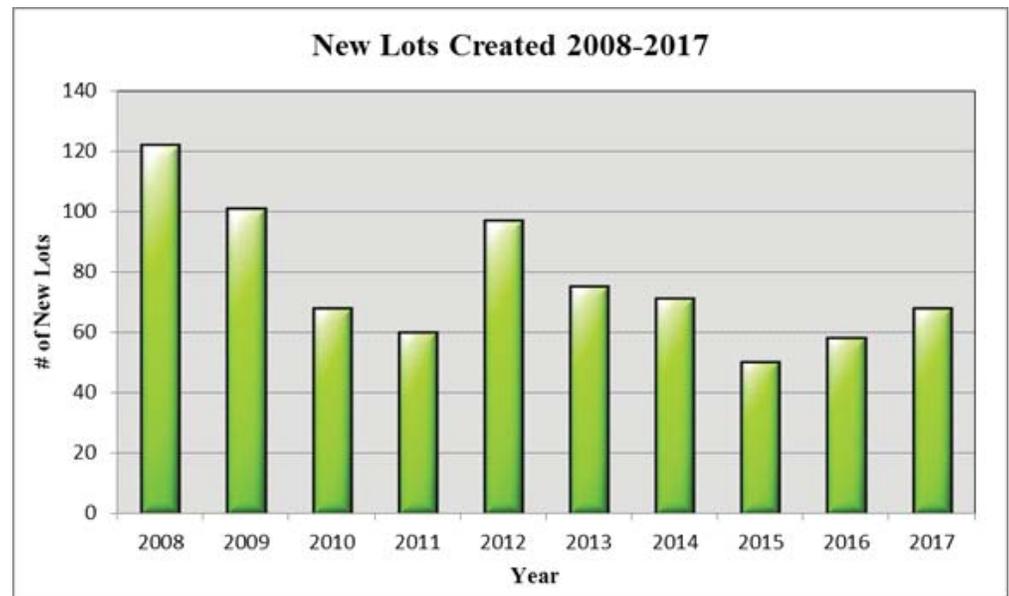


The map to the right shows the number of new lots created in each municipality in 2017. In total, **68** new lots were created in Wayne County in 2017.

The number of new lots created in 2017 increased by 10 in comparison to last year. Between the years of 2008 and 2011, the number of new lots decreased steadily. 2012 saw an increase, but since then, the number of new lots has stayed below the 2012 total of 97. Preston Township had the most new lots created in 2017 with 13, followed by Mount Pleasant Township with 11, and Manchester and South Canaan Townships both with 6 new lots. A total of 9 municipalities had no new lots created in 2017, with three of those located in the Boroughs.

