2000

ECONOMIC REPORT TO THE GOVERNOR

STATE OF UTAH
MICHAEL O. LEAVITT
GOVERNOR

Contents w/Links

Figures iv

Tables v

Contributors vi

Council of Economic Advisors vii

Map of Utah viii

Executive Summary 3

Economic Outlook
- National Outlook 11
- Utah Outlook 13
- Utah's Long-Term Projections 21

Economic Development Activities 41

Economic Indicators
- Demographics 47
- Employment, Wages, Labor Force 61
- Personal Income 77
- Gross State Product 83
- Gross Taxable Sales 87
- Tax Collections 95
- International Merchandise Exports 103
- Prices, Inflation, Cost of Living 111
- Social Indicators 117
- Regional/National Comparisons 121

Industry Focus
- Agriculture 137
- Construction and Housing 147
- Defense 153
- Energy and Minerals 159
- High Technology 169
- Tourism, Travel and Recreation 171

Special Topics
- Census 2000 179
- Quality Growth 187
- Transportation Funding 195
- Water Pricing 201
- Economic Development Incentives 204

Figures with Links

Executive Summary
A. Job Growth Rates by Industry 3
B. Job Growth in Utah: 1990 to 1999 3
C. Defense-Related Spending in Utah 4
D. International Exports 4
E. Utah's Residential Construction Cycle 5
F. Utah's Information Technology Rankings Among States 6

National Outlook
1. Comparison of Utah and U.S. Economic Indicators 12

Utah Outlook
2. Construction Jobs as a Percent of Total 17

Utah's Long-Term Projections
3. Decade Population Change—Utah and U.S. 24
4. Components of Change in Population 24
5. Utah Dependency Ratio 25
6. U.S. Dependency Ratio 25
7. Index of Economic Diversity 26
8. Industry Employment Ranked by Rates of Change 27
9. Industry Employment Ranked by Amount of Change 28

Demographics
10. Utah Population Change 48
11. Components of Population Change 49
12. Total Fertility for U.S. and Utah 49

Employment, Wages, Labor Force
13. U.S., California and Utah Unemployment Rates 63
14. Employment 63
15. Employment Change 64
16. Employment in Goods-Producing Industries 64
17. Percent Change in Employment by Industry 65
18. Utah and U.S. Employment by Industry 65
19. Annual Pay as a Percent of U.S. 66
20. Growth Rates in Average Annual Pay 66
21. Growth Rates in Total Wages and Salaries 67
22. Labor Force Participation Rates 67

Personal Income
23. Per Capita Personal Income as a Percent of U.S. 78

Gross State Product (GSP)
24. GSP—Share by Industry 84
25. U.S. GDP—Share by Industry 84

Gross Taxable Sales
26. Annual Change in Gross Taxable Sales 90
27. Shares of Utah's Sales Tax Base—Four Major Sectors 91

Tax Collections
28. Actual Revenue Growth and Surplus 98
29. Adjusted Revenue Growth 98

International Merchandise Exports
30. Merchandise Exports 104
31. Merchandise Exports by Selected Industry 105
32. Merchandise Exports to Selected Countries 105

Prices, Inflation, Cost of Living
33. U.S. Consumer Price Index 112
34. Cost of Living Comparisons 112
35. CPI-U and GDP Deflator Inflation 113

Regional / National Comparisons
36. Population Growth Rates 122
37. Per Capita Income as a Percent of U.S. 123
38. Median Household Income as a Percent of U.S. 123
39. Average Annual Pay as a Percent of U.S. 124
40. Employment Growth 124
41. Persons in Poverty 125

Agriculture
42. Percent Agricultural Receipts by Sector 139
43. Farm Assets and Equity 139
43. Net Farm Income 140
44. Percent Cash Receipts from Livestock by County 140
45. Farm Cash Receipts by County 141

Construction and Housing
47. Residential Construction Activity 149
48. Residential Construction Cycles 149

Defense
49. Federal Defense-Related Spending in U.S. 154
50. Federal Defense-Related Spending in Utah 154

Energy and Minerals
51. Mineral Valuation—Gross Value Estimate 163
52. Value of Nonfuel Minerals 163

Tourism, Travel and Recreation
53. Travel-Related Employment 173
54. Hotel Room Rents 173
55. National Park and Skier Visits 174

Quality Growth
56. Land Consumption 191
57. Housing Mix 191
58. Transportation Comparison 192
59. Emissions Comparison 192
60. Per Capita Water Use 193
61. Total Infrastructure Costs 193

Water Pricing
62. State Per Capita Water Use 202
63. Monthly Water Charges: Selected U.S. Cities 203

Tables with Links

Utah Outlook
1. Economic Indicators for Utah and the Nation 18
2. Income and Annual Pay 19

Utah's Long-Term Projections
3. Projections Summary 29
4. Employment Projections by Industry 30
5. Components of Population Change 31
6. Population Projections by Five Year Age Group 32
7. Population Projections by Selected Age Group 33
8. Population by Age as a Percent of Total 34
9. Dependency Ratios 34
10. Population Projections by County and District 35
11. Projections of Households by County and District 36
12. Household Size Projections 37
13. Employment Projections by County and District 38

Demographics
14. Population, Migration, Births and Deaths 50
15. Total Fertility Rates for Utah and U.S. 51
16. Life Expectancy for Utah and U.S. 51
17. Utah Population Estimates by County 52
18. Ranking of States by Selected Age Groups 53
19. Dependency Ratios by State 54
20. Race and Hispanic Origin by County 55
21. Housing Units, Households and Size by State 56
22. Sub-County Population Estimates 57

Employment, Wages, Labor Force
23. Employment, Unemployment, and Employment by Industry 68
24. Employment by County and Industry 69
25. Wages by County and Industry 70
26. Utah Average Monthly Wage by Industry 71
27. Utah Labor Force and Jobs by Industry 72
28. Labor Force and Components: District & County 73
29. Largest Employers 74
30. Job Openings by Occupational Category 75

Personal Income
31. Components of Total Personal Income 79
32. Personal Income and Growth for Utah and U.S. 80
33. Per Capita Income by County and District 81

Gross State Product (GSP)
34. GSP by Industry (Current Dollars) 85
35. GSP by Industry (Real Chained Dollars) 86

Gross Taxable Sales
36. Gross Taxable Sales By Component 92
37. Gross Taxable Retail Sales by Sector 93
38. Gross Taxable Retail Sales by County 94

Tax Collections
39. Tax Increases and Decreases in Recent Sessions 99
40. Cash Collection Unrestricted Revenues 101
41. Cash Collection Unrestricted Revenues (Percent Change) 102

International Merchandise Exports
42. Merchandise Exports by Industry 106
43. Merchandise Exports to Selected Countries 107
44. U.S. Exports by State 108
45. Merchandise Export to Top Ten Purchasing Countries . . . 109

Prices, Inflation, Cost of Living
46. U.S. Consumer Price Index 114
47. Gross Domestic Product Deflators 115
48. Cost-of-Living Comparisons for Selected Areas 116

Social Indicators
49. Crime and Education 118
50. Vital Statistics and Health 119
51. Poverty/Public Assistance 120

Regional / National Comparisons
52. Population and Households 126
53. Total Personal Income 127
54. Per Capita Personal Income 128
55. Median Income of Households 129
56. Average Annual Pay 130
57. Employees on Nonagricultural Payrolls 131
58. Unemployment Rates 132
59. Percent of People in Poverty 133

Agriculture
60. Utah Farm Balance Sheet 142
61. Percent of Cash Receipts by Sector 143
62. Cash Receipts by Source and County 144
63. Personal Income from Farming as a Percent of Total 145

Construction and Housing
64. Construction Activity 150
65. Construction Activity by County 151
66. Rates on 30-Year Mortgages 152
67. Housing Price Index for Utah 152

Defense
68. Federal Defense-related Spending for U.S. 155
69. Federal Defense-related Spending in Utah 156
70. Federal Defense-related Spending by County 157

Energy and Minerals
71. Supply and Disposition of Crude Oil 164
72. Supply and Consumption of Petroleum Products 164
73. Supply and Consumption of Natural Gas 165
74. Supply and Consumption of Coal 165
75. Supply and Consumption of Electricity 166
76. Energy Prices 167

Tourism, Travel and Recreation
77. Profile of the Utah Travel Industry 175
78. Utah Tourism Indicators 176

Census 2000
79. Total Personal Income and Federal Funds Distribution . . . 182
80. Federal Expenditures in Utah Based on Population 183
81. Major State Fund Distribution Based on Population 185

Quality Growth
82. Quality Growth Strategy Technical Analysis 194

Transportation Funding
83. 1999 Legislature's Funding Option 199
84. Summary of Funding Option 200

Economic Development Policies in the States
85. State Financial Incentives for Business 211
86. State Tax Incentives for Business 212
87. Custom Fit Training Agreements 213
88. Enterprise Zones 214
89. Utah State Industrial Assistance Fund 214
90. Utah State Sales Tax Exemptions. 215

Economic Outlook

National Outlook

Overview

The national economy should continue to grow at a moderate pace through 1999 and 2000. Business investment remains strong. In 2000 inflation should average approximately 2.4% while unemployment should hold at about 4.4%. Wage pressure will remain in place as labor markets continue to remain tight. Over the past year global markets have stabilized, this should continue into 2000.

1999 Summary

The U.S. economy continues to grow. Gross Domestic Product growth should be approximately 3.8% this year. The weak point in the economy has been the slowing of job growth across the country, however, robust consumer spending continues to help offset any slowing in economic growth.

For consumers, the economy is wonderful. Jobs are plentiful, real wages are rising and inflation is contained. Labor markets remain very tight, especially in the retail and service sectors. The unemployment rate will be approximately 4.3% for 1999. Reports from most Federal Reserve Districts indicate continued moderate-to-strong economic growth. Wages and salaries continue their rise. Currently, the primary inflation pressure is coming from wages. For the present, consumers will continue to spend more than they receive in income.

American workers' productivity grew in 1999, while labor costs declined – key ingredients for low inflation. Productivity growth has been a factor behind higher living standards. It is a measure of worker efficiency in relation to overall economic growth. The U.S. currently leads the industrialized world in both hours worked and in productivity level. However, other industrialized countries are beginning to catch up. As long as workers are increasingly productive, employers can afford to pay them more because of increased output without needing to raise prices. But if productivity falters, pressures for higher wages can result in inflation.

2000 Outlook

The growth in trade reflects strong demand in America and improvement in foreign economies. Businesses are revising their investment plans to meet that demand. The passing of Y2K will free up funds for more productive investments in 2000. Personal consumption should slow to approximately 3.1%. Both residential and non-residential construction in the U.S. are expected to slow in 2000.

Significant Issues

Potential risks to the economy include the possibility of a stock market correction, the low savings rate for households, labor supply shortages, accelerating prices and wages and a widening trade deficit.

Conclusion

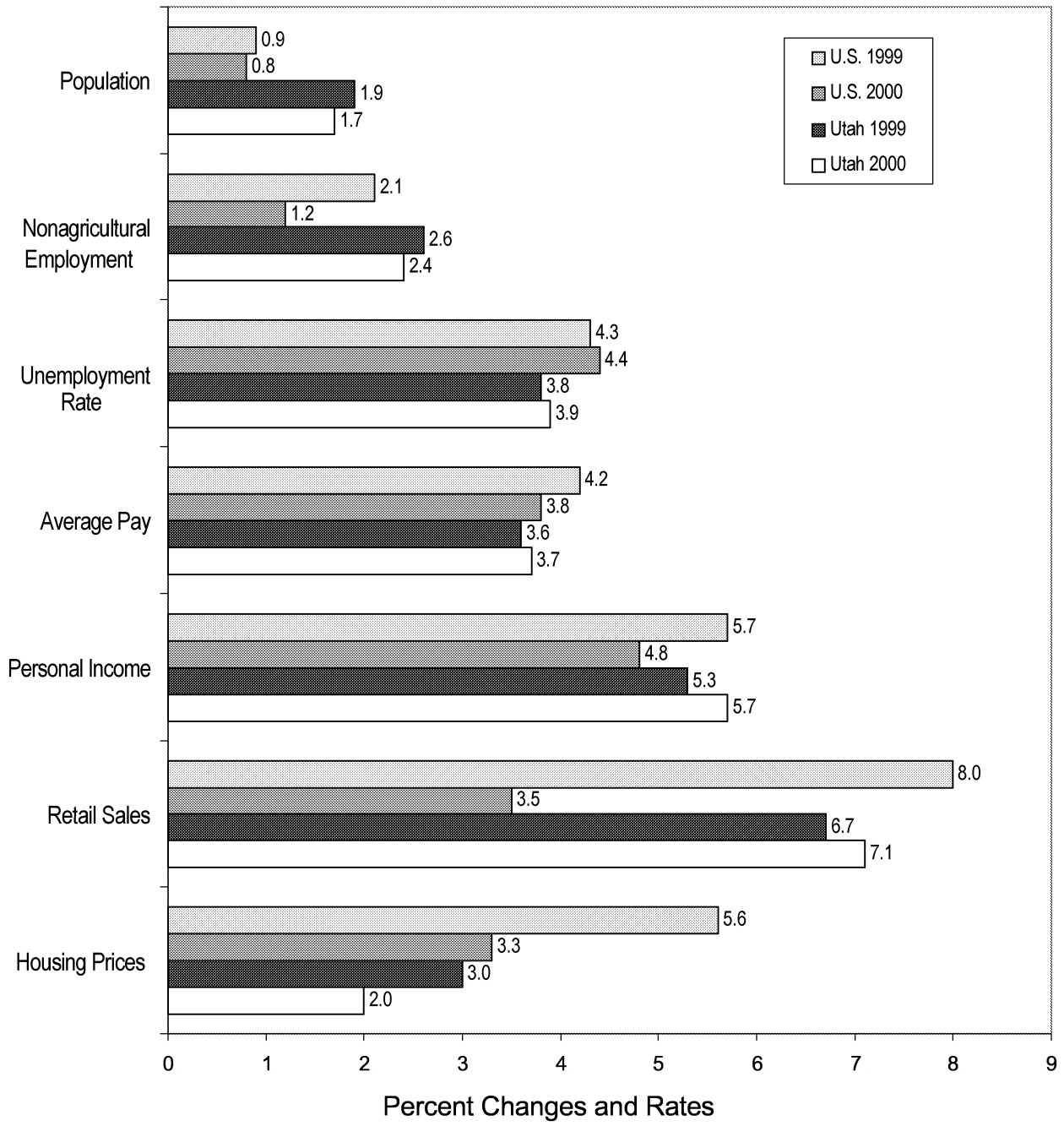
The gradual slowdown in the rate of labor-force expansion continues to be one of the fundamental forces shaping the employment outlook. With low inflation and slow labor growth, increased productivity may be necessary in order to preserve non-inflationary Gross Domestic Product growth.

