

## **Residential Development Trends Methodology**

This section focuses on residential subdivision and construction trends in Snohomish County. Information on recorded subdivisions since 1992 has been obtained from the County Assessor and are displayed by geographic area. Since not all cities require the recording of final short plat maps, and other cities have instituted this requirement more recently than 1992, information on recorded short subdivisions was independently supplemented by the cities.

The cities and county provided information on proposed and approved subdivisions and short subdivisions to SCT for analysis and display. Every city has responded to this data collection effort for the 1999 GMR. Please refer to the table on the next page for information on each jurisdiction's submittal date.

Major enhancements to this year's report include calculations of densities recorded in various County Plan designations and zoning categories. Data on densities according to city plans and zoning is not yet complete. In addition, the effect on density of the September 16, 1995 PRD ordinance changes is also analyzed. Formal plats are also identified as having originated either before or after the July 10, 1995 adoption of the GPP.

Data on formal plats begins with plat maps. Plat maps are submitted to, and recorded by, the County Auditor. In order to be recorded, a plat map must show the location and intended use of each parcel and easement. Boundaries for parcels and easements must have survey-level accuracy.

After recording, a copy of the plat map is sent to the County Assessor. The Assessor maintains and updates a countywide base map by digitizing the plat using the survey points from the recorded map.

Periodically, Snohomish County Planning and Development Services (PDS) requests digital copies of recently recorded plats from the Assessor. PDS then codes each parcel and easement based on its intended use. Geographic, jurisdictional, and other attributes are assigned to the entire plat. Once all of the preceding year's worth of plats have been coded, the information is entered into a database that is used to analyze the results. This analysis provides the basis for the tables and charts included in this report.

Information on short plats and current year subdivisions undergoes a similar process, however, density attributes have not been digitally analyzed.

This report analyzes density of single family development. The definition of single family development includes more than just traditional detached homes. It also includes duplexes. Furthermore, if a townhouse or detached condominium development has been identified by the Auditor as a "residential" project, then it is included, otherwise, it will be included in a future report on multi-family development. All residential townhouse and condominium projects have a separate lot for each dwelling unit.

Duplexes create a wrinkle in the density analysis. By definition, they have two dwelling units on a single lot, and as a result, this report distinguishes between the number of dwelling units and the number of lots. Density analysis is provided from both the "number of dwelling units" and "number of lots" perspectives.

Most plats have a uniform comprehensive plan designation as well as zoning category. The few that do not are grouped in the designation and zoning that applies to the majority of the site.

Analysis of the effect of changes to the PRD ordinance are based on the date that the recorded version of a plat was submitted.

**Table 13: Date of 1999 Proposed and Approved Subdivision Information Received From Jurisdictions for the 1999 GMR:**

<b>Jurisdiction</b>	<b>Current As Of:</b>
1. Arlington	October 29, 1999
2. Bothell	December 8, 1999
3. Brier	October 15, 1999
4. Darrington	October 5, 1999
5. Edmonds	December 2, 1999
6. Everett	November 23, 1999
7. Gold Bar	October 18, 1999
8. Granite Falls	November 22, 1999
9. Index	October 13, 1999
10. Lake Stevens	October 11, 1999
11. Lynnwood	November 22, 1999
12. Marysville	October 31, 1999
13. Mill Creek	October 12, 1999
14. Monroe	November 2, 1999
15. Mountlake Terrace	November 22, 1999
16. Mukilteo	November 23, 1999
17. Snohomish	November 23, 1999
18. Stanwood	November 18, 1999
19. Sultan	November 18, 1999
20. Woodway	October 14, 1999
21. Snohomish County	November 1, 1999