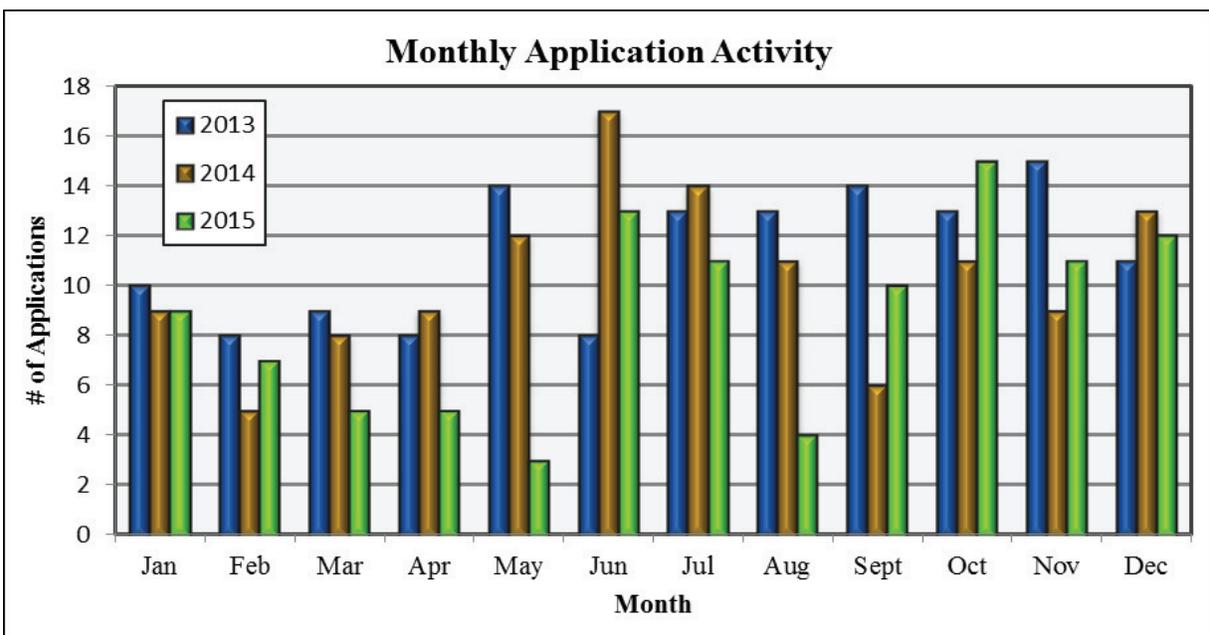


**SUBDIVISION ACTIVITY
& ADMINISTRATION**

2015 Municipal Application Reviews

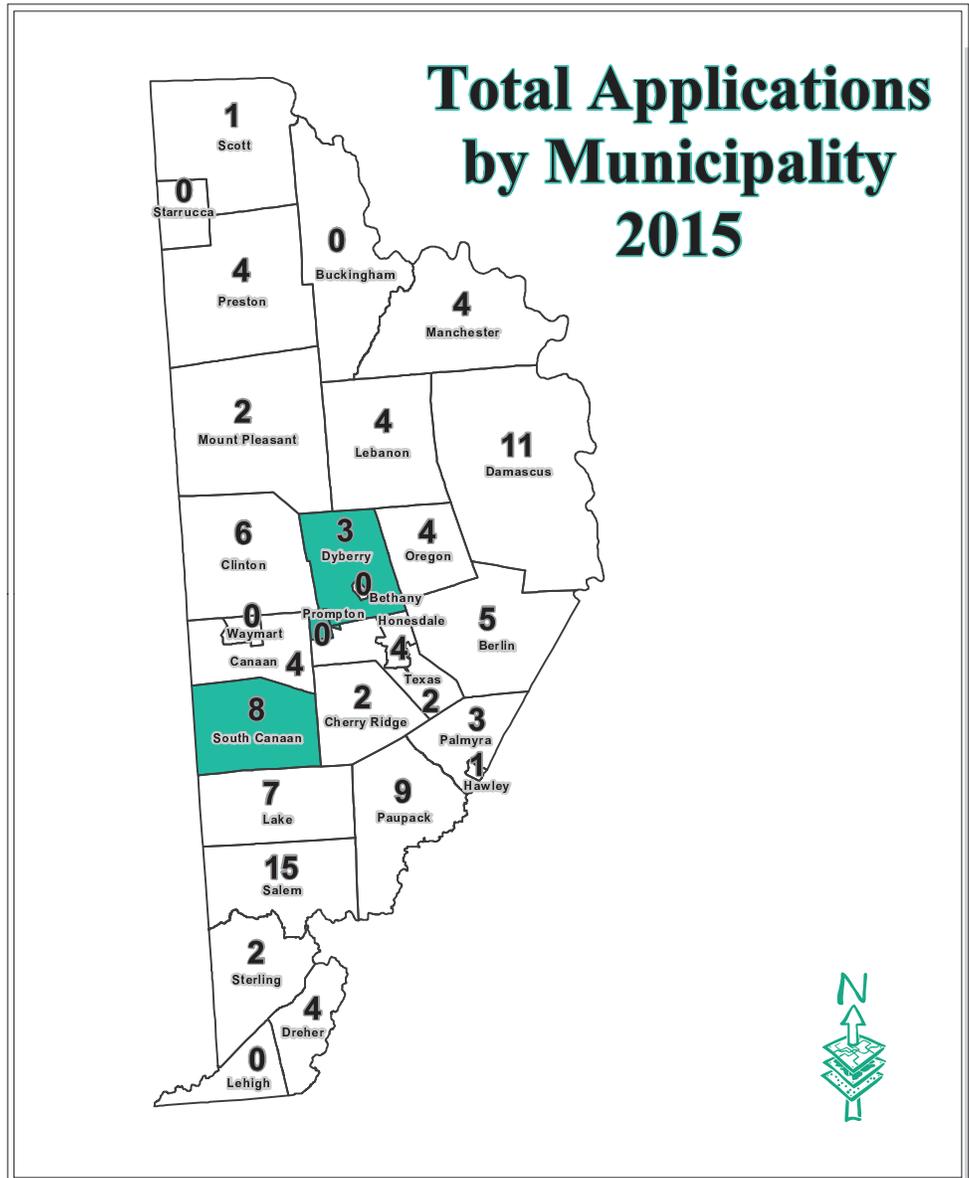
MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments	Comp 4 Reviews
Berlin	5	5	4	-	-
Bethany	-	-	-	-	-
Buckingham	-	-	1	-	-
Canaan	4	3	3	-	-
Cherry Ridge	2	1	14	-	-
Clinton	6	2	9	-	-
Damascus	11	7	8	-	-
Dreher	4	2	3	-	-
Dyberry*	3	1	2	-	-
Hawley	1	-	2	-	-
Honesdale	4	-	7	-	-
Lake	7	4	5	1	1
Lebanon	4	-	3	1	-
Lehigh	-	-	-	-	-
Manchester	4	2	4	-	1
