

Residential Development Trends

Residential Lot Creation

The number of residential lots in recorded formal plat subdivisions has risen each year since 1996, exceeding all other annual totals since reporting of this measure began in 1992 (even without including data for the month of December 1999). Newly recorded lots in the unincorporated portions of UGAs account for the majority of lots in formal plat subdivisions recorded countywide in 1998 and 1999. New lots outside the UGA have averaged 7.8% of the countywide total since 1992. (See Figure 1.)

New residential lots in recorded short plat subdivisions account for 13.5% of total new lots (in formal and short plat subdivisions combined) recorded countywide since 1992. The majority of lots in recorded short plats are within cities – 54.5% of the total recorded since 1992. New lots in recorded short plats outside the UGA account for a higher percentage of the countywide total for short plats (nearly 25% since 1992) when compared with recorded formal plat activity. As a result, short plats account for 33% of all new residential lots recorded in rural/resource areas since 1992. (See Figures 2 and 3.)

The number of residential lots in currently proposed formal and short plat subdivisions that are located outside the UGA has risen to 25% of the countywide total – up from 17.1% of the countywide total as reported last year. This is due to the submittal of several large rural cluster subdivision (RCS) applications over the past year. (See Figures 4, 5 and 24, and Table 12.)

Residential Densities in Recorded Single Family Formal Plat Subdivisions

The overall trend in net residential densities achieved in recorded single family formal plat subdivisions inside the UGA (cities plus unincorporated UGAs combined) since 1995 has been modestly upwards, from an average of 5.84 dwelling units per net residential acre in 1995, to 6.06 in 1998. This has been almost exclusively due to net residential density gains made in the unincorporated portions of UGAs, from 6.24 in 1995 to 6.58 in 1998. (See Figure 7.)

Gross residential density trends are even more pronounced in unincorporated UGAs over the same time period, with average gross densities going from 3.43 dwelling units per gross site acres in 1995, to 4.08 in 1998 (see Figure 10). Therefore, not only are the unincorporated UGAs showing smaller-sized residential lots on average since 1995, but the residential lot yields achieved on a gross site area basis are also increasing since 1995. Note that in areas outside the UGA, this trend is not occurring. Instead, there have been increases in net residential densities recorded in rural areas since 1995 (smaller lots, likely due to recorded rural cluster subdivisions) without corresponding significant increases in gross residential densities (likely due to dedicated open space within rural cluster subdivisions).

By analyzing in greater detail the actual residential densities achieved in specific comprehensive plan designations within unincorporated Snohomish County, it is apparent that there are also significant increases occurring in net and gross residential densities achieved since 1995 within individual plan designations (see Figures 16 and 18). In an attempt to help explain what may be underlying this upward trend in residential densities, Figures 20A and 20B show the effect of categorizing recorded plats based on whether they were submitted prior to the adoption of the County's GMA comprehensive plan vs. after adoption. Figures 21A and 21B isolate Planned

Residential Development subdivisions within the County (PRDs), and whether they were submitted under the “old” PRD rules vs. the “new” rules that went into effect September 16, 1995. As can be seen, in both cases net and gross residential densities are higher in recorded plats submitted under the GMA plan, and in PRD’s submitted under the new rules.

Residential Building Permit Activity

Figure 26 shows the volume of housing units permitted by year within Snohomish County since 1990. In 1998, housing units permitted countywide exceeded 9,000 – the largest number of units permitted in a single year so far this decade. Residential units permitted in rural/resource areas of Snohomish County dropped to 14.2% of the countywide total. This is lower than the overall 20% of countywide housing units permitted in locations outside the UGA from 1990 through 1998.

Figures 27 through 29 show the relationship between total new single family, duplex and mobile home permits issued annually and new residential lots created in recorded formal and short plat subdivisions from 1992 to 1998. As can be seen, 84% of new units permitted within UGAs since 1992, have been “replaced” with new residential lots created either through formal or short plat subdivisions recorded since 1992. This level of “replacement” is not occurring within the County’s rural/resource areas where only 25% of permitted new units have been replaced with new residential lots created through formal or short plat subdivisions recorded since 1992.

Note: Pages 59, 62-67, 77-83, 85-87, 89-92, 97-99 and 107 of this document were replaced on January 10, 2000 with updated pages correcting minor errors originally contained on these pages.

Recorded formal plat subdivision activity has continued to increase since 1996. This increase is fueled by higher levels of plat activity in the unincorporated portions of the UGAs.