The economy's average sustainable growth rate has historically been between 2.5% and 3.0%. Rapid economic expansion, growth in excess of the average sustainable rate, is generally short-lived, since it leads to inflation and, in turn, causes the Federal Reserve to tighten monetary policy in order to slow growth.

The Federal Reserve has already raised interest rates three times this year to try to prevent inflation. Maintaining high productivity, is going to be an important factor in curtailing inflationary pressure over the next couple of years.

Currently the U.S. economy is growing without significant inflation. A major reason is the rise in productivity . After decades when productivity was dropping, it now seems to be rising steadily. That means America can pay itself more with less inflationary risk. It also means the country is becoming more internationally competitive which could help boost the long-term growth of the economy. ✻

Figure 1
Comparison of Utah and U.S. Economic Indicators
1999 Estimates and 2000 Forecasts



Source: Council of Economic Advisors' Revenue Assumptions

Utah Outlook

Overview

Growth in Utah's economy has slowed over the past 5 years (1995 to 1999). This slower growth is largely due to no growth in exports, rapid escalation in housing prices (less affordable housing), and economic improvements in other state economies (especially California). In 1994 California began its sustained economic recovery after three years of negative job growth (1991 to 1993). In 1995 median, existing-housing prices in Utah became more expensive than the national average; and, in 1996 exports out of Utah stopped growing.

Summary of Economic Conditions

Construction. Construction continues to be the fastest growing industry in the Utah economy (at 7.0% job growth in 1999). Construction employment growth averaged a phenomenal 10.9% per year over the past ten years (1989 to 1999). Construction employment in 1999 was nearly 3 times as large as it was in 1989 (73,000 versus 25,900 jobs). Permitted construction values also reached new historic highs of around $3.8 billion in 1998 and 1999.

Approximately 1 out of 6 housing units were added to the total stock of housing in Utah between 1990 and 1998, according to a just released Census report. This ranked Utah 2nd in the nation in housing units growth (behind Nevada which added 1 in 3 units to its housing stock). By comparison, only 1 out of 11 units were added to the total stock of housing in the U.S. over the same time period.

Construction values and job growth will weaken in 2000 due to higher office and apartment vacancy rates, lower hotel occupancy rates, fewer new business and government projects, higher interest rates, and continued low net in-migration. Four large projects just completed or about to be completed are the $108 million Jordan Commons project, the $135 million Salt Lake County Adult Detention Center Complex, the $240 million LDS Conference Center, and the $312 million North-South TRAX (Light Rail) project.

Exports. From 1995 through 1998, Utah's exports remained constant around $3.6 billion, and should remain in that range in 1999. If the Asian economies were as strong today as they were in the early 1990s, Utah's exports would likely be over $4.0 billion in 1999. Since 1995, the share of Utah's exports to Asia (mostly coal, copper, equipment, and chemicals) has fallen from about 40% to about 25%. Over the long term, economic globalization will spur both trade and growth; but, Utah's exports will not show significant growth in 1999.

Average Pay and Net migration. Despite slower job growth, average annual pay in Utah, when adjusted for inflation, has been stronger over the past 5 year period than at anytime since 1977. This strong growth in inflation-adjusted pay is expected to continue through 2000 due to a tight labor market and low unemployment rates. Utah also continues to experience positive net in-migration, but at much lower levels than in the last several years. Utah's net in-migration increased from 1,300 in 1998 to 4,800 in 1999, and will be around 2,300 in 2000.

Outlook for 2000. Slower construction activity will dampen overall economic job growth in 2000. Construction is the least stable (sustainable) industry and the most volatile (with large job growth cycles). Job growth will also slow due to low net in-migration; a tight labor market; expensive housing compared to the national average; building moratoriums and restrictions; and, continued improvement in the business climates and economies of other states (especially California).

Still, Utah's economy should continue to do well into 2000 for many of the same reasons it did well in 1999. Utah has a low cost of doing business (93.3% of the national average); a pro-business regulatory environment; low business taxes (the 5th lowest workers' compensation costs in the nation); and, a solid utility, communications, education and transportation infrastructure. Utah also has numerous recreational opportunities; a youthful and educated labor force; good universities; healthy lifestyles; and, a strong work ethic that should continue to favorably influence business location and expansion decisions.

Utah ranked 8th in the nation for job growth for September 1999 compared to September 1998, according to Regional Financial Associates (RFA) a national economic research and consulting firm. And, RFA forecasts Utah to place 3rd in job growth in 2000 even though it expects Utah to only rank 8th in job growth for all of 1999. Utah's 2000 employment growth will be double that of the nation and its unemployment rate will be lower. This will continue the trend of higher job growth rates and lower unemployment rates in Utah than in the nation.

Nationwide Reports and Rankings in 1999

Utah was recognized by several independent, nationwide reviews and studies in 1999 as an excellent place in which to live and conduct business. Some of these studies included, but were not limited to:

1) Utah tied with Colorado as having the best economy in the nation in a report published by the Corporation for Enterprise Development in 1999. The Development Report Card for the States is an annual assessment of each state's economy and its potential for future growth based upon over 70 data measures. The Report Card compares states to arrive at letter grades in three categories: economic performance, business vitality, and development capacity. Utah received an A grade in all three categories. Utah's ranking reflected strong employment growth, a low poverty rate, an even income distribution, strong charitable giving, and high home ownership.

2) The Progressive Policy Institute ranked Utah's economy 6th in the nation, based on 17 indicators of which states are poised to capitalize on the "New Economy". Indicators were broken into five groups: knowledge jobs, globalization, economic dynamism, digital economy and innovation capacity. Utah ranked 3rd in the overall digital economy measurement which considered: the percentage of adults online; commercial Internet domain names per company; the use of information technology in elementary and secondary public education; and use of digital technology in providing government services. The survey placed Utah 4th in the nation with the adult population online at 46%. In another study, Scarborough Research found that 50% of Utah's adult population uses the Internet (for a ranking of 5th in the nation).

3) Salt Lake/Ogden area was ranked 2nd by Dun & Bradstreet and

Entrepreneur magazine as the best area for small businesses activity. The ranking was based on firms with fewer than 20 employees. Separately, *Business Start-Ups*, a sister magazine to Entrepreneur, ranked Salt Lake/Ogden as the 3rd best high-tech area based on small businesses with high-tech-related SIC codes.

4) Clemson University's Department of Economics ranked Utah 3rd in market freedom from the mid-to-late 1990s. The report used 125 variables in five categories. It's Economic Freedom Index categories included welfare spending, the judicial system, fiscal freedom, regulations, and the size of government.

5) *PC Week* magazine ranked Utah's university system and state government as 1st and 5th respectively for having the best information technology networks in the nation. The magazine's "Fast-Track 100" list scored 260,000 government and non-government organizations on their use of high-technology. Utah was also ranked 12th in the nation by Standard and Poor's DRI for high-tech jobs as a percent of total employment.

6) *Places Rated Almanac* ranked the Salt Lake City/Ogden metropolitan area as the best place to live in all of North America. The nine categories used in the rankings included jobs, cost of living, transportation, education, recreation, arts, health care, climate, and crime. Provo was ranked 4th out of 300 cities by *Money* magazine with the best future job-growth potential. The ranking was part of a forty-eight criteria ranking of the best places to live.

7) *Inc.* magazine ranked Salt Lake City-Provo as the 2nd best metropolitan area in the country to launch and grow a new business. The criteria included access to airports, proximity of universities, availability of a skilled work force, and local culture and infrastructure that support new business. Finally, Sprint Business (the marketing arm of Sprint Communications) ranked both Provo/Orem and Salt Lake/Ogden in the top ten out of 313 metropolitan areas for economic productivity. The ranking was based on eight factors dealing with output per worker, income and job growth, education and work-force training, and proximity to air transportation.

Economic Activity

Job Growth and Net Migration. Economic activity in Utah economy has slowed for the past 5 years, after accelerating during the prior 7 year period (1988 to 1994). The Utah economy started to recover from its 1986/87 recession in 1988. Employment, net in-migration, and housing price appreciation all peaked in 1994.

Beginning in 1989 job growth in Utah exceeded that in California and the nation. California job growth rates began to deteriorate in 1989 and did not begin to recover until 1993. California actually experienced negative job growth rates for 3 years (1991 to 1993). Net migration began to improve in Utah in 1989, after reaching a low of 14,600 net out-migrants in 1988. Net migration improved steadily until 1994 when it reached a peak of 22,800 net in-migrants. During that year 17,223 Californians moved to Utah, and 5,098 Utahns moved to California (Internal Revenue Service data). California has been the largest, single-state contributor to net in-migration into Utah from 1990 to 1997 (latest data available).

Job growth in Utah peaked at 6.2% in 1994 (California's job growth that year was only 0.9%). By 1998, however, California's job growth of 3.4% exceeded Utah's growth of 3.0%. California's job growth of 2.7% is expected to continue to exceed Utah's growth– job growth in Utah is expected to slow to 2.6% in 1999. For comparison, Utah's long-term 1950 to 1998 average job growth rate is 3.6%.

Housing Prices and Home Ownership

National Association of Realtors. In the early 1990's out-of-state employers and workers were attracted to Utah by employment growth opportunities and inexpensive housing. Employers were also attracted by inexpensive labor. Although average pay in Utah has remained at 85% of the national average in the late 1990's, housing prices and job opportunities have changed. Median, existing-housing prices in Utah began to exceed the national average as of 1995, and job opportunities became more abundant in California than in Utah as of 1998. By the 3rd quarter of 1999 the national median, existing-home price for all U.S. metropolitan areas was $136,000 compared to the Salt Lake/Ogden metropolitan area's median price of $139,200 (National Association of Realtors).

Office of Federal Housing Enterprise Oversight (OFHEO). The growth rate in prices has softened steadily in Utah over the last 5 years. The OFHEO median, house-price index measures the average price in repeat sales of the same single-family homes with Fannie Mae or Freddie Mac mortgages. The median price is the average price above and below which half of all (old) existing homes sold.

Housing prices in Utah increased an astonishing 18.9% in the 2nd quarter of 1994 compared to 2nd quarter 1993, and have since declined to 1.8% growth in the 3rd quarter of 1999 compared to the same quarter in 1998. For comparison, the national average housing price appreciation for 3rd quarter 1999 was 5.9%. This 1.8% growth for the period ended September 30, 1999 ranked Utah as the 2nd worst state in the nation (behind Hawaii) for repeat-sales, existing house price appreciation. Utah had the 2nd best (as opposed to the 2nd worst) housing price appreciation in the nation as recently as the 3rd quarter of 1997.

Softening Housing Prices. The softening of housing prices is largely due to the high home-ownership rate in Utah (73.7% in Utah versus 66.3% nationwide in 1998, 10th highest in the nation) and the 36.5% run up in housing prices over the last 5 years. Housing price growth in Utah has lagged behind growth in housing prices in the U.S. for the last 5 quarters for which data is available. This is expected to continue through 2000.