Mt. Pleasant	2	2	1	-	-
Oregon	4	2	3	-	-
Palmyra	3	2	1	-	-
Paupack	9	1	21	-	-
Preston	4	2	4	-	-
Prompton*	-	-	-	-	-
Salem	15	4	12	1	-
Scott	1	1	-	-	-
South Canaan*	8	3	14	-	-
Starrucca	-	-	-	-	-
Sterling	2	5	1	-	-
Texas	2	1	18	-	-
Waymart	-	-	-	-	-
TOTAL	105	50	140	3	2

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2015

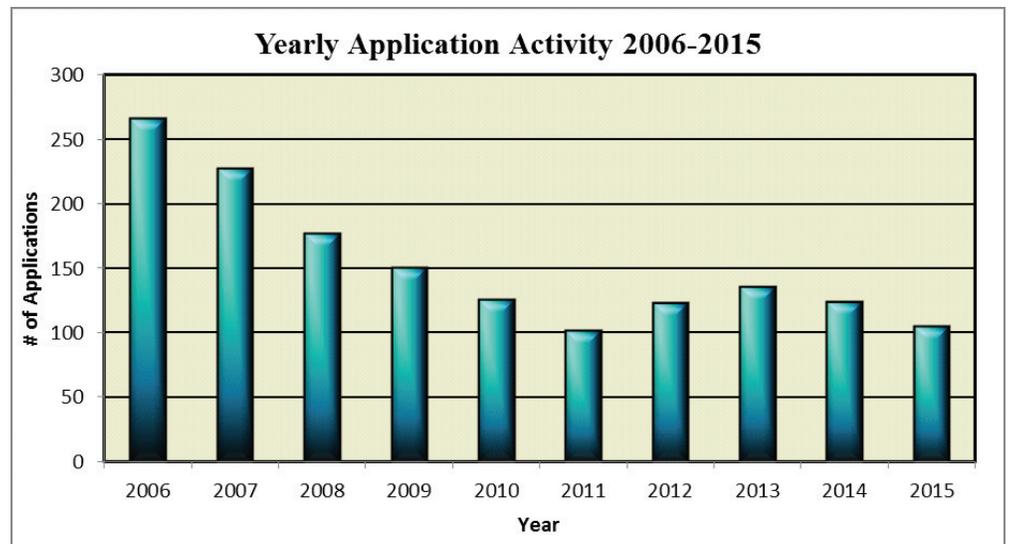


A total of **105** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2015. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2015.