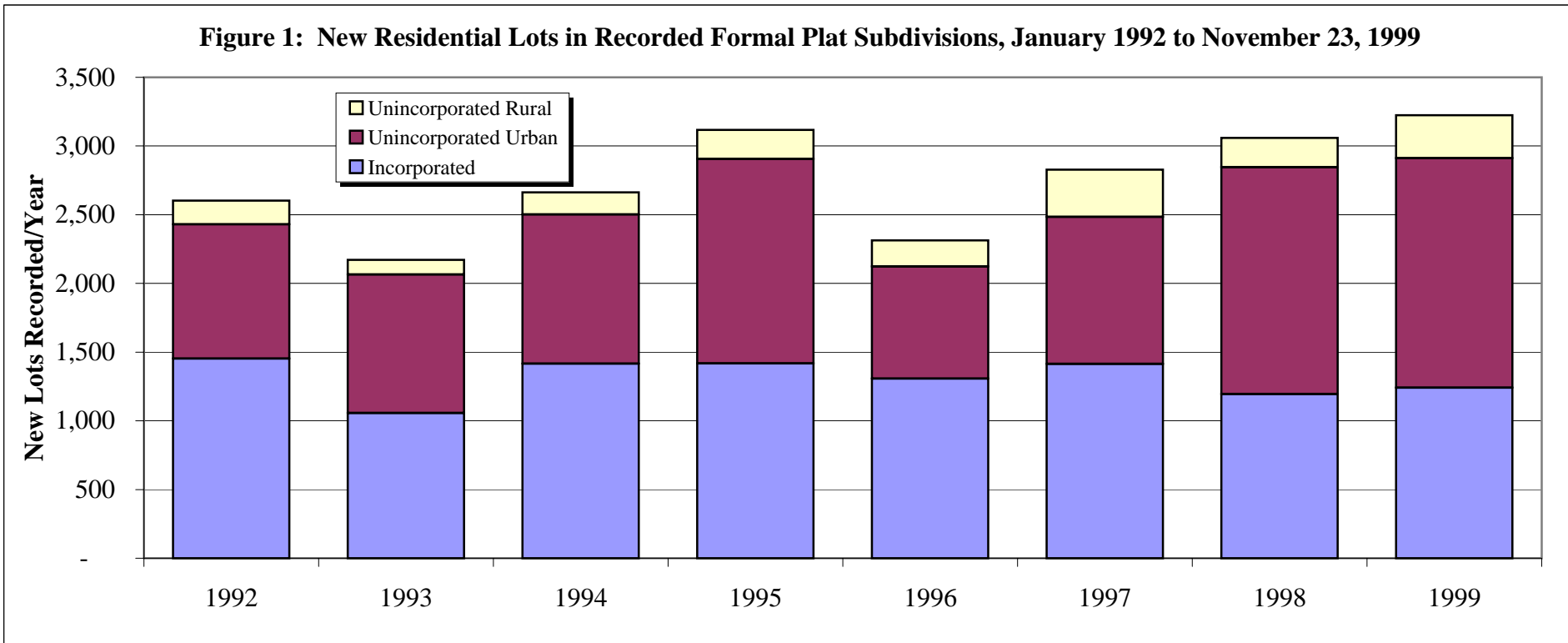


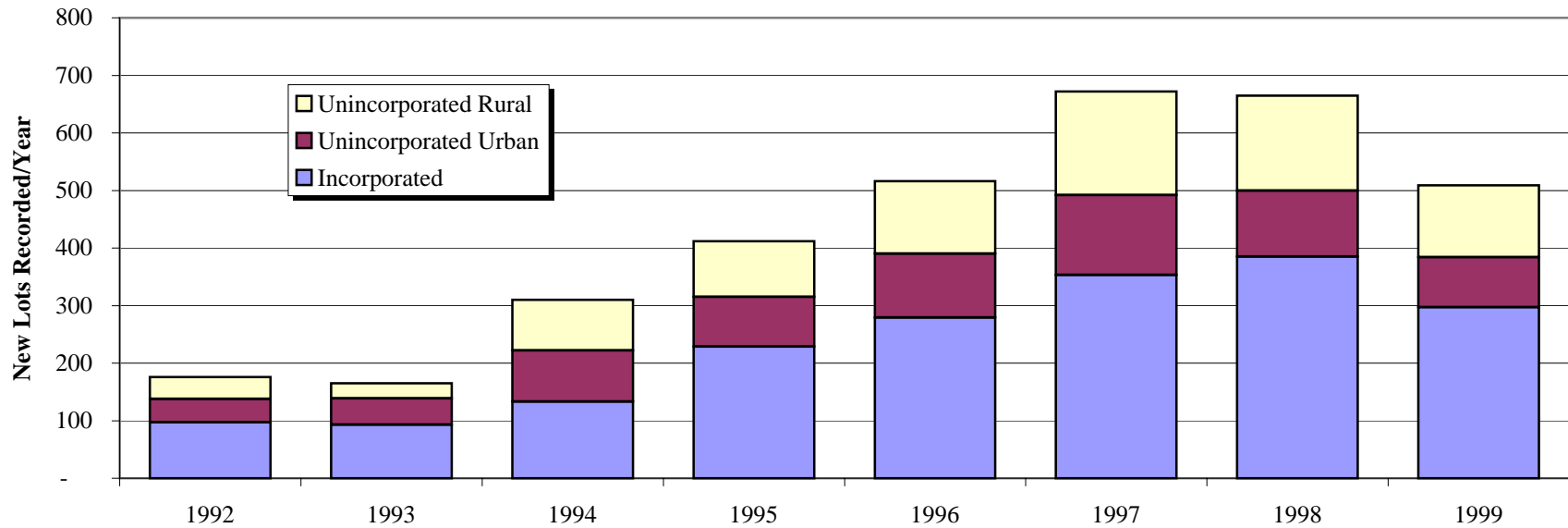
Figure 1: New Residential Lots in Recorded Formal Plat Subdivisions, January 1992 to November 23, 1999

	1992		1993		1994		1995*		1996*		1997*		1998		to Nov. 1999		Total	
	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total
Incorporated	1,453	55.8%	1,057	48.7%	1,415	53.1%	1,417	45.4%	1,308	56.5%	1,414	50.0%	1,195	39.1%	1,242	38.5%	10,501	47.8%
Unincorporated Urban	976	37.5%	1,007	46.4%	1,087	40.8%	1,489	47.8%	815	35.2%	1,071	37.9%	1,650	53.9%	1,669	51.8%	9,764	44.4%
Unincorporated Rural	173	6.6%	107	4.9%	161	6.0%	212	6.8%	191	8.3%	342	12.1%	215	7.0%	313	9.7%	1,714	7.8%
Total County	2,602	100.0%	2,171	100.0%	2,663	100.0%	3,118	100.0%	2,314	100.0%	2,827	100.0%	3,060	100.0%	3,224	100.0%	21,979	100.0%

* 1995, 1996, and 1997 totals have been revised slightly since the 1998 GMR as a result of the more detailed review conducted for Buildable Lands density analysis.

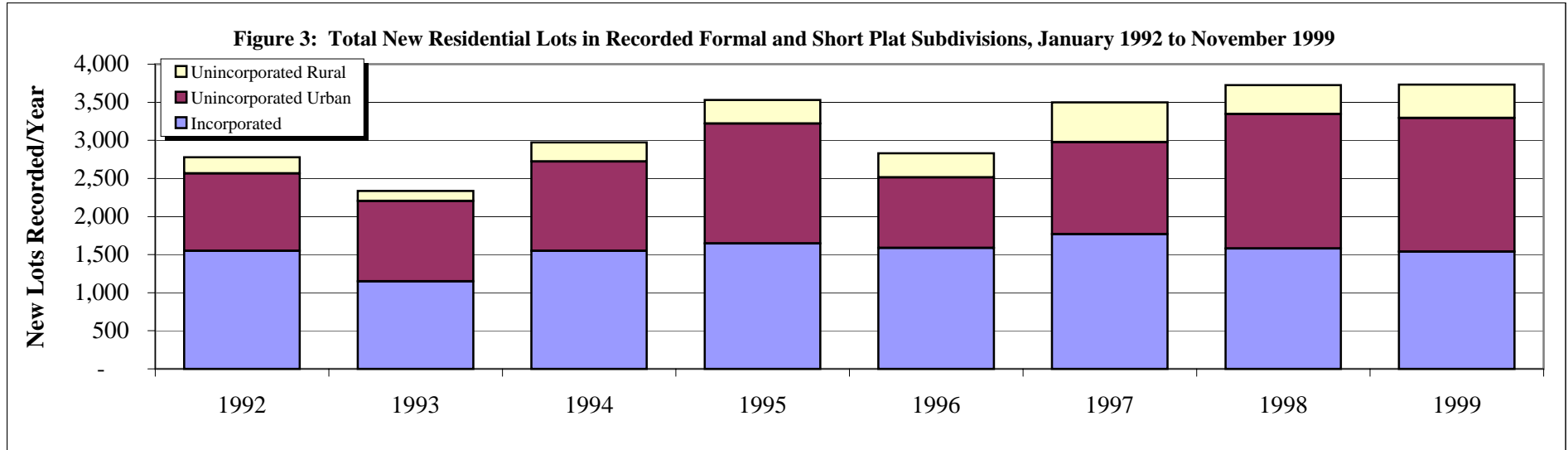
Recorded short plat activity reached a plateau in 1997 and 1998 after steadily increasing from 1993 to 1997.

Figure 2: New Residential Lots in Recorded Short Plat Subdivisions, January 1992 to November 1999



	1992		1993		1994		1995		1996		1997		1998		to Nov 1999		Total	
	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total
Incorporated	97	55.1%	93	56.4%	133	42.9%	229	55.6%	279	54.1%	353	52.5%	385	57.9%	297	58.3%	1,866	54.5%
Unincorporated Urban	41	23.3%	46	27.9%	89	28.7%	86	20.9%	111	21.5%	139	20.7%	115	17.3%	87	17.1%	714	20.8%
Unincorporated Rural	38	21.6%	26	15.8%	88	28.4%	97	23.5%	126	24.4%	180	26.8%	165	24.8%	125	24.6%	845	24.7%
Total County	176	100.0%	165	100.0%	310	100.0%	412	100.0%	516	100.0%	672	100.0%	665	100.0%	509	100.0%	3,425	100.0%

Lots in recorded short plats account for 13.5% of total new residential lots recorded countywide since 1992.