Income and Pay Measurements

Per Capita Income. Utah's 1998 per capita income of $21,096 was 77.8% of (or $6,099 less than) the national average of $27,195. Utah's per capita income is lower than the nation's per capita income because average-annual pay in Utah is only 85% of the national average, and because Utahns have more children compared to other states.

Utah ranked 1st in the nation in 1998 for the percentage of the population under 18 at 33.4%. This compares to the U.S. average of only 25.8%, according to the U.S. Bureau of the Census. Utah's 1998 average household size also leads the nation with 3.06 persons per household compared to the U.S. average of 2.61. And, data from the 1990 Census shows that Utah ranks 1st in the percent of the population in family households at 88.5% (compared to a national average is 83.7%).

Average-Annual Pay. Average-annual pay in Utah is expected to remain below 85% of the national average in the near-term. Data released in December 1999 by the Bureau of Labor Statistics data shows that Utah ranked 32nd in the U.S. at $26,869 in average

annual pay for 1998. This was 84.2% of the national average pay of $31,908. Lower pay in Utah is usually attributed to more part-time workers and a younger work force than in the rest of the nation.

Median-Household Income. This low pay, relative to the nation, would be a much more serious problem for most Utahns were it not for more wage earners per household in Utah than in the nation. Median household income data recently released by the U.S. Department of Commerce shows that Utah continues to have household incomes that are significantly above the national average. Median household income in Utah ranked 10th highest in the nation at $42,073 for the 3-year period 1996 to 1998. This was 11.4%, or $4,294, higher than the national 3-year average of $37,779. The Bureau of Census recommends using 3-year averages when ranking states due to the small sample size in certain states like Utah.

Higher median household income, despite lower average-annual pay, is due to more wage earners per household in Utah than in the nation. The average household size in Utah (3.06 in 1998) is the highest in the nation, and ranks far higher than the national average of 2.61 persons per household. And, according to the 1990 Census, 64.8% of Utah households are comprised of married-couple families (which ranks Utah 1st in the nation). Utah also has the lowest ranking in the nation for the percent of families with children headed by a single parent. Married couples, who combine two or more incomes, help raise median-household incomes in Utah.

Economic Condition of Households. Utah households are more likely to be headed by two parents, with more than one wage earner helping to support the family. But, because these families are apt to have more children than the national average, each worker is likely to be supporting more children than the national average. These families, on the other hand, have higher incomes than their national counterparts and they are more likely to own their own homes. This is not to minimize the plight of single, wage-earning families. These lower income families on average earn only 84% of national pay, and must compete with dual-earning families for housing and services. Still, median-household incomes that are the 10th highest in the nation (along with the 2nd lowest poverty rate in the nation) means that Utah households are generally in good economic condition.

Hotel, Office and Apartment Vacancies and Rents

Hotels. Hotel occupancy rates continue to decline as new units continue to be built. Hotel construction over the past 5 years has increased the number of available rooms by 47%. And, the Salt Lake Convention and Visitors Bureau estimates that an additional 1,100 rooms will be built in 2000 (adding 7% to the current supply). Occupancy rates for Salt Lake City declined the first 9 months of 1999 to 78.4%, compared to 84.4% for the prior year, according to *Rocky Mountain Lodging Report*.

Statewide occupancy rates also declined on average from 66% last year to an estimated 64.6% for the first three quarters of 1999. Statewide hotel/motel occupancy rates were around 74% as recently as 1995. Finally, average statewide room rates were $67.61 in October 1999 compared to $71.45 in October 1998.

Offices. CB Richard Ellis Inc. reported that the Salt Lake Metropolitan area office, market vacancy was almost 12% as of 3rd quarter 1999. This represents a 75% increase in the vacancy rate from a year ago. The increase is due to an additional two million square feet of available office space during 1999. The merger of American Stores with Albertsons contributed to the available space. The 25 story, $100 million American Stores headquarters (completed downtown in June of 1998), had only 8 floors occupied by 600 Albertsons' employees as of December 1999. The Salt Lake Organizing Committee (for the 2002 Olympics) has agreed to lease 7 of the floors in the building as of March 1, 2000. But, SLOC will also vacate the two buildings they currently occupy in Salt Lake City. The staff of SLOC is expected to increase to 1,000, from the current 300, by February of 2002.

Additionally, large firms such as Dean Witter's and Intermountain Health Care have relocated from the Central Business District to multi-tenant and single-tenant buildings. Over the past four years the suburban market has added almost three million square feet of new office space. The suburban office market has nearly doubled over the last five years and now accounts for 55% of the entire Salt Lake City office market. Construction of new office space should slow in 2000 due to high vacancy rates and land prices; and, to allow the market demand to catch-up with supply.

Apartments. According to EquiMark Properties, apartment vacancies in the Greater Salt Lake Area reached 7.1% in the 2nd quarter of 1999 (compared to 6.4% for the same period last year). Apartment vacancy rates have steadily increased since 1993. Property owners are currently offering move-in specials such as a months free rent, free washer/dryer, and discounted security deposits in response to the rising vacancy rates. Low net in-migration is the principal reason for the higher vacancy rates according to EquiMark.

Firm Openings in 1999 and 2000

New Firm Openings and Expansions in 1999. New firm openings and major expansions of existing firms with 100 or more workers in 1999 included, but were not limited to:

- TheraTech Inc. (drug patches)
- Select Comfort (manufacturing, distribution of beds)
- Iomega (computer hardware)
- Alliant Techsystems (aerospace)
- Gateway (computers)
- Hill Air Force Base (Air Force)
- MarketStar Corp. (marketing company)
- Pagenet (wireless messaging)
- Bureau of the Census (decennial census)
- Specialized Bicycles (bicycles)
- Utility Trailer Company (trailer manufacturing)
- Dana Corporation (vehicle parts distribution)
- Reesebrothers Inc. (call centers)
- Sterling Truck (truck service center)
- Mikohn Gaming Corp. (jackpot displays)
- Micropoint Inc. (electronic components for toys)
- Rivers West Apparel (sewing plant)
- Penco (storage units manufacturing)
- Marketing Ally (call centers)
- Tartan Textiles (laundry plant)
- Ebay Inc. (online auction call center)
- Yankee Candle Co. (candlemaker)
- Watkins Motor Lines Inc (distribution terminal)
- First USA Paymentech (commercial credit card)
- Caldera (software manufacturing)
- Geneva (steel manufacturing)
- Huntsman Cancer Institute (cancer research)
- Jet Blue Airways (reservations center)
- Costco (discount warehouse)
- ICON Health and Fitness (manufacturing of health equip)
- Pulp Mold Packaging Global Inc. (food packaging products)

- McLeodUSA (customer call service center)
- Communications & Commerce (call center)
- Western Distribution Inc. (distributor for eToys)

New Firm Openings and Expansions in 2000. New firm openings and major expansions of existing firms with 100 or more workers in 2000 will included, but will not be limited to:

- First USA Paymentech (commercial credit card)
- Malt-O-Meal plant (cereal)
- Hill Air Force Base (Air Force)
- MarketStar Corp. (marketing)
- Salt Lake Organizing Committee (Olympics)
- Ebay Inc, (online auction call center)
- Bureau of the Census (population survey for 6 weeks)
- Intel (research & development)
- Salt Lake County Adult Detention Center Complex (incarceration)
- Sysco Intermountain Foods (food distribution facility)
- U. S. West (communications)
- Fresenius Medical Care (kidney dialysis products)
- Ingenix (software and consulting to control health-care costs)
- Wall-Mart (retail)
- Jet Blue Airways (reservations center)

Firm Closings in 1999 and 2000

Contractions and Closures in 1999. Contractions or closures with 100 more workers in 1999 included, but were not limited to layoffs at:

- American Stores (Albertsons food stores merger)
- Utah Test & Training Range (Air Force)
- Nordstroms (retail)
- International Home Foods Inc. (marshmallows)
- Nimbus CD International Inc. (cd-roms manufacturing)
- Zions/First Security (bank merger)
- Packard Bell (call center)
- Winair Airlines (commercial airline)
- Dick Simon Trucking (truck line)
- Eagle OPG Inc. (sports bag manufacturing)
- Daw Technologies (computer chip manufacturing)
- Franklin Covey Co. (day planners)

Contractions and Closures in 2000. Contractions or closures with 100 more workers in 2000 will include, but will not be limited to layoffs at:

- Zions/First Security (bank merger)
- Rite Aid (distribution center)
- Franklin Covey Co. (day planners)
- ZCMI (retail)
- Packard Bell (call center)

Construction Activity in 2000

Construction Projects. Construction projects are usually listed in reports at either their project value or construction value. Construction values are the value of "sticks and bricks and land." Project values include construction values as well as architectural and engineering costs. For the most part, the projects listed below are project values and include both building-permitted and non-permitted projects.

All private, nonresidential construction in Utah requires building permits. State government buildings are not permitted. Private universities are issued permits, but not state universities. Public schools are usually not permitted, but federal buildings are usually permitted (except for Hill Air Force Base). Municipal buildings may or may not be permitted, and heavy construction such as roads, dams, sewers, and flood projects are not permitted.

Nonresidential construction projects of $30 million or more that will begin or continue into 2000 include, but are not limited to:

- East-West TRAX (light rail) Extention ($105 million)
- Little America Hotel ($185 million)
- The LDS Conference Center ($240 million)
- Zermatt Swiss Resort ($30 million)
- I-15 Reconstruction ($1.59 billion)
- Logan Canyon Highway ($60 million)
- SnowBasin Resort ($67 million)
- Park City Ski Resort Expansion ($150 million)
- University of Utah Olympic Village ($120 million)
- Winter Sports Park Expansion ($45 million)
- Tooele Army Depot Endeavor business park ($56 million)
- The Canyons Hotel & Village ($202 million)
- Jordan Landing ($100 million)
- Solitude Resort Expansion ($100 million)
- SouthTowne Convention Center ($65 million)
- Hill Air Force Base Mobile Hospital Facility ($31 million)
- Salt Lake City Library ($53 million)
- Layton Conference/Business Center ($48 million)
- South Jordan South Gate Project ($130 million)
- Park City Capital Project ($35 million)
- Thanksgiving Point Phase 2 ($250 million)
- Wal-Mart Distribution Center ($30 million)
- Davis County I-15 Expansion ($50 million)
- Intel Research Campus ($60 million)
- McKay-Dee Hospital Complex ($150 million)
- SouthTowne Hotel ($35 million)
- Chimney Ridge ($100 million)
- Moss Federal Courthouse annex ($75.8 million)
- Salt Lake Community College 90th South Campus ($143 million)
- Hamilton Partners Tower ($65 million)
- Round Valley Golf Resort ($100 million)
- Salt Lake City Gateway Project ($375 million)
- Salt Lake City Library ($53 million)
- University of Utah Chill Water Plant ($50 million). ❊