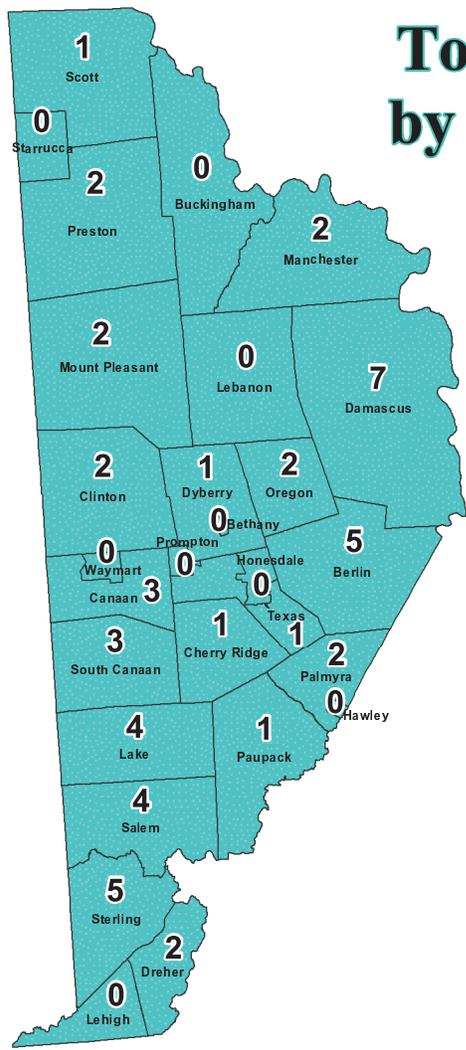
On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.



In 2015 the number of applications submitted to the Wayne County Department of Planning/GIS decreased. There were 19 fewer applications submitted this year compared to last year's total of 124. The number of applications decreased every year between 2006 through 2011. The number of applications increased in 2012 and 2013 but then decreased once again the past two years. The average number of submitted applications over this ten year period was 154 per year.



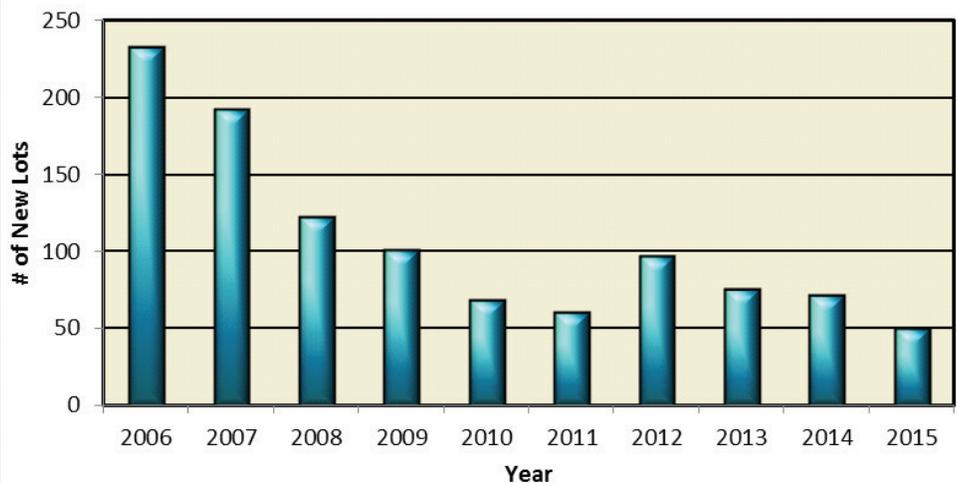
Total New Lots by Municipality 2015



The map to the right shows the number of new lots created in each municipality in 2015. In total, **50** new lots were created in Wayne County in 2015.

The number of new lots created in 2015 decreased by 21 in comparison to last year. Between the years of 2006 and 2011, the number of new lots decreased steadily. 2012 saw an increase, but since then, the number of new lots has been decreasing. Damascus Township had the most new lots created in 2015 with 7. Following that was Sterling and Berlin with 5 new lots each and Salem and Lake, both with 4 new lots. A total of 9 municipalities had no new lots created in 2015.