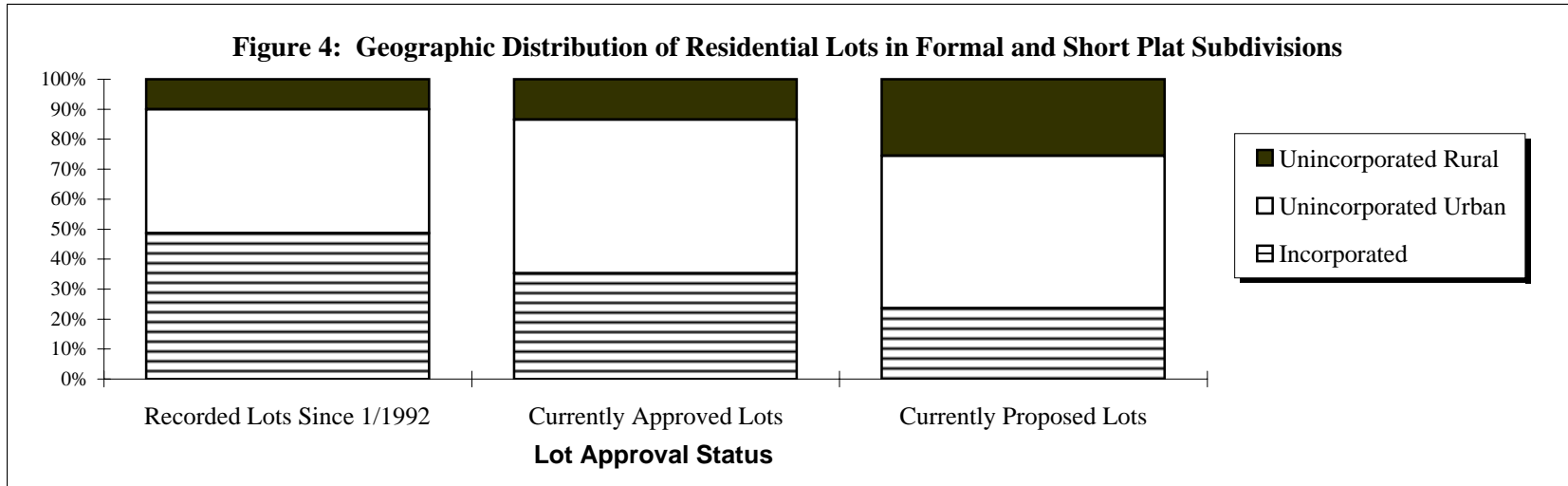


Total Lots in Recorded Formal and Short Plats:	1992		1993		1994		1995		1996		1997		1998		to November 1999		Total	
	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total	No.	% County Total
	Incorporated	1,550	55.8%	1,150	49.2%	1,548	52.1%	1,646	46.6%	1,587	56.1%	1,767	50.5%	1,580	42.4%	1,539	41.2%	12,367
Unincorporated Urban	1,017	36.6%	1,053	45.1%	1,176	39.6%	1,575	44.6%	926	32.7%	1,210	34.6%	1,765	47.4%	1,756	47.0%	10,478	41.2%
Unincorporated Rural	211	7.6%	133	5.7%	249	8.4%	309	8.8%	317	11.2%	522	14.9%	380	10.2%	438	11.7%	2,559	10.1%
Total County	2,778	100.0%	2,336	100.0%	2,973	100.0%	3,530	100.0%	2,830	100.0%	3,499	100.0%	3,725	100.0%	3,733	100.0%	25,404	100.0%

Percent of Total Residential Lots in Recorded Formal Plats by Area:									
Incorporated	93.7%	91.9%	91.4%	86.1%	82.4%	80.0%	75.6%	80.7%	84.9%
Unincorporated Urban	96.0%	95.6%	92.4%	94.5%	88.0%	88.5%	93.5%	95.0%	93.2%
Unincorporated Rural	82.0%	80.5%	64.7%	68.6%	60.3%	65.5%	56.6%	71.5%	67.0%
Total County	93.7%	92.9%	89.6%	88.3%	81.8%	80.8%	82.1%	86.4%	86.5%

Percent of Total Residential Lots in Recorded Short Plats by Area:									
Incorporated	6.3%	8.1%	8.6%	13.9%	17.6%	20.0%	24.4%	19.3%	15.1%
Unincorporated Urban	4.0%	4.4%	7.6%	5.5%	12.0%	11.5%	6.5%	5.0%	6.8%
Unincorporated Rural	18.0%	19.5%	35.3%	31.4%	39.7%	34.5%	43.4%	28.5%	33.0%
Total County	6.3%	7.1%	10.4%	11.7%	18.2%	19.2%	17.9%	13.6%	13.5%

Since 1992, rural lots have accounted for 10.1% of residential lots recorded countywide.



Total Lots in Formal and Short Plats:	
Incorporated	
Unincorporated Urban	
Unincorporated Rural	
Total County	

Recorded Lots Since 1/1992		Currently Approved Lots		Currently Proposed Lots	
No.	% County Total	No.	% County Total	No.	% County Total
12,367	48.7%	2,267	35.2%	1,371	23.6%
10,478	41.2%	3,297	51.3%	2,953	50.9%
2,559	10.1%	868	13.5%	1,479	25.5%
25,404	100.0%	6,432	100.0%	5,803	100.0%

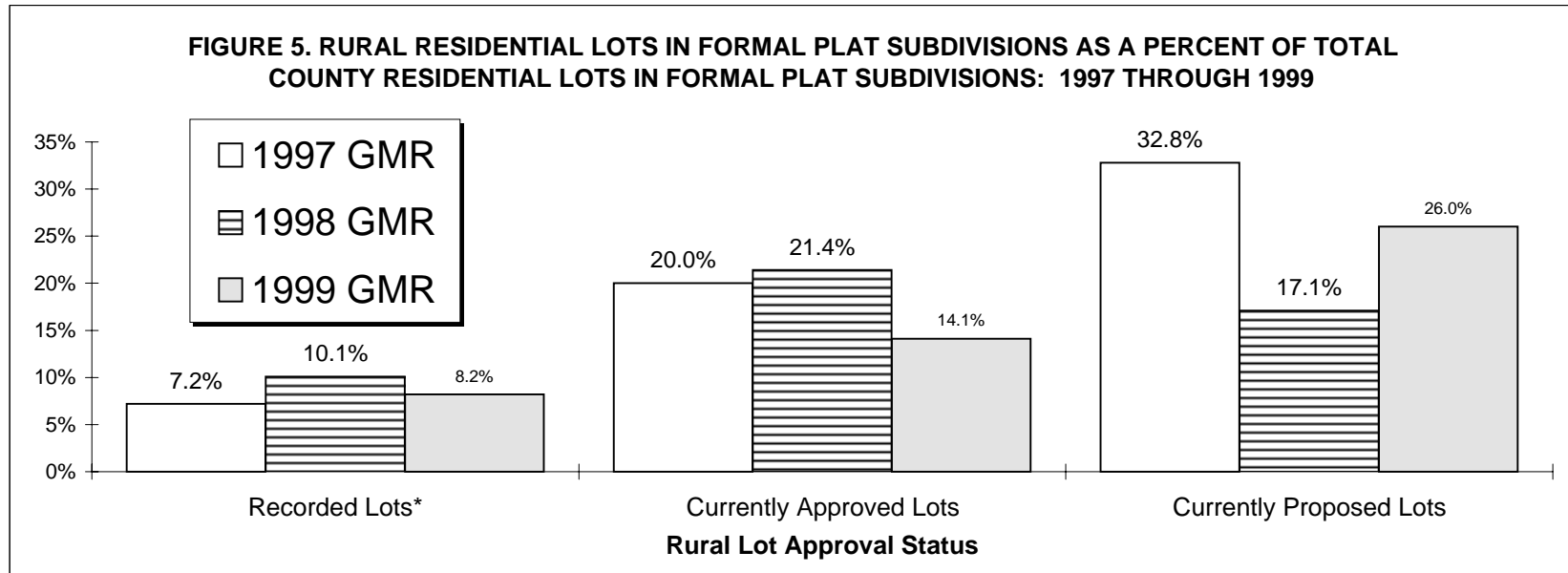
Lots in Formal Plats:	
Incorporated	
Unincorporated Urban	
Unincorporated Rural	
Total County	

10,501	47.8%	1,884	31.7%	1,188	21.7%
9,764	44.4%	3,224	54.2%	2,871	52.4%
1,714	7.8%	840	14.1%	1,424	26.0%
21,979	100.0%	5,948	100.0%	5,483	100.0%

Lots in Short Plats:	
Incorporated	
Unincorporated Urban	
Unincorporated Rural	
Total County	

1,866	54.5%	383	79.1%	183	57.2%
714	20.8%	73	15.1%	82	25.6%
845	24.7%	28	5.8%	55	17.2%
3,425	100.0%	484	100.0%	320	100.0%

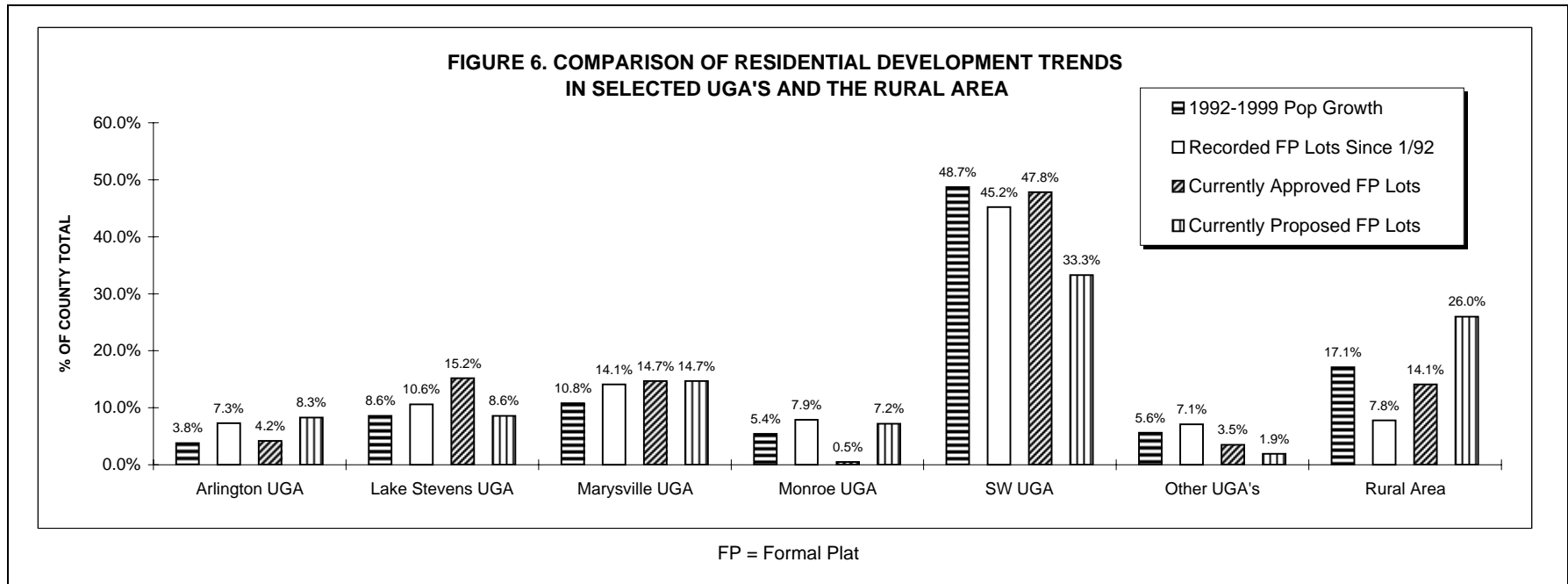
Between 1997 and 1998, the proportion of proposed rural lots in formal plat subdivisions declined by about one-half, but rebounded in 1999 to one-quarter of all currently proposed lots countywide due to a resurgence in RCS applications.