Figure 2
Construction Jobs as a Percent of Total Jobs

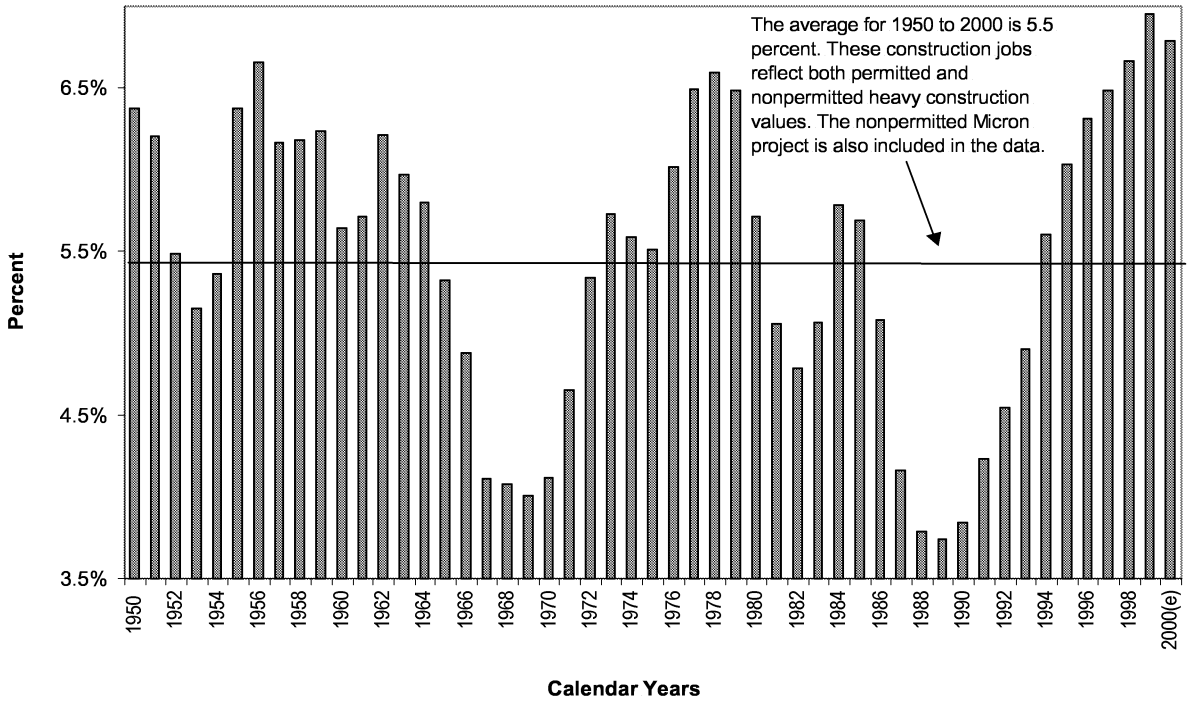


Table 1
Actual and Estimated Economic Indicators for Utah and the Nation

ECONOMIC INDICATORS	UNITS	1997 ACTUAL	1998 ACTUAL	1999 ESTIMATES	2000 FORECAST	% CHG 1997-98	% CHG 1998-99	% CHG 1999-00
PRODUCTION AND SPENDING								
U.S. Real Gross Domestic Product	Billion Chained $96	8,165.1	8,516.3	8,839.9	9,105.1	4.3	3.8	3.0
U.S. Real Personal Consumption	Billion Chained $96	5,433.8	5,698.6	5,989.2	6,174.9	4.9	5.1	3.1
U.S. Real Fixed Investment	Billion Chained $96	1,316.0	1,471.9	1,594.1	1,689.7	11.8	8.3	6.0
U.S. Real Defense Spending	Billion Chained $96	299.4	291.4	289.9	290.2	-2.7	-0.5	0.1
U.S. Real Exports	Billion Chained $96	985.4	1,007.1	1,043.4	1,118.5	2.2	3.6	7.2
Utah Coal Production	Million Tons	26.4	26.6	26.3	27.1	0.7	-1.1	3.0
Utah Oil Production Sales	Million Barrels	19.6	19.2	16.5	15.7	-2.0	-13.9	-5.0
Utah Natural Gas Production Sales	Billion Cubic Feet	183.4	201.4	211.0	221.5	9.8	4.8	5.0
Utah Copper Mined Production	Million Pounds	672.6	657.4	700.2	705.5	-2.3	6.5	0.8
SALES AND CONSTRUCTION								
U.S. New Auto and Truck Sales	Millions	15.0	15.6	16.7	15.4	3.9	7.2	-7.6
U.S. Housing Starts	Millions	1.48	1.62	1.65	1.45	9.5	1.9	-12.1
U.S. Residential Construction	Billion Dollars	329.2	368.7	409.3	421.1	12.0	11.0	2.9
U.S. Nonresidential Structures	Billion Dollars	254.1	272.8	272.5	274.4	7.4	-0.1	0.7
U.S. Repeat-Sales House Price Index	1980Q1=100	205.1	216.4	228.4	236.0	5.5	5.6	3.3
U.S. Existing S.F. Home Prices (NAR)	Thousand Dollars	121.4	128.0	133.3	137.7	5.4	4.1	3.3
U.S. Retail Sales	Billion Dollars	2,617.9	2,746.1	2,965.8	3,069.6	4.9	8.0	3.5
Utah New Auto and Truck Sales	Thousands	82.4	84.1	87.4	84.8	2.1	4.0	-3.0
Utah Dwelling Unit Permits	Thousands	20.7	21.7	20.0	18.0	4.8	-7.8	-10.0
Utah Residential Permit Value	Million Dollars	1,943.5	2,188.7	2,200.0	2,100.0	12.6	0.5	-4.5
Utah Nonresidential Permit Value	Million Dollars	1,370.9	1,148.4	1,100.0	900.0	-16.2	-4.2	-18.2
Utah Additions, Alterations and Repairs	Million Dollars	407.1	461.3	550.0	600.0	13.3	19.2	9.1
Utah Repeat-Sales House Price Index	1980Q1=100	225.2	237.3	244.3	249.2	5.4	3.0	2.0
Utah Existing S.F. Home Prices (NAR)	Thousand Dollars	128.6	133.5	138.7	142.0	3.8	3.9	2.4
Utah Taxable Retail Sales	Million Dollars	14,873	15,657	16,705	17,888	5.3	6.7	7.1
DEMOGRAPHICS AND SENTIMENT								
U.S. July 1st Population (CENSUS)	Millions	268.0	270.6	273.0	275.2	1.0	0.9	0.8
U.S. Consumer Sentiment of U.S.	1966=100	103.2	104.6	105.4	102.6	1.4	0.8	-2.7
Utah July 1st Population (UPEC)	Thousands	2,048.8	2,082.5	2,121.1	2,157.7	1.6	1.9	1.7
Utah July 1st Net Migration (UPEC)	Thousands	15.1	1.3	4.8	2.3	na	na	na
Utah July 1st Population (Census)	Thousands	2,065.7	2,100.3	2,130.1	2,166.2	1.7	1.4	1.7
Utah Consumer Sentiment of Utah	1966=100	106.6	107.0	106.1	101.6	0.4	-0.9	-4.3
PROFITS AND RESOURCE PRICES								
U.S. Corporate Profits Before Tax	Billion Dollars	803.2	802.8	803.6	816.5	-0.0	0.1	1.6
U.S. Domestic Profits Less Fed. Reserve	Billion Dollars	779.8	778.2	777.5	781.8	-0.2	-0.1	0.5
U.S. Oil Refinery Acquisition Cost	$ Per Barrel	19.1	12.6	16.9	18.7	-34.2	34.3	10.7
U.S. Coal Price Index	1982=100	96.3	93.6	90.5	87.9	-2.8	-3.3	-2.9
Utah Coal Prices	$ Per Short Ton	18.3	17.8	17.5	17.8	-2.8	-1.8	1.6
Utah Oil Prices	$ Per Barrel	18.6	12.5	17.0	17.9	-32.5	36.0	5.0
Utah Natural Gas Prices	$ Per MCF	1.85	1.73	1.83	2.02	-6.5	5.8	10.4
Utah Copper Prices	$ Per Pound	0.78	0.67	0.72	0.81	-14.1	6.9	13.1
INFLATION AND INTEREST RATES								
U.S. CPI Urban Consumers (BLS, NSA)	1982-84=100	160.5	163.0	166.6	170.6	1.6	2.2	2.4
U.S. GDP Chained Price Indexes	1996=100	101.7	102.9	104.2	105.6	1.2	1.3	1.3
U.S. Federal Funds Rate	Percent	5.46	5.35	5.02	5.50	na	na	na
U.S. 3-Month Treasury Bills	Percent	5.06	4.78	4.66	5.04	na	na	na
U.S. T-Bond Rate, 30-Year	Percent	6.61	5.58	5.79	6.10	na	na	na
U.S. Mortgage Rates, Fixed FHLMC	Percent	7.6	6.9	7.4	7.6	na	na	na
EMPLOYMENT AND WAGES								
U.S. Establishment Employment (BLS)	Millions	122.7	125.8	128.4	130.0	2.6	2.1	1.2
U.S. Average Annual Pay (BLS)	Dollars	33,353	31,908	33,252	34,500	5.1	4.2	3.8
U.S. Total Wages & Salaries (BLS)	Billion Dollars	3,723	4,014	4,271	4,484	6.7	6.4	5.0
Utah Nonagricultural Employment (WS)	Thousands	994.0	1,023.5	1,050.0	1,075.0	3.0	2.6	2.4
Utah Average Annual Pay (WS)	Dollars	25,367	26,484	27,429	28,400	4.4	3.6	3.7
Utah Total Nonagriculture Wages (WS)	Million Dollars	22,215	27,105	28,800	30,600	7.6	6.3	6.2
INCOME AND UNEMPLOYMENT								
U.S. Personal Income (BEA)	Billion Dollars	6,951	7,359	7,778	8,152	5.9	5.7	4.8
U.S. Unemployment Rate (BLS)	Percent	4.9	4.5	4.3	4.4	na	na	na
Utah Personal Income (BEA)	Million Dollars	41,681	44,297	46,645	49,304	6.3	5.3	5.7
Utah Adjusted Gross Income (UTC)	Million Dollars	32,136	34,341	36,292	38,359	6.9	5.7	5.7
Utah Unemployment Rate (WS)	Percent	3.1	3.8	3.8	3.9	na	na	na

Note:
Totals differ in this table from other tables in this report due to different release dates or data sources.

Source: Council of Economic Advisors, Revenue Assumptions Committee

Table 2
Median Household Income, Homeownership Rates, Per Capita Income, and Mean Annual Pay

Area	1996 to 1998 Median Household Income*	Rank	1998 Homeownership Rates	Rank	1998 Per Capita Income	Rank	1998 Mean Average Pay Per Job	Rank
UNITED STATES	$37,779	-	66.3%	-	$27,195	-	$31,908	-
Alabama	33,394	39	72.9%	10	21,500	40	27,035	30
Alaska	51,422	1	66.3%	38	25,771	20	33,839	8
Arizona	34,402	37	64.3%	41	23,152	35	29,317	22
Arkansas	27,470	49	66.7%	35	20,393	46	24,422	45
California	40,522	17	56.0%	48	27,579	12	35,349	4
Colorado	44,349	6	65.2%	39	28,821	9	32,246	11
Connecticut	44,978	4	69.3%	27	37,700	1	40,915	1
Delaware	41,999	13	71.0%	18	29,932	6	33,996	7
District of Columbia	32,999	-	40.3%	-	37,325	-	48,727	-
Florida	33,234	40	66.9%	34	25,922	19	28,143	28
Georgia	36,553	26	71.2%	17	25,106	23	30,873	17
Hawaii	41,932	14	52.8%	50	26,210	17	29,029	24
Idaho	35,554	31	72.6%	12	21,080	44	24,866	43
Illinois	42,065	11	68.0%	32	28,976	8	34,704	5
Indiana	38,580	19	72.6%	11	24,302	29	29,107	23
Iowa	35,276	32	72.1%	13	24,007	32	26,035	37
Kansas	35,867	29	66.7%	36	25,049	24	26,842	33
Kentucky	34,633	36	75.1%	3	21,551	39	26,689	34
Louisiana	32,317	42	66.6%	37	21,385	42	26,905	31
Maine	34,989	34	74.6%	6	23,002	36	25,875	38
Maryland	47,710	3	68.7%	29	30,023	5	33,306	9
Massachusetts	42,017	12	61.3%	46	32,902	3	37,787	3
Michigan	40,639	16	74.4%	7	25,979	18	34,542	6
Minnesota	44,579	5	75.4%	2	27,667	11	32,073	12
Mississippi	28,592	48	75.1%	4	18,998	50	23,822	46
Missouri	37,640	23	70.7%	19	24,447	28	28,907	25
Montana	30,348	46	68.6%	30	20,247	47	22,644	49
Nebraska	35,660	30	69.9%	23	24,786	26	25,535	40
Nevada	39,751	18	61.4%	45	27,360	14	30,201	19
New Hampshire	42,511	9	69.6%	25	29,219	7	30,943	16
New Jersey	49,303	2	63.1%	43	33,953	2	na	na
New Mexico	29,386	47	71.3%	16	20,008	48	25,716	39
New York	36,846	25	52.8%	49	31,679	4	40,678	2
North Carolina	36,407	27	71.3%	14	24,122	31	28,107	29
North Dakota	31,717	43	68.0%	31	21,708	38	22,990	47
Ohio	37,006	24	70.7%	20	25,239	21	30,395	18
Oklahoma	31,357	44	69.7%	24	21,056	45	25,122	42
Oregon	37,922	21	63.4%	42	24,775	27	29,542	21
Pennsylvania	37,791	22	73.9%	8	26,889	16	31,582	13
Rhode Island	38,150	20	59.8%	47	26,924	15	30,148	20
South Carolina	34,692	35	76.6%	1	21,387	41	26,151	36
South Dakota	31,206	45	67.3%	33	22,201	37	22,754	48
Tennessee	32,397	41	71.3%	15	23,615	33	28,457	27
Texas	35,254	33	62.5%	44	25,028	25	31,512	14
Utah	42,073	10	73.7%	9	21,096	43	26,869	32
Vermont	36,196	28	69.1%	28	24,217	30	26,615	35
Virginia	42,572	8	69.4%	26	27,489	13	31,384	15
Washington	43,593	7	64.9%	40	28,066	10	33,076	10
West Virginia	26,950	50	74.8%	5	19,373	49	25,269	41
Wisconsin	41,032	15	70.1%	21	25,184	22	28,542	26
Wyoming	33,783	38	70.0%	22	23,225	34	24,747	44
Utah as a % of U.S.	111.37%	-	111.16%	-	77.57%	-	84.21%	-

*In estimating Median Household Income, because the number of households contacted in Utah is relatively few, the data collected for three years is averaged to calculate less variable estimates. The Census Bureau recommends using 3-year averages when ranking states.