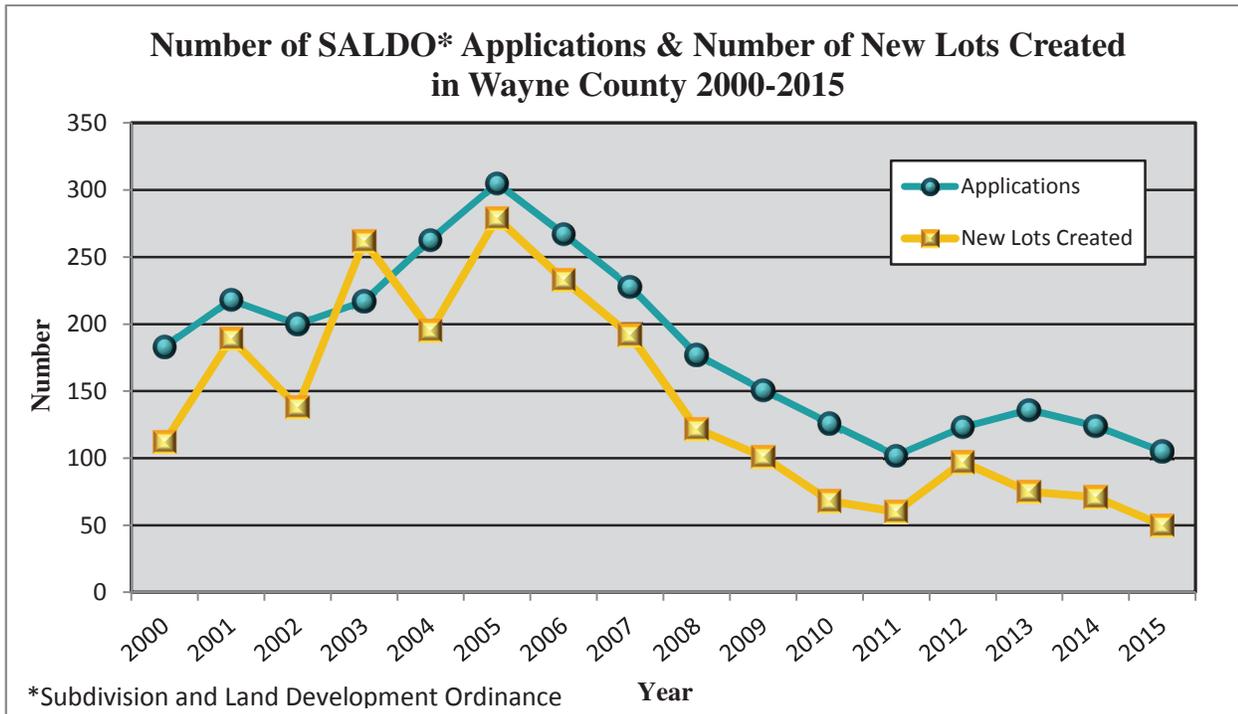
New Lots Created 2006-2015



Over the course of the past decade, the average number of new lots created per year was 107. The year with the most new lots created was 2006 with 233. The 50 new lots created in 2015 was the lowest total over the past decade.

Applications & New Lots Created (2000 – 2015)

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 2015. 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 19 fewer applications in 2015 than the previous year. The number of new lots created in the County decreased by 21 with respect to the previous year of 2014. Only 50 new lots were created in the County in 2015, which was the lowest number over this sixteen year time period.

Overall, for the period of 2000 to 2015, a total of 2,925 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,244 new lots in Wayne County. On an average basis, these totals translate to 183 applications submitted for review and 140 new lots per year over this 16 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 sixteen year time period was in the year 2003 when the number of newly created lots surpassed the number of applications by a total of fifty-four, which was essentially the opposite of the 2015 totals of 105 applications resulting in only 50 newly created lots throughout the County.