	Recorded Lots*		Currently Approved Lots		Currently Proposed Lots	
	% County Total	No.	% County Total	No.	% County Total	No.
1997 GMR	7.2%	1,016	20.0%	873	32.8%	1,479
1998 GMR	10.1%	304	21.4%	1,285	17.1%	808
1999 GMR	8.2%	394	14.1%	840	26.0%	1,424

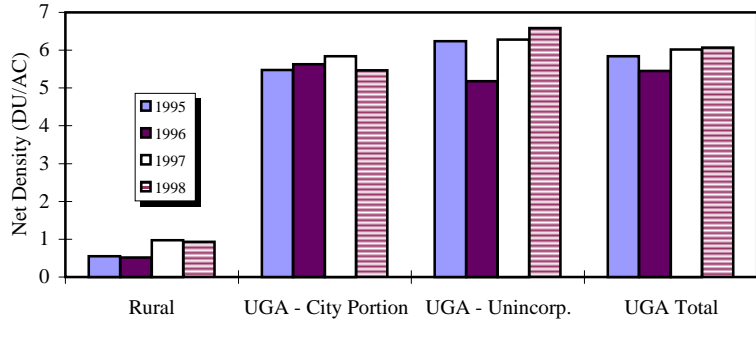
* 1997 GMR (Growth Monitoring Report) recorded lots refers to all rural residential lots in formal plat subdivisions recorded January 1992 to mid-May 1997.
 1998 GMR recorded lots refers to all rural residential lots in formal plat subdivisions recorded mid-May 1997 to July 1998.
 1999 GMR recorded lots refers to all rural residential lots in formal plat subdivisions recorded July 1998 to November 1999.

The Southwest UGA accounts for nearly one-half of the county's residential lots in recorded and currently approved formal plat subdivisions.



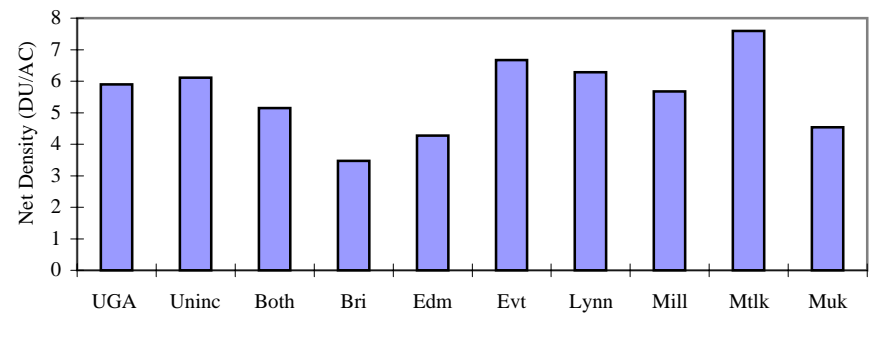
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Figure 7: Net Residential Densities in Recorded Formal Plats by County Subareas, 1995 - 1998



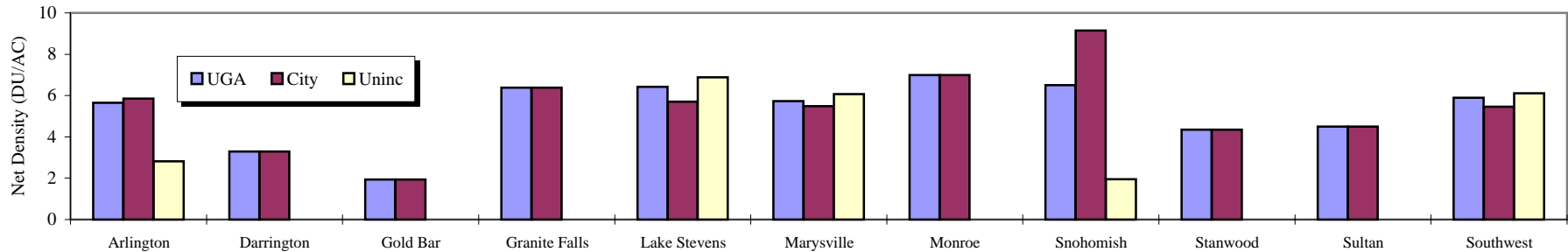
	Rural	UGA - City Portion	UGA - Unincorp.	UGA Total	Total
1995	0.55	5.47	6.24	5.84	3.53
1996	0.52	5.63	5.18	5.45	3.06
1997	0.97	5.84	6.28	6.02	3.71
1998	0.93	5.47	6.58	6.06	4.38
Total	0.72	5.60	6.15	5.86	3.65

Figure 8: Net Residential Densities in Recorded Formal Plats by Southwest UGA Jurisdictions, 1995 - 1998



	UGA	Uninc	Both	Bri	Edm	Evt	Lynn	Mill	Mtlk	Muk
1995	6.19	6.33	5.57	3.33	3.61	6.50	7.16	6.45	10.30	4.36
1996	5.28	5.51	0.00	3.70	4.67	6.49	6.47	4.98	0.00	4.98
1997	5.84	5.88	4.37	0.00	4.22	10.90	4.67	6.45	0.00	3.88
1998	6.05	6.42	4.71	2.85	0.00	6.87	5.44	4.86	5.98	4.53
Total	5.90	6.12	5.15	3.47	4.28	6.67	6.29	5.68	7.60	4.54
DU's	5093	3532	143	60	49	243	172	581	63	250

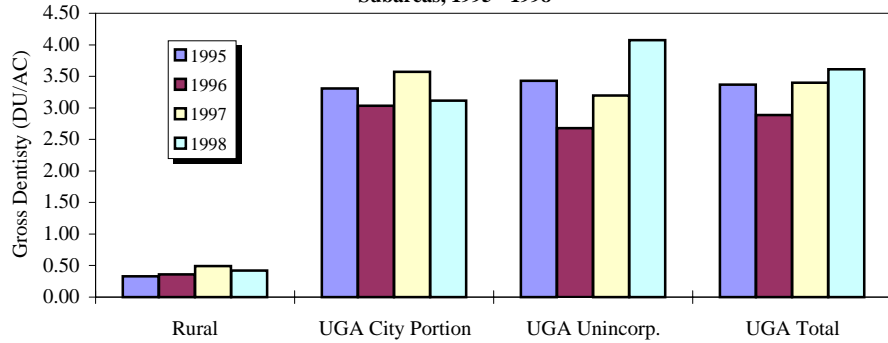
Figure 9: Net Residential Densities in Recorded Formal Plats by Cities & Unincorporated Areas of Snohomish County UGA's, 1995 - 1998