Sources: 1996 to 1998 Median Household Income: U.S. Census Bureau: 1998 Homeownership Rates: U.S. Census Bureau; 1998 Per Capita Income: U.S. Bureau of Economic Analysis; 1998 Mean Average Pay Per Job: U.S. Bureau of Labor Statistics.

Utah's Long-Term Projections

Overview

Utah's population surpassed 2.12 million in 1999 and is expected to reach 3.68 million by the year 2030. This is about 1.6 million more people or a 74% increase. This rate of population growth, which exceeds that of the nation, will be sustained by a rapid rate of natural increase and a strong and diversified economy. The state's employment growth rate is also expected to be more rapid than that of the nation. The most rapid rates of population growth are expected in southwestern Utah (Washington, Iron, and Kane Counties), the Wasatch Back, (Summit and Wasatch Counties), and Tooele and Utah Counties.

State Level Results

A new set of long term demographic and economic projections for the state of Utah has been produced by the Demographic and Economic Analysis Section of the Governor's Office of Planning and Budget (GOPB). These provisional projections represent the State's official view of Utah's future and inform a multitude of planning efforts. This chapter presents the summary findings of these new county level baseline projections to the year 2030.

Utah's population surpassed 2.12 million in 1999 and is expected to reach 3.68 million by the year 2030. This is about 1.6 million more people or a 74% increase. This rate of population growth, which exceeds that expected for the nation, will be sustained by: 1) a rapid rate of natural increase (i.e., births exceeding deaths); and 2) a strong and diversified economy. The state's employment growth rate is also expected to be more rapid than that of the nation. If these rates of economic growth are obtained, Utah will experience sustained net in-migration over nearly the entire projection period. This net-in-migration will occur because, even though the state's population is quite young and fertility rates are relatively high, there will not be adequate internal growth of the labor force to match the demand for labor.

In absolute numbers, the majority of the 1.6 million new Utahns will reside on the Wasatch Front. The most rapid rates of population growth are expected in southwestern Utah (Washington, Iron, and Kane Counties), the Wasatch Back (Summit and Wasatch Counties), and Tooele and Utah Counties.

Population Growth Rates. The growth rate of Utah's population has historically exceeded that of the nation; this trend is expected to continue throughout the projection period. The average annual rate of growth of Utah's population over the projection period (1999 to 2030) is expected to be 1.8%. This rate compares with an average rate of growth of 2.3% in the historical period (1948 to 1999). Corresponding rates of growth for the nation are 1.2% in the historical period and 0.9% in the projected period. Population growth rates fluctuate over time according to economic conditions, specific events, and population dynamics. Even when Utah experienced difficult economic times in the 1980s, the rate of growth of the population for the decade still exceeded that of the nation. The largest growth rate differential occurred in the 1970s, when Utah's average annual rate of population growth was 3.3% while that of the nation was 1.1%. A similar, yet smaller differential is projected for the first ten years of the next century, when Utah's annual average population growth rate is projected to be 2.2% while the nation's is projected to be 0.8%.

Population Increases. In the 1948-to-1999 period, total population of the state has consistently increased, although the amounts of annual increase have varied cyclically. Population increased an average of 40,800 persons per year throughout the decade of the 1970s, and 25,510 in the 1980s. Projections indicate that population will increase by an average amount of about 41,500 in the 1990s, by 47,750 in the 2000s, and by 54,000 in the 2010s, and 49,400 in the 2020s. So, while rates of population growth are expected to decelerate in the later years of the projection period, absolute amounts of growth are expected to be quite high relative to history.

Natural Increase and Migration. Utah's rapid rate of population growth is primarily attributable to natural increase rather than in-migration.[1] The rapid rate of natural increase occurs because of the state's young population (with a greater share of the population in childbearing years) in combination with a high fertility rate. A relatively low death rate and high life expectancy have also contributed to natural increase, although to a lesser extent. In addition to births and deaths, the third component of population change is net migration. Net in-migration was quite small in the 1950s and net out-migration occurred in the 1960s and 1980s. Over the last half century, with only three exceptions (1954, 1964, and 1988), even in times of net out-migration (the 1980s), Utah's rate of population increase has consistently exceeded that of the nation. These projections indicate that Utah's higher survival and fertility rates (relative to the nation) will continue and that natural increase will contribute 81% of the population increase over the next 30 years. Median age for the state has increased from 24 in 1980 to 27 in 1999, and is projected to increase to 31 by the year 2030. The national median age was 30 in 1980, 35 in 1999, and is projected to increase to 39 in the year 2030.

Age Structure. Age structure may be summarized by the dependency ratio, which is the number of people in the population not in the working age group per 100 working age persons (18 through 64 years old). Utah's dependency ratio is consistently among the highest in the nation. In 1970 it was 90 for Utah compared with 79 nationally. By 1999 it had fallen to 70 in Utah and 64 for the nation. By 2030, the projected dependency ratio for Utah and the nation is 78. For both Utah and the nation, the increasing dependency ratio from about 2010 through 2030 is attributable to the retirement age component– the aging of the Baby Boom generation. For the state, the retirement component was 21% of the total dependency ratio in 1999 and is projected to increase to 30% by 2030. In the case of the nation, the retirement age component of the dependency ratio was about 33% in 1999 and is projected to increase to 46% in 2030. The Utah school age (ages 5 though 17) dependency ratio component is projected to fall from 39 to 38 over the projection period. The median age of Utah's population will increase over the projection period, as will that of the nation. However, Utah's population will continue to be about 8 years younger than that of the nation by this measure. So, although the Utah's dependency ratio will converge with that of the nation by 2030 primarily because of the growth of the retirement age population, it will still have a younger population.

1 The amount of natural increase for a given population is the amount by which the number of births exceeds the number of deaths for a particular year. If deaths exceed births then there is a natural decrease.

Employment Growth Rates. Non-agricultural payroll employment is projected to increase by about 71% from around 1.05 million in 1999 to 1.8 million in the year 2030. Total employment for Utah is projected to increase from 1.3 million in 1999 to 2.3 million in 2030; an increase of 74%.[1] The employment growth rate of Utah has quite consistently out-paced that of the nation and this is projected to continue. The average annual rate of growth of non-agricultural payroll employment from 1948 through 1998 was 3.4% for Utah as compared to 2.1% for the nation. The projected rates for total employment for 1999 through 2030 are 1.8% and 1.0% respectively. The decade with the highest rate of employment growth for the state was the 1970s, when non-agricultural payroll employment increased at an average annual rate of 4.5%; this increase compares to the national rate of 2.7%.

Employment Growth by Sector. With the exception of agriculture and mining, employment increases are projected for all major sectors of Utah's economy. Services and non-farm proprietors are projected to have the most rapid rates of increase (i.e., average annual rates of growth in excess of 2.0% in the years 1998 through 2030). About a third of the roughly 1 million new jobs created will be in services while nearly one-fourth will be non-farm proprietors. Employment is projected to grow more rapidly (or in the case of agriculture decrease less rapidly) in every sector in the state than in the nation, excepting mining. The state is expected to have location quotients greater than one relative to the nation in mining, construction, TCPU (transportation, communication, and public utilities), and non-farm proprietors. [2]

At the detailed industry level, the most rapidly growing sectors are: business services; museums, galleries, etc.; agricultural services; health services; miscellaneous services; engineering and management services; miscellaneous repair; and membership organizations. These sectors have average annual rates of growth for the 1998 to 2030 period in excess of 2.5%. The industry that is projected to create the largest number of jobs in the next 30 years is non-farm proprietors (about 237,000 jobs), followed by business services (about 107,000), medical and health services (86,000), and eating and drinking places (41,500).

Diversification. The state's economy has become more diverse (i.e., more similar to the economic structure of the nation) over time as employment has grown more rapidly in industries in which it was relatively unspecialized. This increasing diversification of the state's economy is evident at both the major industry and detailed industry levels as measured by the Hachman Index.[3] A value of one for the Hachman Index indicates an identical distribution of employment shares between the subject region (the state) and the reference region (the nation). The increase in the value of the index in the 1980 to 1998 period is primarily the result of the simultaneous occurrence of: 1) restructuring of mining and metals industries and the downsizing of the federal government, and 2) emergence and/or growth of service industries (e.g., computer software development / production, financial services, temporary services, telemarketing, etc.), tourism related industries (e.g., hotels and lodging, transportation by air, etc.), and particular types of manufacturing (e.g., motor vehicle parts (air bags), aircraft equipment, sporting goods, etc.).

This restructuring and diversification process has nearly run its course. The Hachman Index for the state is approaching one (its theoretical maximum) when calculated at the major industry level and approaching 0.90 at the two-digit detailed industry level. These projections indicate that the industrial structure of the state will become somewhat more diversified (i.e., more similar to that of the nation) over the next 30 years, although a differential as measured by the Hachman Index will be sustained.

County Projections

All 29 counties are expected to gain population, households, and employment in the years 1999 to 2030. The most rapid rates of population growth are expected in southwestern Utah (Washington, Iron, and Kane Counties), the Wasatch Back, (Summit and Wasatch Counties), and Tooele and Utah Counties. In terms of amounts of population, much of the increase is concentrated in the Wasatch Front counties (Salt Lake, Utah, Davis, and Weber.)

Population. The population of the state is geographically concentrated in the Wasatch Front Counties (Salt Lake, Utah, Davis, and Weber). These counties have 76% of the population and 79% of the employment of the state. These proportions are projected to decline somewhat over the next three decades. The counties with the largest projected absolute increases in the population from 1999 to 2030 are Salt Lake, Utah, Davis, Washington, Weber, and Cache.

Median Age. The median age of the population is projected to increase for all counties over the projection period except Iron County, with the median age projected to drop slightly. The counties with the youngest population in 1990 were: San Juan, Utah, Cache, and Sanpete; while the counties with the oldest population were: Beaver, Grand, and Piute. By 2030, the counties with the youngest population, as measured by median age, are projected to be Utah, Cache, Iron, and Weber, while those projected to have the highest median age are Emery, Daggett, Piute, and Grand.

Households. Household growth is projected to be more rapid than population growth, although the growth rate differentials vary from county to county. The rankings of counties by growth rates of households over the projection period differs slightly from that of population. In terms of rates of growth, the number of households is projected to grow most rapidly in Washington, Kane, Summit, Wasatch, and Tooele. The average number of persons per household is projected to decline for all counties. In 1990, the counties with the highest number of persons per household were San Juan, Utah, Morgan, Davis, and Emery. By 2030, the counties with the highest projected number of persons per household are Utah, Iron, Cache, and Beaver.

Employment. Employment growth is projected to be most rapid from 1998 to 2030 for Washington, Kane, Wasatch, Tooele, and Summit, while the largest number of jobs created in the 1998 to 2030 are projected for Salt Lake, Utah, Weber, Davis, and Washington counties. For most counties the Hachman Index is projected to remain fairly constant from 1998 to 2030.[4] The exceptions are Uintah, Duchesne, and Utah Counties for which the

1 Total employment for projection purposes is non-agricultural payroll employment plus agriculture (payroll employment and proprietors) plus private household employment plus non-farm proprietors. The Bureau of Economic Analysis estimates the latter three.

2 Location quotients are measures of relative shares. The employment share of a given industry in the subject area (Utah) is compared to that of the reference region (the nation.) A location quotient greater than one indicates specialization in a subject area relative to the reference region. Here it means that the Utah has a larger share of its employment in the industry than the nation.

3 "Diversification of the Utah Economy," pages 207 through 213, *1995 Economic Report to the Governor*.

4 Hachman Indices are computed at the detailed industry level for employment.

value of the index increased. The state's largest counties all have Hachman Indices closest to one: Salt Lake, Weber, Washington, and Utah Counties. Emery County's Hachman Index indicates its sectoral distribution is most different from that of the nation; this is because of the specialization in coal mining and electric generation.

Methods, Procedures and Assumptions

Models. The long-term baseline projections were produced using the UPED Model System. The UPED Model is a combination of a three component cohort population model and an economic base employment model. It produces projection of population, components of population change (births, deaths and migration), households, labor force, and employment at the Multi-County or regional level. The UCAPE and CASA Models allocate population, components of population change, and employment to counties.

Trend Assumptions. For the projections a long-term look at possible reasonable ranges for the major demographic and economic parameters and exogenous variables was undertaken for the purpose of developing assumptions for the baseline projection. Included in the analysis of eleven different scenarios were high, medium and low projections of basic employment growth (jobs used to produce goods and services for export), labor force participation and fertility, and high and low projections of life expectancy. Scenarios of no growth, growth sufficient to generate zero migration, and growth convergent to the projected U.S. growth rate in 2050 were also considered.[1]

From this analysis birth rates were assumed to remain constant at their 1999 estimated level, in effect maintaining a constant difference between Utah total fertility rates and U.S. white fertility rates into the future. Survival rates were assumed to increase along with projected U.S. rates, such that the observed differences between Utah and U.S. life expectancy (1970-1990) are maintained. Labor force participation rates were assumed to trend with the projected U.S. rates, except where U.S. rates were projected to decline. In effect, this assumes little or no change in Utah male participation rates and increases in middle and old age Utah female rates. Basic employment growth was based on a demographic assumption, but was consistent with the middle growth assumption of the scenario analysis. Growth in export employment is assumed sufficient to generate cumulative net in-migration equal to 17.5% of total population change and to generate cumulative natural increase (births minus deaths) equal to 82.5% of total population change over the interval 2000 to 2050. These percents correspond to those of the 1948 to 1998 period.[2]

Short Term. Over the 1999 to 2004 interval, employment growth is constrained to the short-term major industry employment projections produced by the Governor's Office of Planning and Budged (GOPB). This projection incorporates a special study of the impacts of the Salt Lake 2002 Winter Olympics, the post Olympics adjustment as well as over fifty specific economic events relating to individual employers or specific industries.