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 2015 was no exception to this pattern as 140 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the seventh straight year where the number of additions surpassed the number of newly created lots in the County. Over the past seven years a total of 522 new lots were created in the County compared to 837 additions over this same time span. **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 (2000-2015)

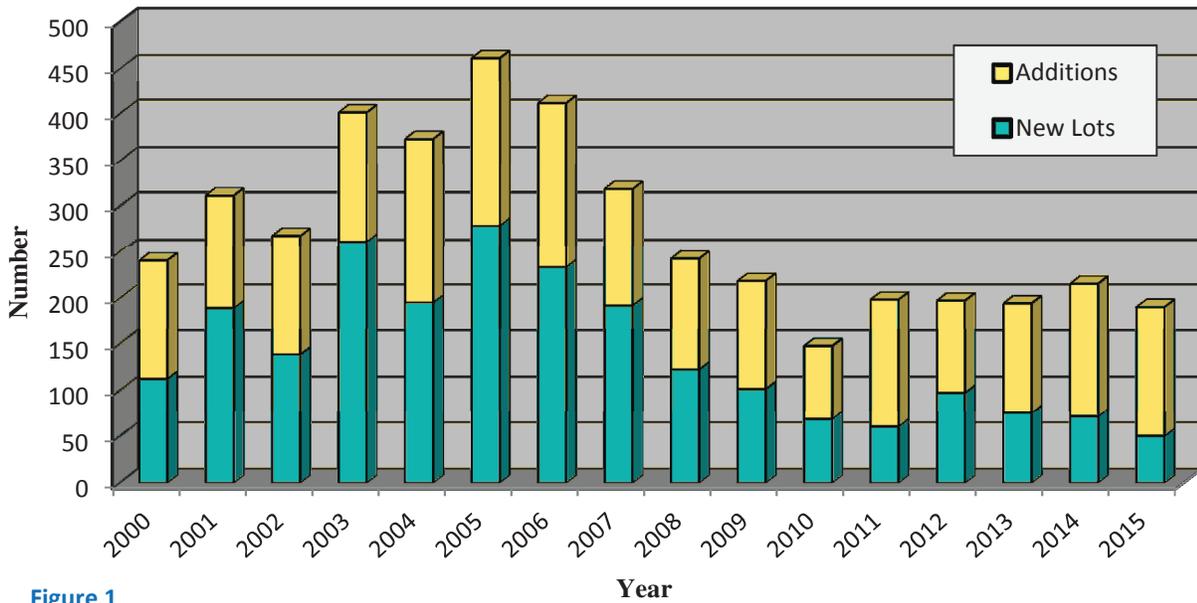


Figure 1

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 sixteen years.

Application Type Comparison (2000-2015)

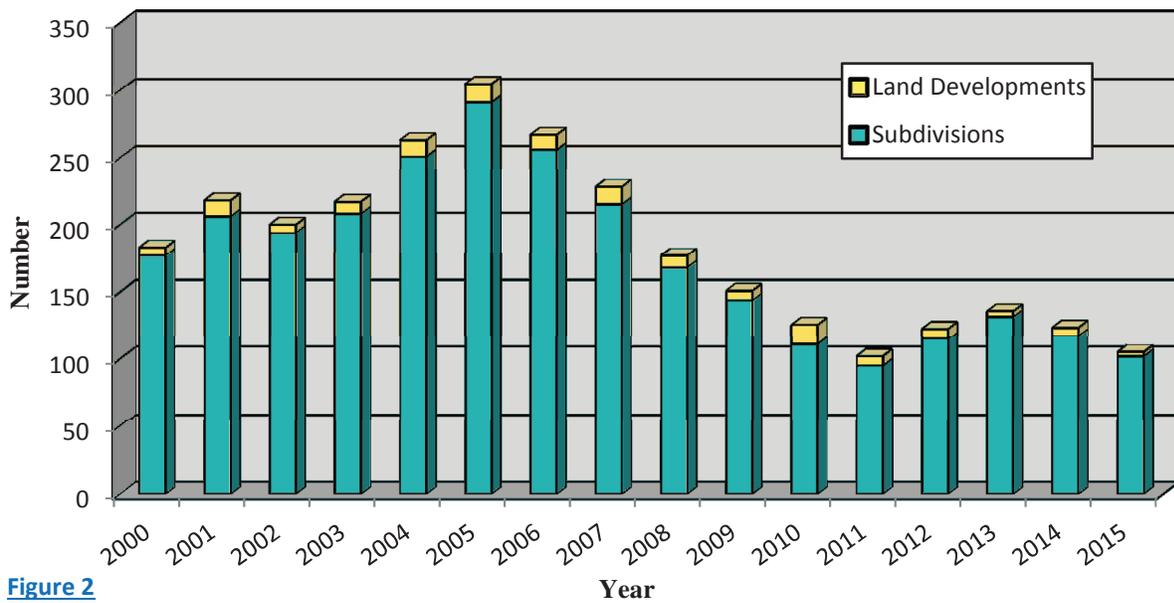


Figure 2

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