	Arlington			Darrington			Gold Bar			Granite Falls			Lake Stevens			Marysville			Monroe			Snohomish			Stanwood			Sultan			Southwest		
	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc			
1995	5.00	5.00	0.00	3.29	3.29	0.00	0.46	0.46	0.00	6.39	6.39	0.00	5.94	4.43	6.85	5.25	5.14	5.34	7.56	7.56	0.00	9.02	9.02	0.00	10.68	10.68	0.00	0.00	0.00	0.00	6.19	6.00	6.33
1996	4.32	6.07	2.82	0.00	0.00	0.00	3.15	3.15	0.00	0.00	0.00	0.00	5.59	5.82	5.53	5.10	5.13	5.06	7.31	7.31	0.00	1.96	0.00	1.96	4.19	4.19	0.00	4.37	4.37	0.00	5.28	4.96	5.51
1997	6.04	6.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.23	6.53	7.61	5.50	5.15	6.29	6.93	6.93	0.00	8.79	8.79	0.00	3.82	3.82	0.00	3.26	3.26	0.00	5.84	5.68	5.88
1998	3.88	3.88	0.00	0.00	0.00	0.00	3.46	3.46	0.00	0.00	0.00	0.00	6.54	6.12	7.13	6.74	6.42	7.06	6.12	6.12	0.00	12.48	12.48	0.00	4.18	4.18	0.00	6.92	6.92	0.00	6.05	4.90	6.42
Total	5.66	5.85	2.82	3.29	3.29	0.00	1.94	1.94	0.00	6.39	6.39	0.00	6.42	5.71	6.89	5.74	5.49	6.06	6.99	6.99	0.00	6.50	9.15	1.96	4.35	4.35	0.00	4.50	4.50	0.00	5.90	5.46	6.12
DU's	781	756	25	12	12	0	78	78	0	54	54	0	1199	425	774	1596	872	724	1149	1149	0	108	96	12	233	233	0	116	116	0	5093	1561	3532

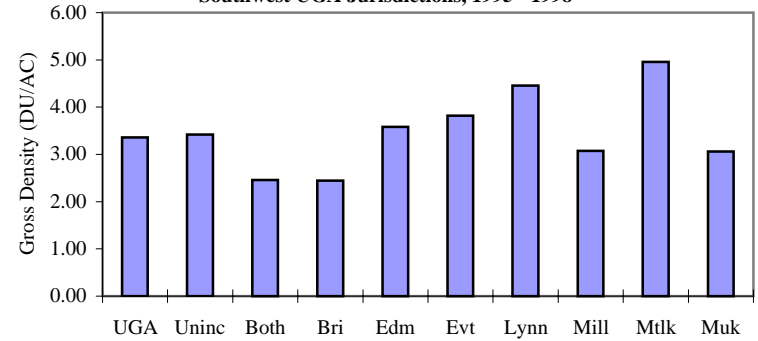
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Figure 10: Gross Residential Density in Recorded Formal Plats by County Subareas, 1995 - 1998



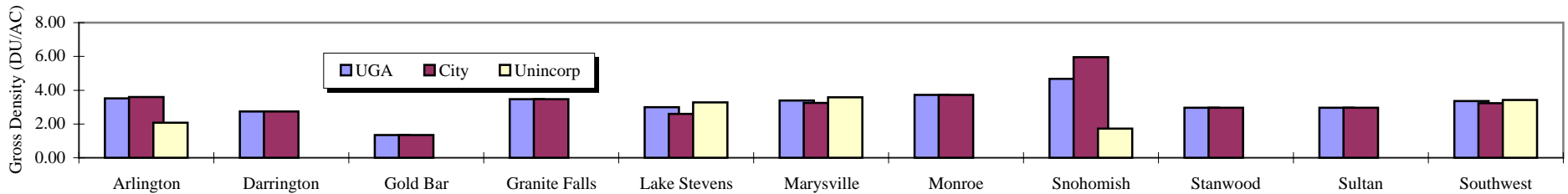
	Rural	UGA City Portion	UGA Unincorp.	UGA Total	Total
1995	0.33	3.31	3.43	3.37	2.07
1996	0.36	3.04	2.68	2.89	1.83
1997	0.49	3.57	3.20	3.40	1.99
1998	0.42	3.12	4.08	3.61	2.36
Total	0.40	3.25	3.40	3.32	2.06

Figure 11: Gross Residential Densities in Recorded Formal Plats by Southwest UGA Jurisdictions, 1995 - 1998



	UGA	Uninc	Both	Bri	Edm	Evt	Lynn	Mill	Mtlk	Muk
1995	3.45	3.46	2.31	2.76	3.08	3.72	5.05	3.50	7.91	2.81
1996	2.79	2.67	0.00	2.44	3.74	4.35	3.96	2.64	0.00	3.65
1997	3.20	3.07	2.29	0.00	3.72	7.53	4.14	4.29	0.00	2.34
1998	3.85	4.22	2.86	1.79	0.00	2.38	3.79	2.28	3.58	3.07
Total	3.36	3.42	2.46	2.44	3.58	3.82	4.46	3.07	4.96	3.06
DU's	5093	3532	143	60	49	243	172	581	63	250

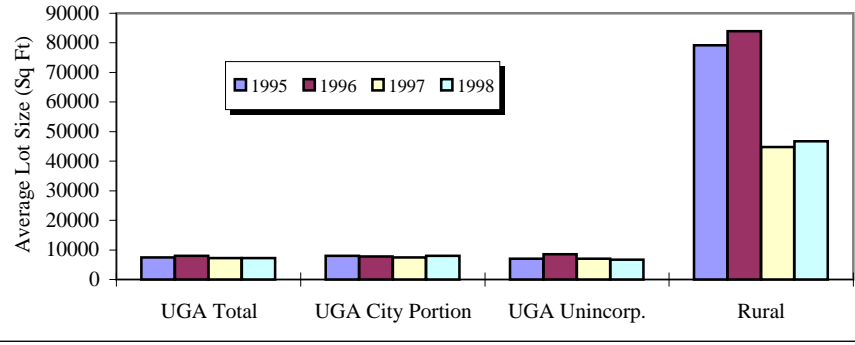
Figure 12: Gross Residential Densities in Recorded Formal Plats by Cities & Unincorporated Areas of Snohomish County UGA's, 1995 - 1998



	Arlington			Darrington			Gold Bar			Granite Falls			Lake Stevens			Marysville			Monroe			Snohomish			Stanwood			Sultan			Southwest		
	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc			
1995	2.35	2.35	0.00	2.75	2.75	0.00	0.46	0.46	0.00	3.47	3.47	0.00	3.20	3.15	3.22	3.41	3.26	3.57	4.17	4.17	0.00	5.85	5.85	0.00	6.73	6.73	0.00	0.00	0.00	0.00	3.45	3.45	3.46
1996	3.15	4.37	2.08	0.00	0.00	0.00	1.71	1.71	0.00	0.00	0.00	0.00	2.73	1.80	3.20	2.90	3.07	2.58	3.41	3.41	0.00	1.73	0.00	1.73	1.98	1.98	0.00	2.86	2.86	0.00	2.79	3.00	2.67
1997	3.87	3.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.02	2.51	3.34	3.11	2.83	3.78	4.82	4.82	0.00	6.70	6.70	0.00	3.08	3.08	0.00	2.15	2.15	0.00	3.20	3.82	3.07
1998	2.54	2.54	0.00	0.00	0.00	0.00	1.83	1.83	0.00	0.00	0.00	0.00	2.91	2.64	3.33	3.89	3.82	3.96	3.56	3.56	0.00	4.14	4.14	0.00	2.98	2.98	0.00	4.58	4.58	0.00	3.85	2.86	4.22
Total	3.51	3.60	2.08	2.75	2.75	0.00	1.34	1.34	0.00	3.47	3.47	0.00	3.00	2.60	3.28	3.40	3.25	3.58	3.73	3.73	0.00	4.68	5.95	1.73	2.96	2.96	0.00	2.96	2.96	0.00	3.36	3.24	3.42
DU's	781	756	25	12	12	0	78	78	0	54	54	0	1199	425	774	1596	872	724	1149	1149	0	108	96	12	233	233	0	116	116	0	5093	1561	3532

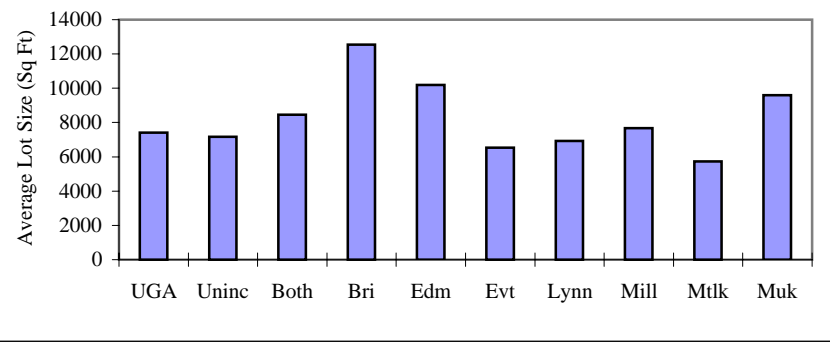
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Figure 13: Average Residential Lot Sizes in Recorded Formal Plats by County Subareas, 1995 - 1998