With the assistance of economists and analysts from various departments of state government and from the local associations of government (AOG's) an additional thirty-three events were included in the projections. In addition, specific assumptions for individual industries by region or county were included based on the work of these analysts.

Review. A set of preliminary projections was produced and posted on the web. State and local users of projection data were invited to Salt Lake City for instruction on accessing the site and interpreting the information. They were asked to participate in the review and evaluation of these preliminary projections. The comments, suggestions and constructive criticism received from these users as well as from advisors, administrators, economists and analysts were very helpful in improving the quality of the projections.

Specific Assumptions. While all the special study, industry and event assumptions had effects on the projections, several are noteworthy. Oil and gas extraction in the Uintah Basin and the Southeast MCDs is anticipated to decline to almost nothing as the resource is exhausted. Coal resources are sufficient to last beyond the projection period and electric power generation remains at current locations. Stampin Up relocates from Kane County to the Wasatch Front in 2002. Washington County gets a new airport in 2015. Except for expansion at Hill Air Force Base, federal employment, other than the postal service, is anticipated to remain relatively constant. Construction employment reverts to its historical mean share of total employment in the early- to mid-2000s. The post Olympics no-migration unemployment rate rises four-tenths of one percentage point in the Wasatch Front and Mountainland MCDs, then reverts to the pre-Olympic level.

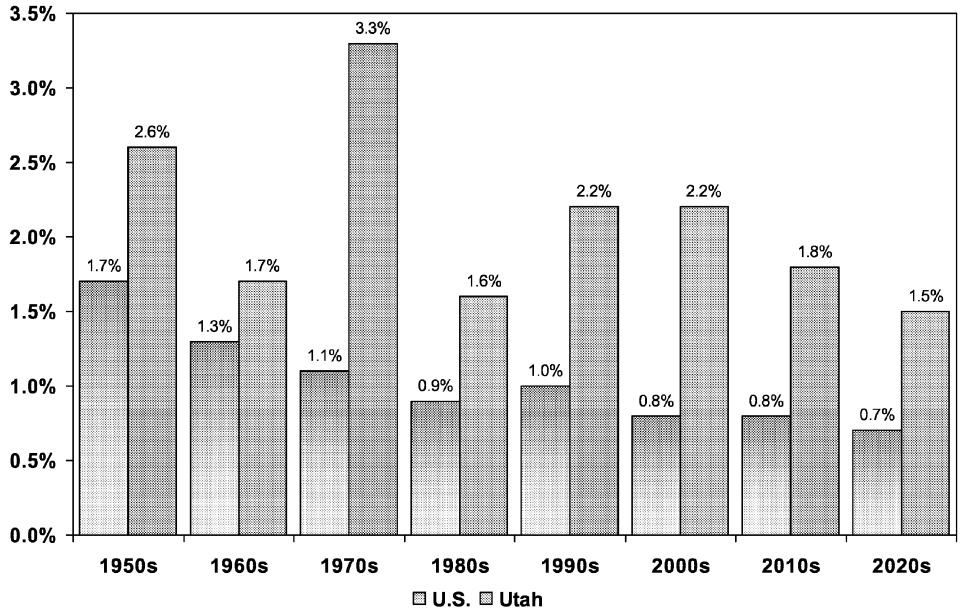
Additional Information

For additional historical and projected economic and demographic information, visit the web site: www.qget.state.ut.us/projections/. ✻

1 See http://www.qget.state.ut.us/projections/Utah2050

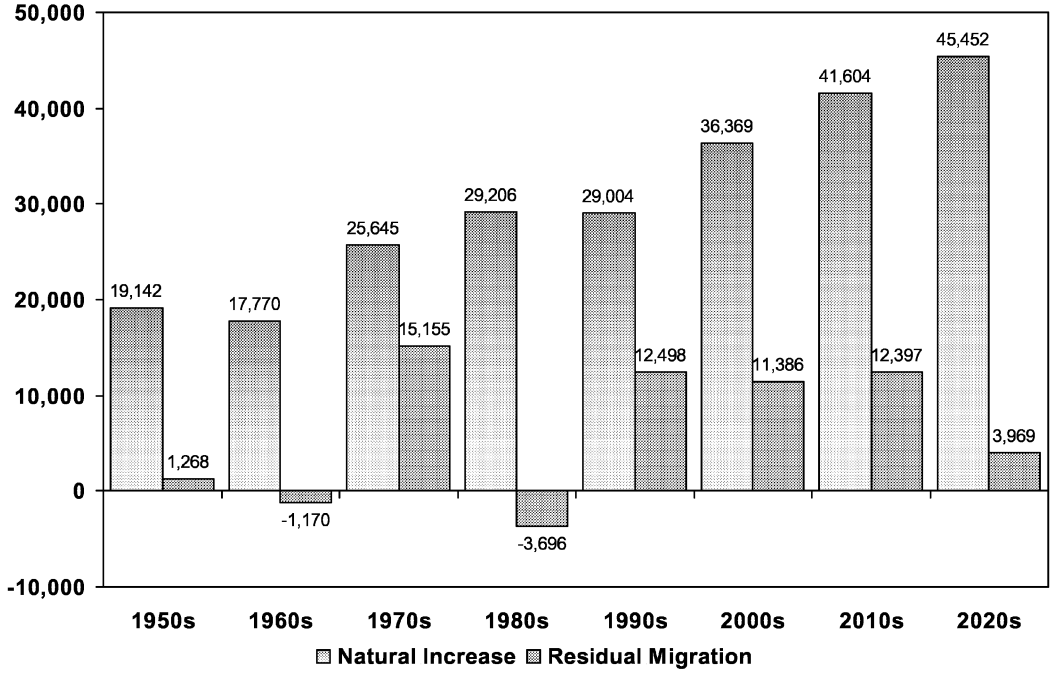
2 Hachman, Frank C. "The Macro-Dynamics of Population Change in Utah and the Mountain States: 1948-1998," *Utah Economic and Business Review*, Volume 58, Numbers 9 and 10, September/October 1998.

Figure 3
Decade Average Annual Rates of Change of Population: Utah and U.S.



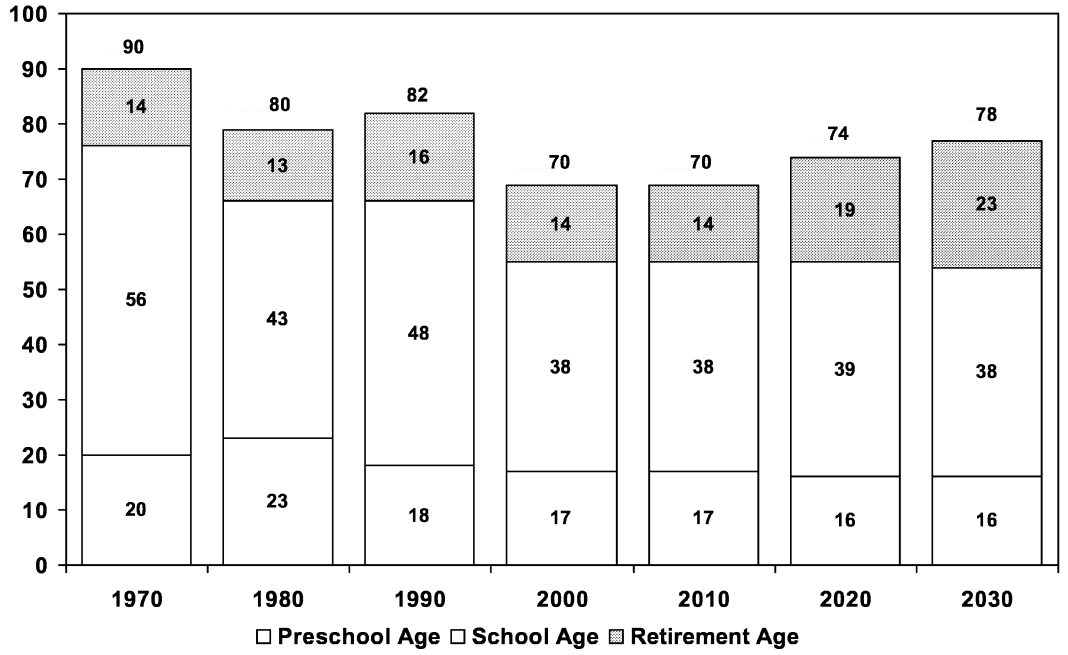
Source: Governor's Office of Planning and Budget, UPED Model

Figure 4
Utah Historical and Projected Population Increases: Components of Change (Number)



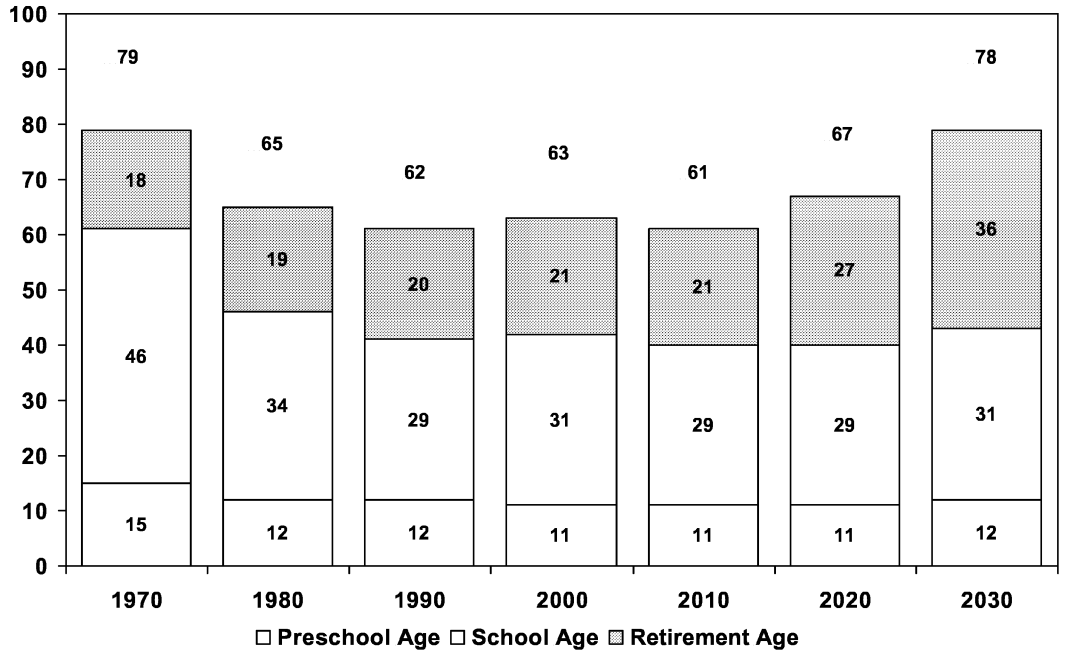
Source: Governor's Office of Planning and Budget, UPED Model