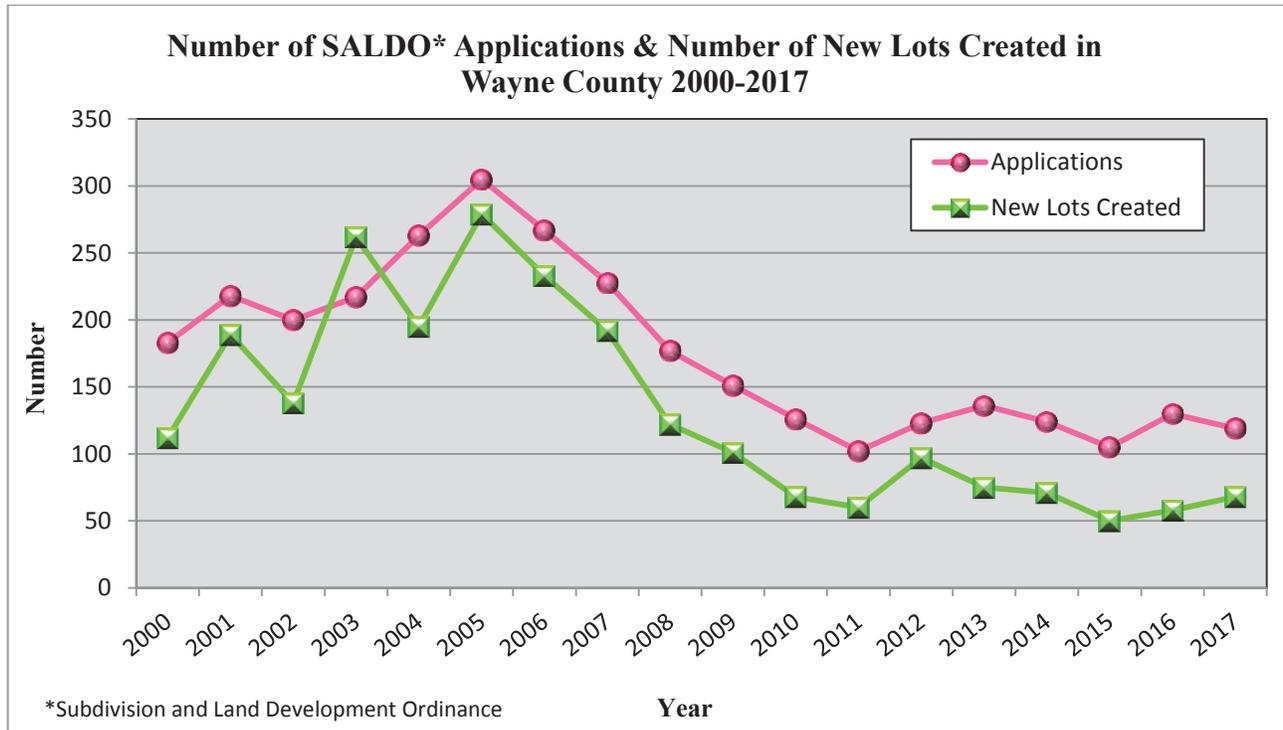


Over the course of the past decade, the average number of new lots created per year was 77. The year with the most new lots created was 2008 with 122. Although the last five years has shown fluctuation, no significant changes have occurred. Yearly totals have been staying below 80 lots for the past five years.



Applications & New Lots Created (2000 – 2017)

The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2000 up to and including 2017. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break down the application results by type and compare the numbers of subdivision applications that result in new lots to those that involve additions. Also illustrated on the following page is the number of land developments reviewed each year compared to the number of subdivisions.



The Planning/GIS Department reviewed 11 fewer applications in 2017 than the previous year. However, the number of new lots created in the County increased by 10 with respect to the previous year of 2016. A total of 68 new lots were created in the County in 2017, which was tied with 2010 as the fourth lowest number over this eighteen year time period. The total new lots created since 2010 has consistently been less than 100 over this eight year time period.

Overall, for the period of 2000 to 2017, a total of 3,174 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,370 new lots in Wayne County. On an average basis, these totals translate to 176 applications submitted for review and 132 new lots per year over this 18 year time span. Whether referring to the yearly average, the cumulative totals over this period or simply the yearly comparison of the number of submitted applications to the number of newly created lots, the number of new lots is typically always less than the applications figure. The only exception to this pattern over this eighteen year time period was in the year 2003 when the number of newly created lots surpassed the number of applications by approximately fifty. Since that time, the number of newly created lots has consistently been lower than the total applications received for review.

A major reason why the number of applications submitted for review outpaces the number of newly created lots is that a large percentage of subdivision applications result in lot combinations or additions of portions of a lot to another adjoining existing lot. The year 2017 was no exception to this pattern as 106 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the ninth straight year where the number of additions surpassed the number of newly created lots in the County. Over the past nine years a total of 648 new lots were created in the County compared to 1,086 additions equaling 438 more additions over this nine-year time span (2009 -2017). [Figure 1](#) at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2000.

Comparison of New Lots & Additions (2000-2017)