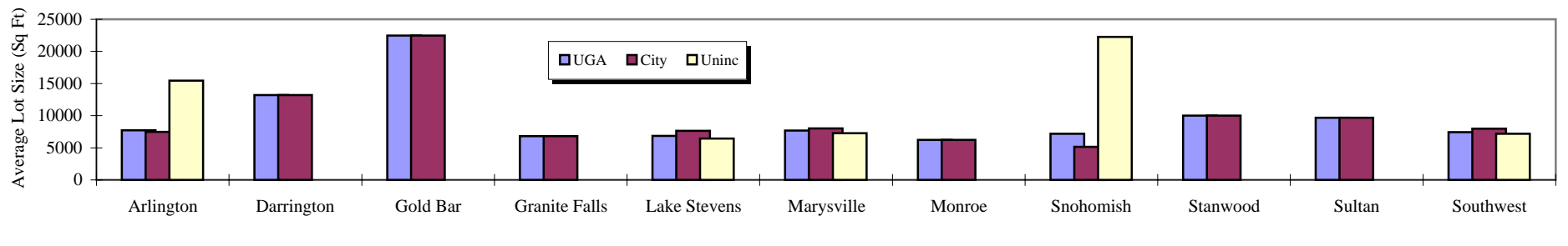
	UGA Total	UGA City Portion	UGA Unincorp.	Rural	Total
1995	7467	7969	6990	79190	12344
1996	8054	7759	8527	83930	14317
1997	7280	7494	6998	44789	11818
1998	7245	8003	6697	46774	10023
Total	7482	7799	7145	60618	11988

Figure 14: Average Residential Lot Sizes in Recorded Formal Plats by Southwest UGA Jurisdictions, 1995 - 1998



	UGA	Uninc	Both	Bri	Edm	Evt	Lynn	Mill	Mtlk	Muk
1995	7043	6896	7823	13092	12063	6698	6086	6757	4227	9994
1996	8243	7905	0	11761	9320	6711	6735	8742	0	8743
1997	7519	7481	9974	0	10321	3995	9325	6750	0	11221
1998	7271	6866	9246	15308	0	6337	8011	8959	7287	9624
Total	7418	7168	8461	12537	10186	6527	6928	7671	5733	9595
# of Lots	5070	3509	143	60	49	243	172	581	63	250

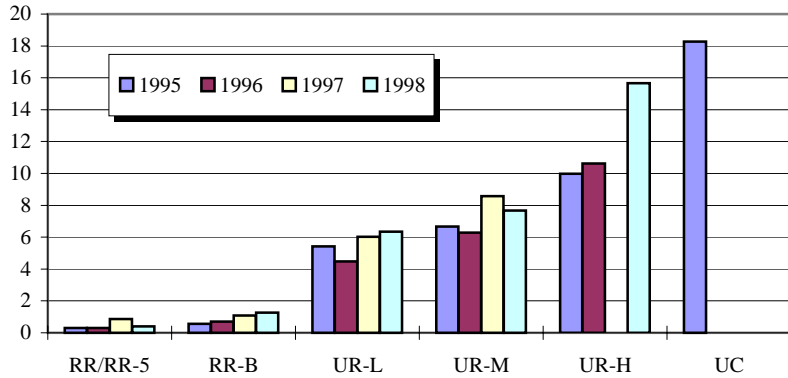
Figure 15: Average Residential Lot Size in Recorded Formal Plats by Cities & Unincorporated Areas of Snohomish County UGA's, 1995 - 1998



	Arlington			Darrington			Gold Bar			Granite Falls			Lake Stevens			Marysville			Monroe			Snohomish			Stanwood			Sultan			Southwest		
	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc	UGA	City	Uninc			
1995	8908	8908	0	13225	13225	0	93920	93920	0	6821	6821	0	7332	9838	6361	8304	8467	8153	5765	5765	0	4829	4829	0	4080	4080	0	0	0	0	7043	7254	6896
1996	10090	7173	15457	0	0	0	13822	13822	0	0	0	0	8289	7487	8534	8723	8683	8807	5956	5956	0	22249	0	22249	10405	10405	0	9961	9961	0	8243	8775	7905
1997	7208	7208	0	0	0	0	0	0	0	0	0	0	6059	6675	5764	7914	8466	6929	6285	6285	0	5949	5949	0	11403	11403	0	13372	13372	0	7519	7667	7481
1998	11241	0	0	0	0	0	12584	12584	0	0	0	0	6680	7121	6152	6579	6914	6272	7113	7113	0	3490	3490	0	10409	10409	0	6293	6293	0	7271	8883	6866
Total	7721	7464	15457	13225	13225	0	22461	22461	0	6821	6821	0	6855	7630	6423	7671	8018	7253	6234	6234	0	7167	5134	22249	10021	10021	0	9675	9675	0	7418	7979	7168
Lots	779	754	25	12	12	0	78	78	0	54	54	0	1187	425	762	1580	863	717	1149	1149	0	101	89	12	233	233	0	116	116	0	5070	1561	3509

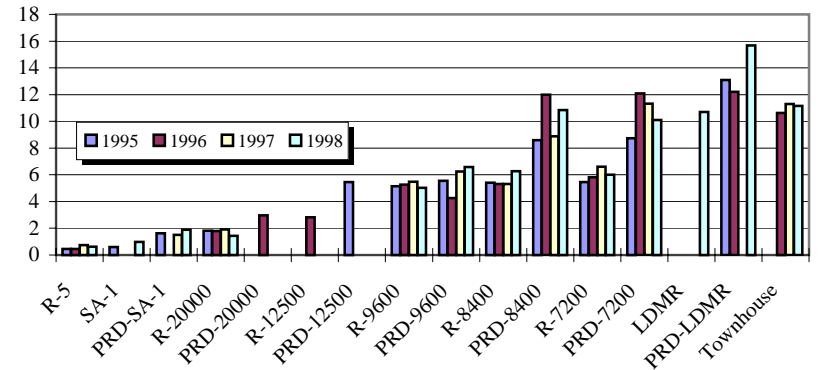
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Figure 16: Net SF Residential Density in Unincorporated Recorded Plats by Plan Designation and Year Recorded



Desig.	1995		1996		1997		1998		Total	
	Density	DU's	Density	DU's	Density	DU's	Density	DU's	Density	DU's
RR/RR-5	0.30	8	0.29	49	0.85	143	0.41	37	0.65	237
RR-B	0.57	204	0.71	142	1.08	199	1.27	178	0.91	723
UR-L	5.43	991	4.48	460	6.02	931	6.35	1362	5.79	3744
UR-M	6.67	290	6.28	344	8.57	149	7.67	292	7.08	1075
UR-H	9.99	30	10.62	22		0	15.67	16	11.53	68
UC	18.27	180		0		0		0	18.27	180

Figure 17: Net Single Family Density in Unincorporated Recorded Plats by Zoning and Year Recorded