Figure 5
Utah Dependency Ratio Components



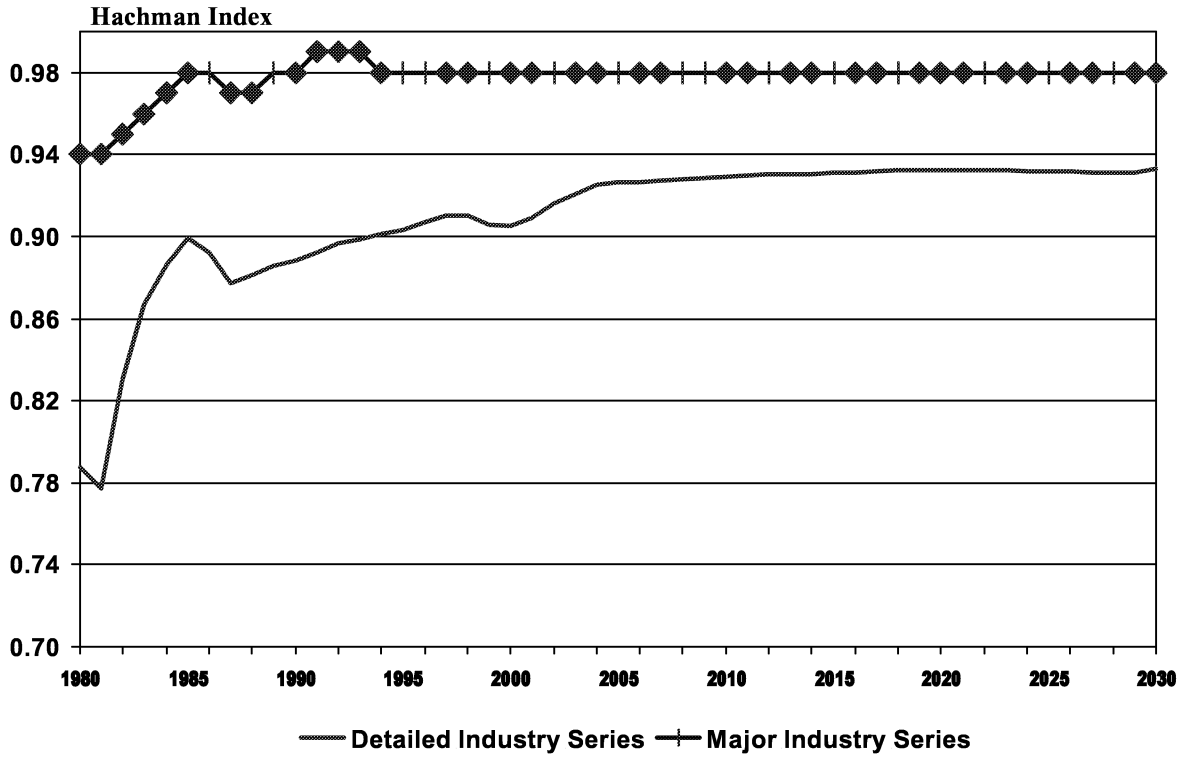
Note: These ratios show the number of non-working age persons in each component for every one hundred persons of working-age (ages 16 through 64).
Source: Governor's Office of Planning and Budget, UPED Model

Figure 6
U.S. Dependency Ratio Components



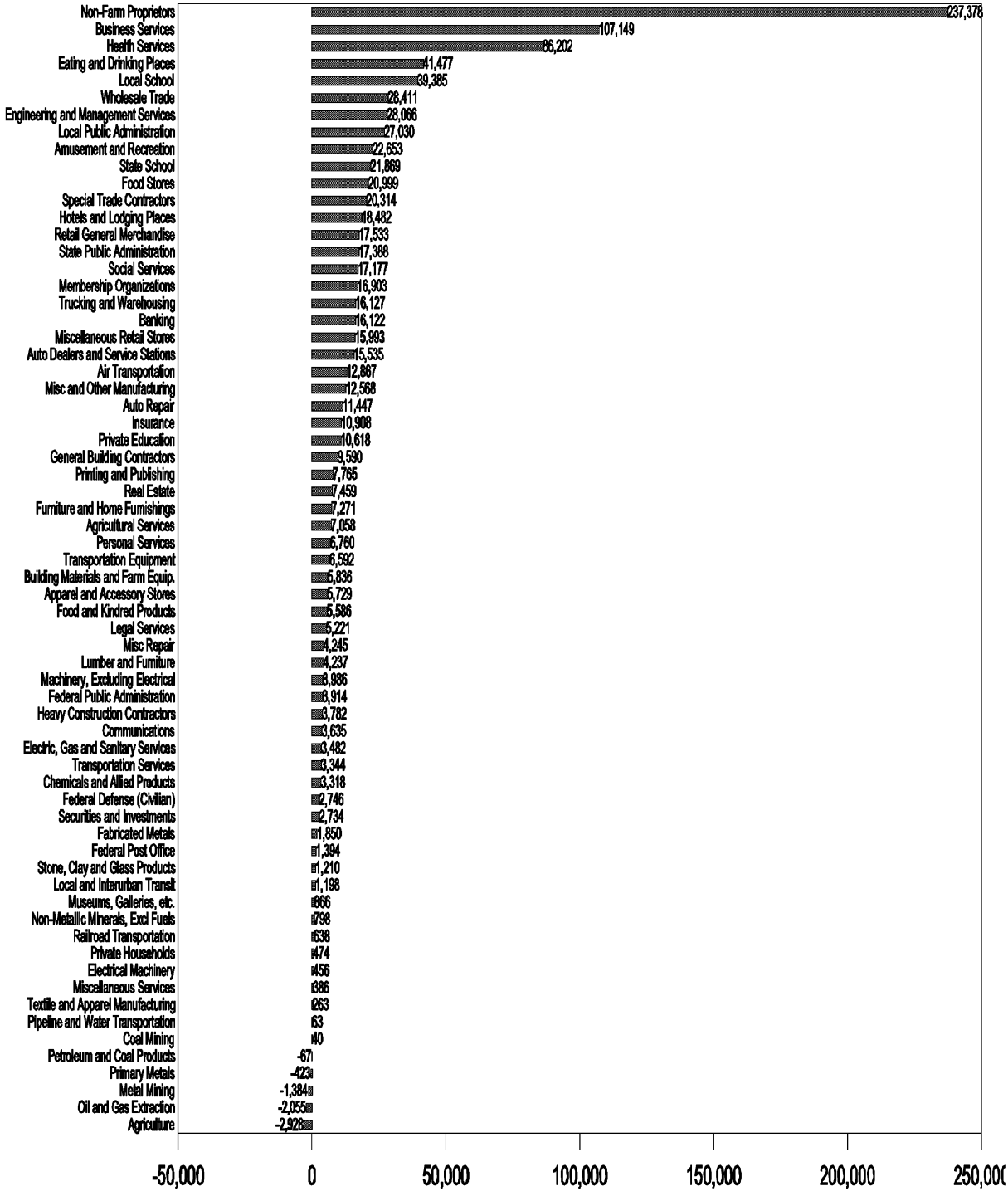
Note: These ratios show the number of non-working age persons in each component for every one hundred persons of working-age (ages 16 through 64).
Source: Governor's Office of Planning and Budget, UPED Model

Figure 7
Economic Diversity: Utah Relative to the Nation



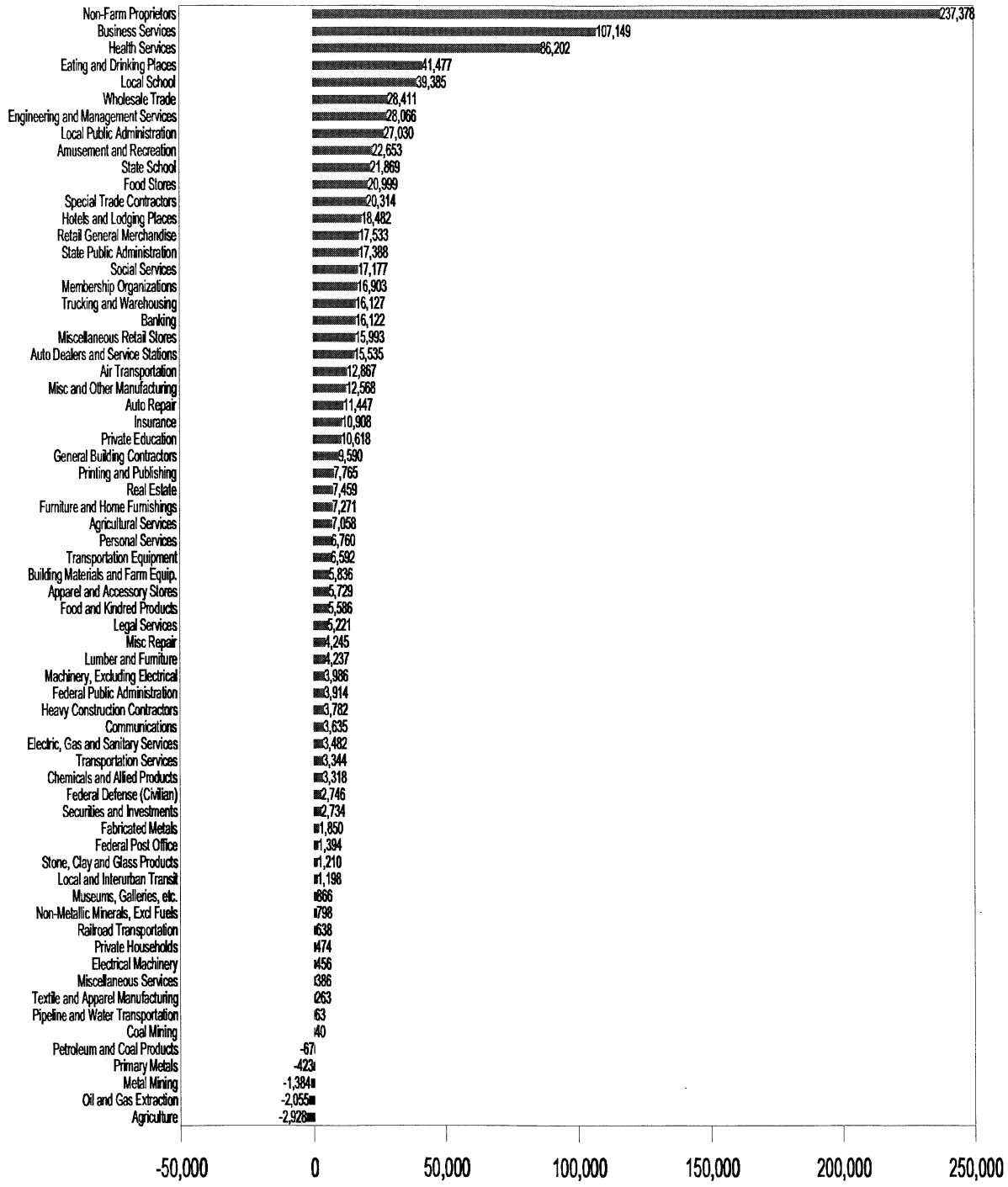
Source: Governor's Office of Planning and Budget, UPED Model

Figure 8
Utah Industry Employment Ranked by Average Annual Rates of Change:1998 to 2030



Source: Governor's Office of Planning and Budget, UPED Model

Figure 9
Utah Industry Employment Ranked by Absolute Amounts of Change:1998 to 2030



Source: Governor's Office of Planning and Budget, UPED Model

Table 3
Utah Economic and Demographic Projections Summary

	Population		School Age Population		Total Employment		NonAg Payroll Employment		Households		
Year	Total	Percent Change*	Total	Percent Change*	Total	Percent Change*	Total	Percent Change*	Total	Percent Change*	Average Size**
1990	1,729,100		456,783		902,717		724,013		538,348		3.16
1995	1,959,344	2.5%	485,336	1.2%	1,131,613	4.6%	908,371	4.6%	630,664	3.2%	3.05
1998	2,082,471	2.1%	485,320	0.0%	1,283,149	4.3%	1,024,070	4.1%	681,936	2.6%	3.00
1999	2,121,033	1.9%	483,559	-0.4%	1,319,531	2.8%	1,050,227	2.6%	697,800	2.3%	2.98
2000	2,150,205	1.4%	484,305	0.2%	1,353,792	2.6%	1,074,995	2.4%	710,387	1.8%	2.97
2001	2,187,276	1.7%	486,511	0.5%	1,391,464	2.8%	1,102,607	2.6%	725,500	2.1%	2.96
2002	2,216,175	1.3%	490,578	0.8%	1,411,762	1.5%	1,115,090	1.1%	737,907	1.7%	2.95
2003	2,254,500	1.7%	498,321	1.6%	1,440,368	2.0%	1,134,573	1.7%	753,285	2.1%	2.94
2004	2,301,301	2.1%	509,237	2.2%	1,471,998	2.2%	1,157,343	2.0%	771,497	2.4%	2.93
2005	2,355,120	2.3%	523,315	2.8%	1,508,311	2.5%	1,185,255	2.4%	792,017	2.7%	2.92
2006	2,409,802	2.3%	537,825	2.8%	1,545,329	2.5%	1,213,844	2.4%	812,600	2.6%	2.91
2007	2,470,278	2.5%	552,893	2.8%	1,584,490	2.5%	1,244,175	2.5%	835,046	2.8%	2.91
2008	2,532,770	2.5%	567,730	2.7%	1,624,442	2.5%	1,275,200	2.5%	858,097	2.8%	2.90
2009	2,598,568	2.6%	583,356	2.8%	1,665,387	2.5%	1,307,078	2.5%	882,208	2.8%	2.90
2010	2,661,902	2.4%	598,775	2.6%	1,704,144	2.3%	1,337,090	2.3%	905,258	2.6%	2.89
2011	2,723,333	2.3%	614,935	2.7%	1,741,610	2.2%	1,366,159	2.2%	927,645	2.5%	2.89
2012	2,784,211	2.2%	630,848	2.6%	1,778,185	2.1%	1,394,582	2.1%	949,930	2.4%	2.88
2013	2,843,786	2.1%	646,079	2.4%	1,813,581	2.0%	1,422,118	2.0%	971,926	2.3%	2.88
2014	2,899,066	1.9%	659,974	2.2%	1,846,857	1.8%	1,448,034	1.8%	992,624	2.1%	2.87
2015	2,951,006	1.8%	672,057	1.8%	1,878,173	1.7%	1,472,429	1.7%	1,012,556	2.0%	2.86
2016	2,999,680	1.6%	682,585	1.6%	1,907,492	1.6%	1,495,298	1.6%	1,031,698	1.9%	2.86
2017	3,046,746	1.6%	691,834	1.4%	1,935,604	1.5%	1,517,238	1.5%	1,050,563	1.8%	2.85
2018	3,093,597	1.5%	700,467	1.2%	1,963,134	1.4%	1,538,751	1.4%	1,069,609	1.8%	2.84
2019	3,138,573	1.5%	708,420	1.1%	1,989,590	1.3%	1,559,452	1.3%	1,088,203	1.7%	2.83
2020	3,183,388	1.4%	715,815	1.0%	2,015,686	1.3%	1,579,919	1.3%	1,106,905	1.7%	2.83
2021	3,232,739	1.6%	723,738	1.1%	2,042,952	1.4%	1,601,359	1.4%	1,127,319	1.8%	2.82
2022	3,280,563	1.5%	731,085	1.0%	2,069,601	1.3%	1,622,375	1.3%	1,147,374	1.8%	2.81
2023	3,329,881	1.5%	738,390	1.0%	2,096,620	1.3%	1,643,713	1.3%	1,168,067	1.8%	2.80
2024	3,377,841	1.4%	745,189	0.9%	2,123,249	1.3%	1,664,775	1.3%	1,188,368	1.7%	2.79
2025	3,428,230	1.5%	752,349	1.0%	2,150,902	1.3%	1,686,612	1.3%	1,209,420	1.8%	2.78
2030	3,683,687	1.4%	791,043	1.0%	2,290,819	1.3%	1,796,816	1.3%	1,313,991	1.7%	2.75