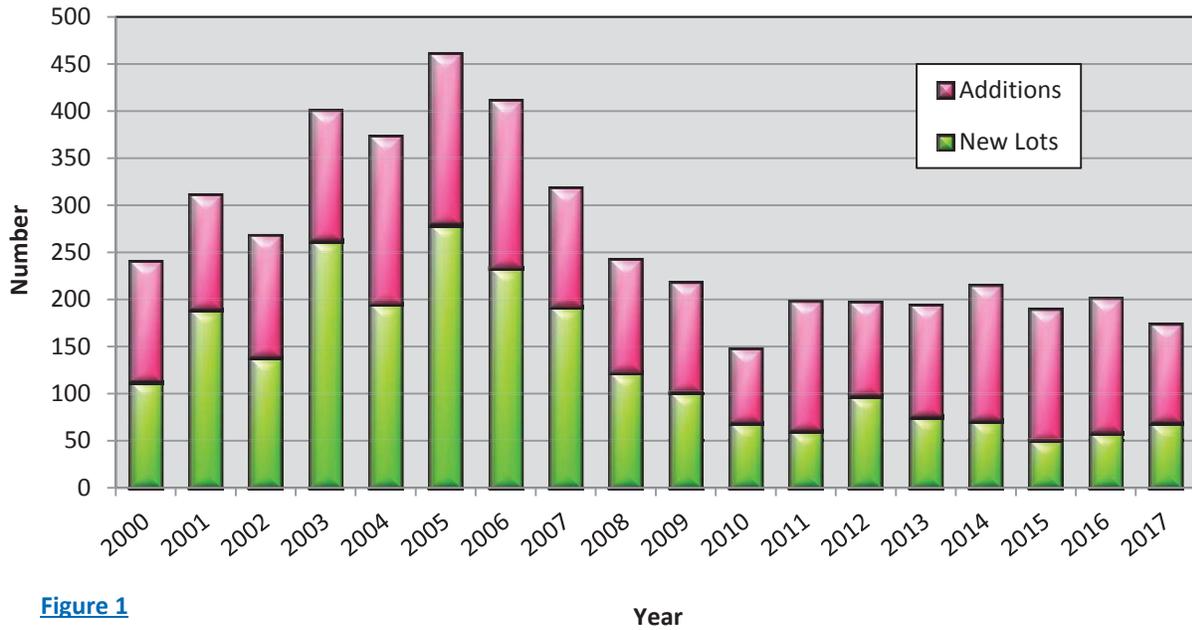


Figure 1

Another explanation, but to a lesser degree, of why the number of reviewed applications is greater than the number of new lots is that a number of applications are for the purposes of land development rather than a subdivision of land. A subdivision application proposes changes to existing lot lines or the establishment of newly created lots lines, whereas a ‘land development’, as defined by Act 247, involves certain types of physical improvements to a parcel of land. **Figure 2** below illustrates a comparison of the number of land developments to the number of subdivision applications for each year going back to the year 2000. Although the number of land developments is relatively small in comparison, it is still a contributing factor that explains why the number of new lots is typically less than the number of reviewed applications over the last seventeen years.

Application Type Comparison (2000-2017)

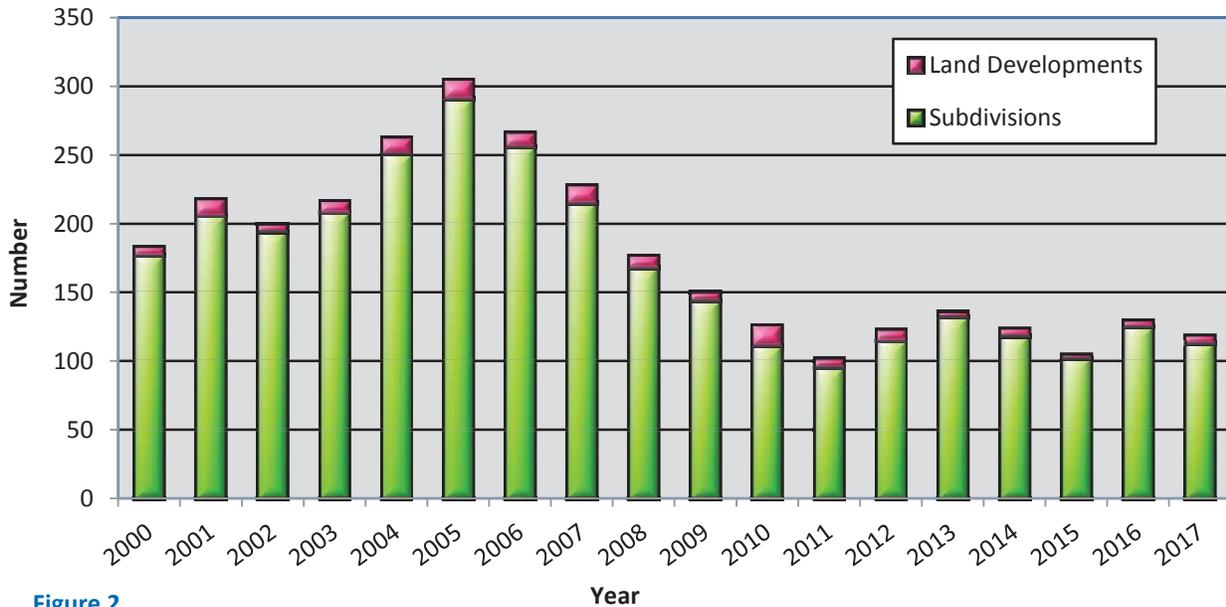


Figure 2