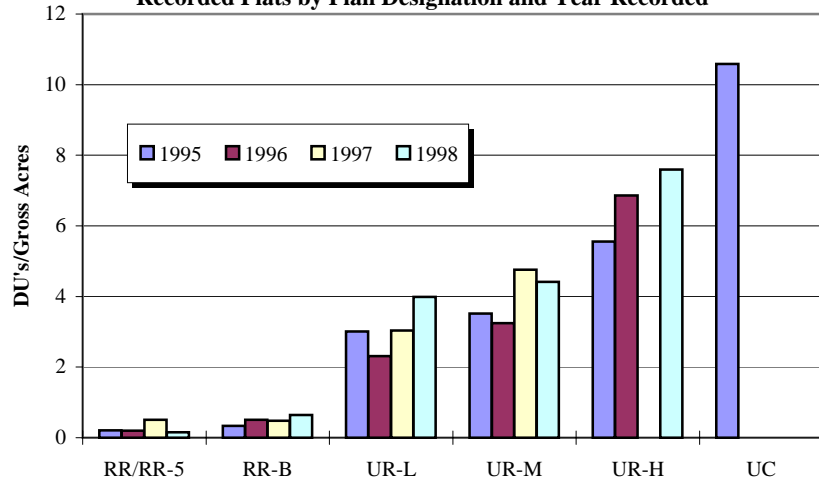


Zoning	1995		1996		1997		1998		Total	
	Density	DU's	Density	DU's	Density	DU's	Density	DU's	Density	DU's
R-5	0.46	159	0.45	157	0.75	208	0.62	104	0.58	628
SA-1	0.61	7		0		0	0.99	9	0.82	16
PRD-SA-1	1.63	33		0	1.51	35	1.89	99	1.76	167
R-20000	1.81	13	1.80	46	1.91	99	1.44	3	1.86	161
PRD-20000		0	2.97	39		0		0	2.97	39
R-12500		0	2.82	25		0		0	2.82	25
PRD-12500	5.45	131		0		0		0	5.45	131
R-9600	5.15	290	5.26	269	5.47	220	5.03	212	5.23	991
PRD-9600	5.56	465	4.27	68	6.24	677	6.59	839	6.16	2049
R-8400	5.42	75	5.32	177	5.31	16	6.26	39	5.47	307
PRD-8400	8.59	79	11.99	20	8.87	29	10.84	56	9.69	184
R-7200	5.47	136	5.81	127	6.62	77	6.00	325	5.93	665
PRD-7200	8.74	80	12.08	20	11.33	27	10.10	97	9.94	224
LDMR		0		0		0	10.70	68	10.70	68
PRD-LDMR	13.09	235	12.21	47		0	15.67	16	13.09	298
Townhouse		0	10.62	22	11.29	34	11.15	18	11.06	74

Net single family densities within individual zones at the time of recording show some degree of fluctuation. However, no clear trends have emerged. By contrast, the net densities within most future land use designations show an upward trend. This appears to reflect increasing usage of higher density zones allowed in each designation. Especially important to this is the effect of the Planned Residential Development (PRD) technique. A temporary drop in densities, as seen in 1996, was largely the result of fewer DU's being recorded in PRD's.

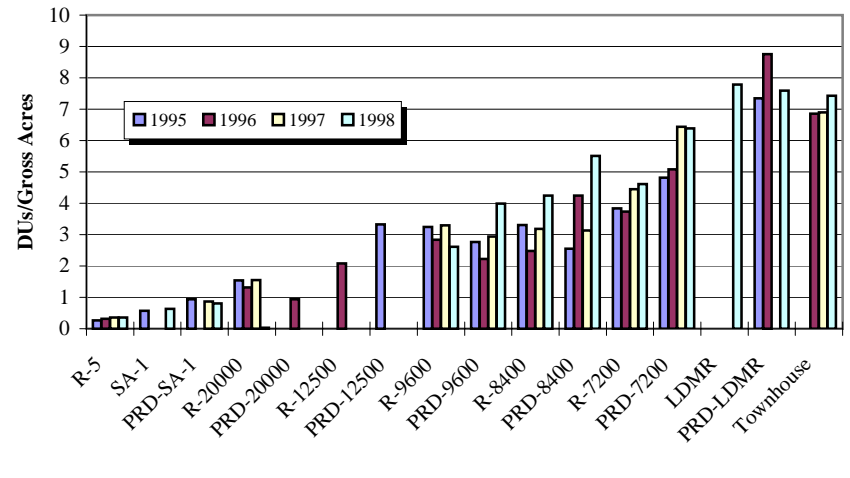
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Figure 18: Gross SF Residential Density in Unincorporated Recorded Plats by Plan Designation and Year Recorded



Desig.	1995		1996		1997		1998		Total	
	Density	DU's	Density	DU's	Density	DU's	Density	DU's	Density	DU's
RR/RR-5	0.21	8	0.20	49	0.51	143	0.16	37	0.38	237
RR-B	0.34	204	0.51	142	0.48	199	0.64	178	0.48	723
UR-L	3.01	991	2.31	460	3.04	931	3.99	1362	3.29	3744
UR-M	3.52	290	3.24	344	4.76	149	4.41	292	3.85	1075
UR-H	5.55	30	6.86	22	0	0	7.59	16	6.45	68
UC	10.59	180	0	0	0	0	0	0	10.59	180

Figure 19: Gross SF Density in Unincorporated Recorded Plats by Zoning and Year Recorded



Zoning	1995		1996		1997		1998		Total	
	Density	DU's	Density	DU's	Density	DU's	Density	DU's	Density	DU's
R-5	0.27	159	0.31	157	0.35	208	0.36	104	0.32	628
SA-1	0.57	7	0	0	0	0	0.63	9	0.60	16
PRD-SA-1	0.94	33	0	0	0.86	35	0.81	99	0.84	167
R-20000	1.55	13	1.32	46	1.55	99	0.03	3	1.46	161
PRD-20000	0	0	0.94	39	0	0	0	0	0.94	39
R-12500	0	0	2.08	25	0	0	0	0	2.08	25
PRD-12500	3.33	131	0	0	0	0	0	0	3.33	131
R-9600	3.25	290	2.84	269	3.30	220	2.61	212	3.01	991
PRD-9600	2.77	465	2.22	68	2.94	677	3.99	839	3.31	2049
R-8400	3.31	75	2.48	177	3.18	16	4.24	39	2.94	307
PRD-8400	2.55	79	4.25	20	3.13	29	5.51	56	3.73	184
R-7200	3.84	136	3.74	127	4.44	77	4.61	325	4.27	665
PRD-7200	4.82	80	5.09	20	6.44	27	6.39	97	5.72	224
LDMR	0	0	0	0	0	0	7.79	68	7.79	68
PRD-LDMR	7.35	235	8.76	47	0	0	7.59	16	7.59	298
Townhouse	0	0	6.86	22	6.90	34	7.43	18	7.02	74

Gross density by zoning categories, unlike net density, clearly shows an upward trend in the zones that include the majority of new lots. This is largely due to reduced non-residential acreage (open space, roads, parks, stormwater detention, etc.) in new subdivisions, not smaller lots. Gross densities within future land use designations show an even steeper upward trend than net densities. This is the combined result of reduced non-residential acreage and increased use of the higher density zones allowed in each designation.

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Figure 20A: Gross Single Family Residential Density in Unincorporated Recorded Plats by Designation and Pre- or Post-GMA Plan Submittal Date

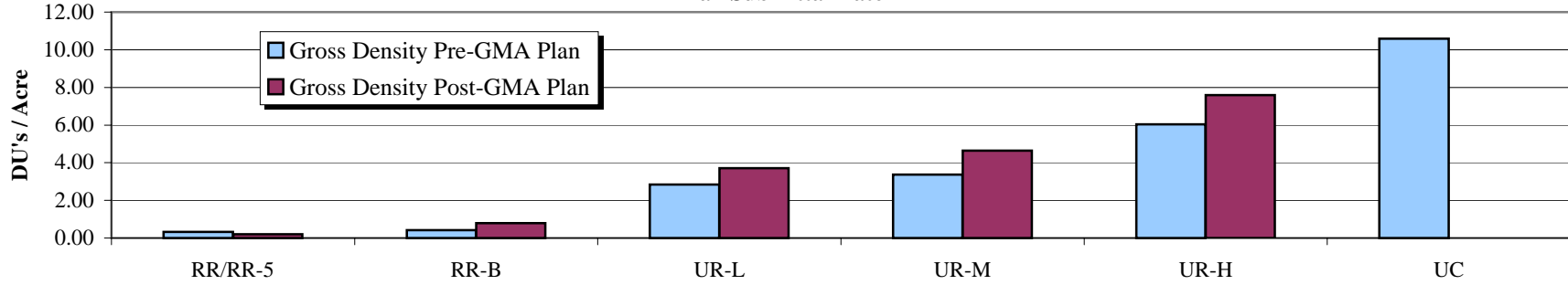


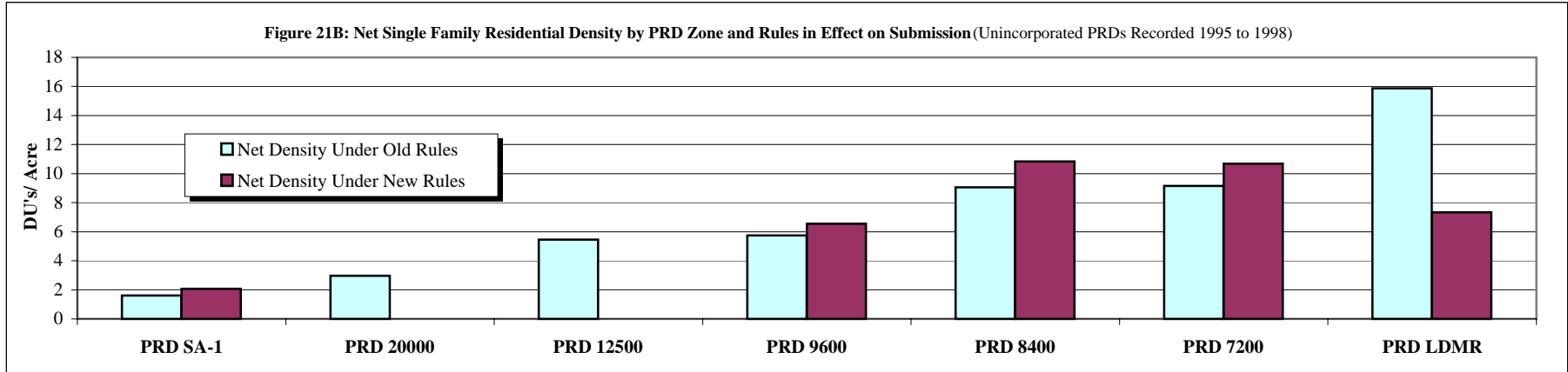
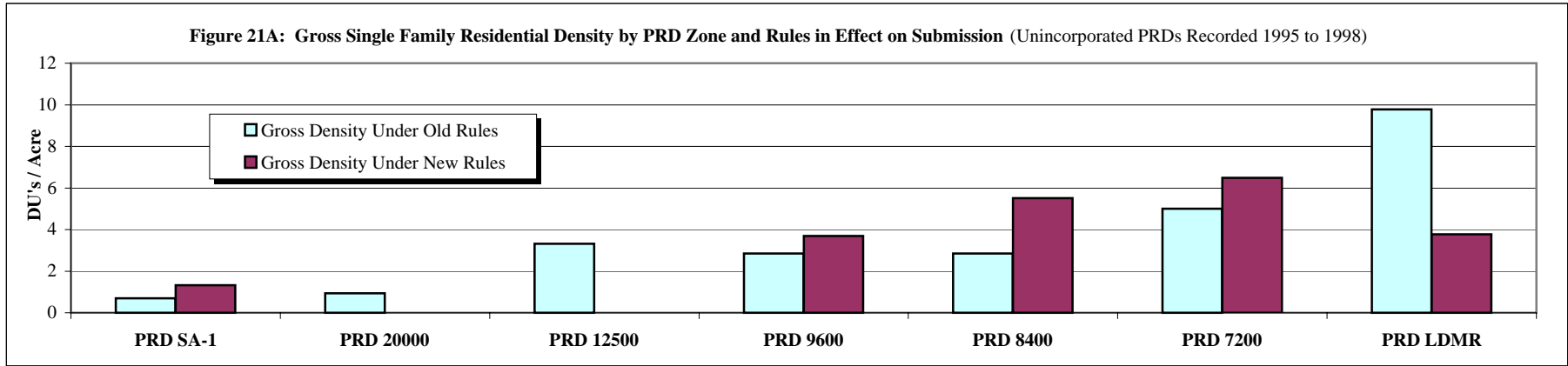
Figure 20B: Net Single Family Residential Density in Unincorporated Recorded Plats by Designation and Pre- or Post-GMA Plan Submittal Date



	DUs Pre-GMA Plan	DUs Post-GMA Plan	Gross Density Pre-GMA Plan	Gross Density Post-GMA Plan	Percent Change	Net Density Pre-GMA Plan	Net Density Post-GMA Plan	Percent Change
RR/RR-5	193	44	0.33	0.20	-38.9%	0.51	0.62	22.6%
RR-B	585	138	0.42	0.80	91.3%	0.73	1.72	136.7%
UR-L	2039	1705	2.84	3.71	30.3%	5.28	6.35	20.3%
UR-M	670	405	3.37	4.64	37.7%	6.61	7.73	16.9%
UR-H	52	16	6.04	7.59	25.8%	10.24	15.67	52.9%
UC	180	0	10.59	-	N/A	18.27	-	N/A

Note: The GPP plan became effective on 7/10/95.

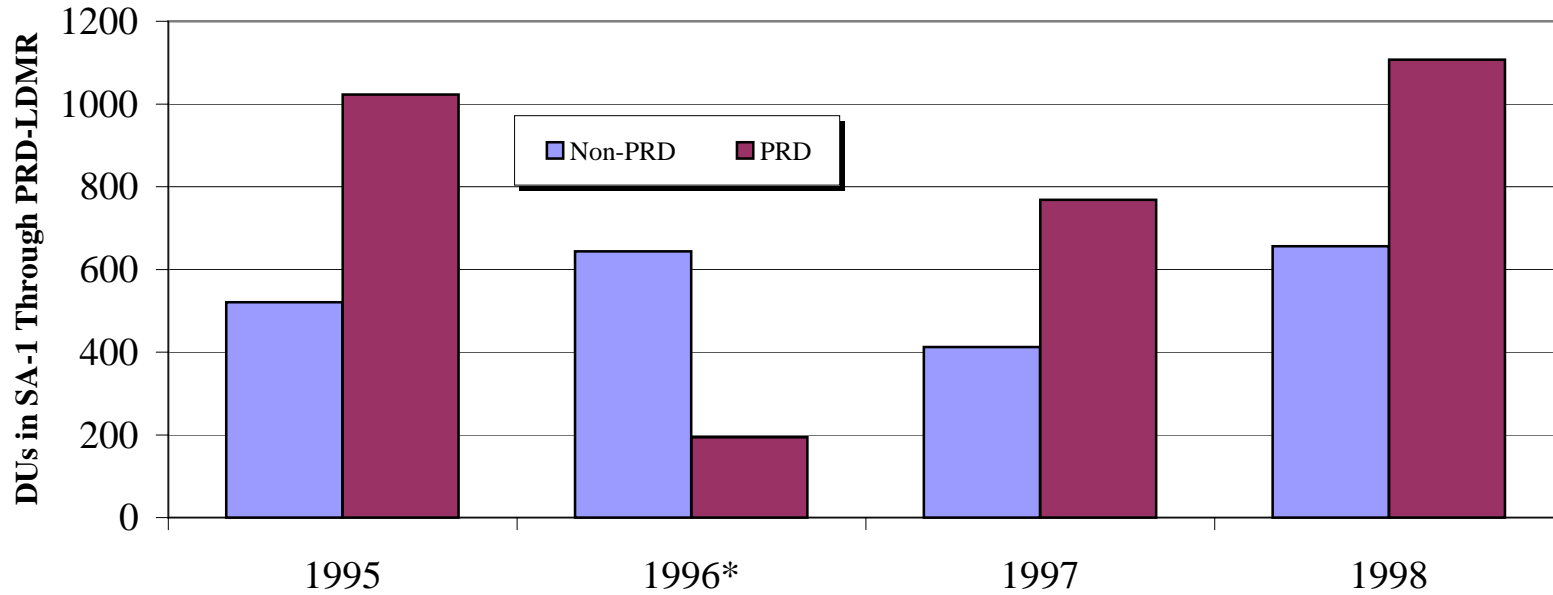
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	DUs Under Old Rules	DUs Under New Rules	Gross Density Under Old Rules	Gross Density Under New Rules	Percent Change	Net Density Under Old Rules	Net Density Under New Rules	Percent Change
PRD SA-1	108	59	0.70	1.33	89.5%	1.60	2.07	29.2%
PRD 20000	39	0	0.94	-	N/A	2.97	-	N/A
PRD 12500	131	0	3.32	-	N/A	5.45	-	N/A
PRD 9600	1045	1004	2.85	3.69	29.5%	5.74	6.54	13.9%
PRD 8400	128	56	2.85	5.51	93.6%	9.06	10.84	19.7%
PRD 7200	118	106	5.00	6.49	29.7%	9.16	10.69	16.7%
PRD LDMR	243	55	9.78	3.77	-61.4%	15.87	7.33	-53.8%

Note: The new PRD ordinance took effect on September 16th, 1995.

Figure 22: Number of PRD and Non-PRD SF DUs Recorded in Unincorporated Snohomish County between 1995 and 1998 in Zones That Allow PRDs



DU's in SA-1 to PRD-LDMR. No R-5 or Townhouse.		
Year	Non-PRD	PRD
1995	521	1023
1996*	644	194
1997	412	768
1998	656	1107

* Note: The 1996 drop in PRD recordings is largely due to low levels of activity in Silver Firs and Snohomish Cascade.