Note:

*Some percent changes are annual and others are average annuals.

**Totals differ in this table from other tables in this report due to different release dates or data sources.

All Populations are dated July 1.

Total population is the population in households plus the population in group quarters.

Persons per household is population in households divided by the number of households.

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 4
Utah Employment Projections by Major Industry

Industry Name	1980	1990	1995	1998	1999	2000	2001	2002
Agriculture (4)	19,660	19,146	17,206	19,293	19,965	19,927	19,888	19,837
Mining	18,502	8,604	8,114	8,045	7,702	7,706	7,629	7,564
Construction	31,548	27,927	54,793	68,261	73,031	73,030	71,864	64,610
Manufacturing	87,707	107,102	123,865	133,508	132,222	133,977	135,187	135,946
TCPU (1)	34,127	42,286	51,496	58,453	59,192	60,596	62,287	63,395
Trade	128,692	172,394	220,026	244,117	248,993	253,493	258,033	261,114
FIRE (2)	25,768	34,133	47,678	55,257	56,999	58,492	59,844	60,634
Services (3)	105,839	185,865	243,716	285,618	296,851	308,096	323,161	333,937
Government	124,929	150,557	163,669	175,640	180,107	184,510	189,560	192,867
Non-Farm Proprietors (4)	90,616	154,703	201,050	234,957	244,469	253,965	264,011	271,858
TOTAL EMPLOYMENT	667,388	902,717	1,131,613	1,283,149	1,319,531	1,353,792	1,391,464	1,411,762
Non-Farm Payroll Employment (5)	551,833	724,013	908,371	1,024,070	1,050,227	1,074,995	1,102,607	1,115,090

Industry Name	2003	2004	2005	2010	2015	2020	2025	2030
Agriculture (4)	19,775	19,704	19,588	19,092	18,422	17,666	16,715	16,365
Mining	7,493	7,427	7,474	7,391	7,262	6,984	7,059	5,444
Construction	61,411	59,830	61,944	73,847	81,470	88,278	95,031	101,947
Manufacturing	137,351	138,376	139,586	146,692	154,401	162,372	171,261	180,849
TCPU (1)	64,274	65,444	66,723	73,543	80,245	86,446	93,083	99,807
Trade	264,570	267,972	273,042	302,246	329,242	351,722	375,486	402,901
FIRE (2)	61,548	62,382	63,603	70,504	76,841	81,816	86,880	92,480
Services (3)	346,472	361,174	374,069	440,434	499,361	544,783	587,882	629,325
Government	196,459	199,760	203,845	227,609	248,849	262,737	275,096	289,366
Non-Farm Proprietors (4)	281,015	289,929	298,437	342,786	382,080	412,882	442,409	472,335
TOTAL EMPLOYMENT	1,440,368	1,471,998	1,508,311	1,704,144	1,878,173	2,015,686	2,150,902	2,290,819
Non-Farm Payroll Employment (5)	1,134,573	1,157,343	1,185,255	1,337,090	1,472,429	1,579,919	1,686,612	1,796,816

Note:

(1) Transportation, Communications, and Public Utilities
(2) Finance, Insurance, and Real Estate
(3) Includes Private Households and Agricultural Services employment (SICs 88, 07, 08, and 09)
(4) Excludes Agriculture, Private Households, and Non-Farm Proprietors

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 5
Utah Components of Population Change

Year	Beginning Population*	Births	Deaths	Natural Increase	Residual Migration	Ending Population*	Percent Change
1995	1,915,998	39,064	10,581	28,483	14,864	1,959,344	2.26%
1998	2,048,749	44,248	11,847	32,401	1,319	2,082,471	1.65%
1999	2,082,471	45,434	11,637	33,797	4,765	2,121,033	1.85%
2000	2,121,033	46,358	12,448	33,910	(4,733)	2,150,205	1.38%
2001	2,150,205	46,874	12,496	34,378	2,692	2,187,276	1.72%
2002	2,187,276	47,631	12,575	35,056	(6,158)	2,216,175	1.32%
2003	2,216,175	48,036	12,682	35,354	2,966	2,254,500	1.73%
2004	2,254,500	48,676	12,849	35,827	10,970	2,301,301	2.08%
2005	2,301,301	49,488	13,058	36,430	17,396	2,355,120	2.34%
2006	2,355,120	50,478	13,292	37,186	17,496	2,409,802	2.32%
2007	2,409,802	51,362	13,553	37,809	22,677	2,470,278	2.51%
2008	2,470,278	52,356	13,837	38,519	23,976	2,532,770	2.53%
2009	2,532,770	53,350	14,127	39,223	26,579	2,598,568	2.60%
2010	2,598,568	54,345	14,441	39,904	23,425	2,661,902	2.44%
2011	2,661,902	55,181	14,765	40,416	21,024	2,723,333	2.31%
2012	2,723,333	55,920	15,076	40,844	20,029	2,784,211	2.24%
2013	2,784,211	56,655	15,368	41,287	18,293	2,843,786	2.14%
2014	2,843,786	57,344	15,662	41,682	13,608	2,899,066	1.94%
2015	2,899,066	57,925	15,968	41,957	9,979	2,951,006	1.79%
2016	2,951,006	58,441	16,278	42,163	6,503	2,999,680	1.65%
2017	2,999,680	58,938	16,587	42,351	4,711	3,046,746	1.57%
2018	3,046,746	59,442	16,860	42,582	4,274	3,093,597	1.54%
2019	3,093,597	60,036	17,184	42,852	2,124	3,138,573	1.45%
2020	3,138,573	60,666	17,512	43,154	1,662	3,183,388	1.43%
2021	3,183,388	61,349	17,897	43,452	5,894	3,232,739	1.55%
2022	3,232,739	62,281	18,311	43,970	3,849	3,280,563	1.48%
2023	3,280,563	63,217	18,724	44,493	4,812	3,329,881	1.50%
2024	3,329,881	64,255	19,166	45,089	2,875	3,377,841	1.44%
2025	3,377,841	65,289	19,633	45,656	4,735	3,428,230	1.49%
2030	3,632,794	71,067	22,475	48,592	2,303	3,683,687	1.40%

Note:

All populations are dated July 1.

* Totals differ in this table from other tables in the report due to different release dates or data sources.

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 6
Utah Projections by Five Year Age Group

Age	1980	1990	2000	2005	2010	2015	2020	2030
Less than 5 years old	189,962	172,252	219,157	242,697	267,670	286,733	298,285	345,067
5-9 years old	146,187	183,402	191,840	220,325	250,646	273,160	287,028	318,094
10-14 years old	125,681	182,953	180,419	192,925	227,425	255,344	273,232	298,941
15-19 years old	138,903	152,885	192,954	184,099	202,434	234,535	258,446	290,661
20-24 years old	155,676	138,216	204,341	209,652	208,876	223,291	248,023	293,249
25-29 years old	135,087	137,009	167,959	197,185	214,843	211,433	216,724	265,859
30-34 years old	105,688	137,815	145,562	164,403	202,692	217,290	206,472	234,575
35-39 years old	79,178	123,377	147,994	146,093	172,185	207,308	216,926	211,129
40-44 years old	63,628	100,585	147,532	148,773	152,858	175,728	206,209	205,374
45-49 years old	57,021	76,405	129,817	147,205	154,045	155,711	174,961	214,671
50-54 years old	55,845	61,285	103,706	129,091	150,475	155,801	154,696	203,255
55-59 years old	52,701	54,672	77,046	102,270	130,476	150,785	153,878	171,285
60-64 years old	46,260	52,512	60,073	74,895	101,857	128,691	146,915	148,985
65-69 years old	38,183	48,517	51,322	57,000	72,766	98,277	122,775	143,393
70-74 years old	29,637	39,443	46,219	47,047	53,413	67,830	90,851	130,118
75-79 years old	20,242	29,268	38,362	39,907	41,651	47,113	59,459	100,344
80-84 years old	12,306	18,811	26,333	30,105	32,206	33,566	37,817	65,121
85 years old and over	8,852	13,443	19,569	21,448	25,384	28,410	30,691	43,566
Total	1,461,037	1,722,850	2,150,205	2,355,120	2,661,902	2,951,006	3,183,388	3,683,687
Median Age	24	26	28	28	29	30	30	31

Note:

1980 and 1990 populations are April 1 U.S. Census Modified Age, Race and Sex (MARS) populations; all others are July 1 populations.

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 7
Population Projections by Selected Age Groups

Age	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Less than 5 years old	189,962	172,252	175,762	180,013	183,632	187,197	190,253	194,184	199,801	206,004	213,130
5-17 years old	350,143	456,783	466,478	472,890	477,708	483,136	485,336	486,846	488,378	485,320	483,559
18-29 years old	351,391	337,682	346,478	356,225	366,199	379,755	394,030	409,045	425,018	438,188	450,943
30-39 years old	184,866	261,192	271,417	279,102	285,070	290,099	292,179	292,899	293,866	291,716	291,912
40-64 years old	275,455	345,459	360,872	375,187	391,550	409,655	427,823	446,178	465,857	483,434	501,651
65 years and older	109,220	149,482	154,500	158,535	162,290	166,156	169,723	173,246	175,829	177,809	179,838
15-44 years old	678,160	789,887	822,144	849,906	876,666	906,916	932,674	956,534	978,344	990,538	1,002,238
16-64 years old	864,989	1,003,330	1,040,496	1,075,784	1,113,036	1,154,285	1,190,639	1,227,395	1,266,165	1,291,657	1,320,871
60 years and older	155,480	201,994	207,632	211,622	215,535	219,497	223,879	227,990	231,890	235,044	238,700
Total	1,461,037	1,722,850	1,775,507	1,821,952	1,866,449	1,915,998	1,959,344	2,002,398	2,048,749	2,082,471	2,121,033
Median Age	24	26	26	26	27	27	27	27	27	27	27

Age	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Less than 5 years old	219,157	225,285	229,555	233,897	238,158	242,697	247,309	252,201	257,302	262,631	267,670
5-17 years old	484,305	486,511	490,578	498,321	509,237	523,315	537,825	552,893	567,730	583,356	598,775
18-29 years old	453,208	457,065	461,101	466,776	474,320	480,871	486,361	491,507	496,962	502,528	505,449
30-39 years old	293,556	297,957	297,625	298,907	303,056	310,496	320,067	333,683	348,305	362,882	374,877
40-64 years old	518,174	536,388	551,380	568,156	584,955	602,234	618,146	635,440	650,907	668,418	689,711
65 years and older	181,805	184,070	185,936	188,443	191,575	195,507	200,094	204,554	211,564	218,753	225,420
15-44 years old	1,006,342	1,014,276	1,015,524	1,021,764	1,034,093	1,050,205	1,065,905	1,086,620	1,106,894	1,130,497	1,153,888
16-64 years old	1,340,543	1,364,820	1,382,442	1,404,801	1,432,766	1,465,867	1,499,482	1,537,507	1,574,281	1,612,492	1,649,561
60 years and older	241,878	246,118	249,634	256,207	263,242	270,402	277,151	288,716	301,287	313,834	327,277
Total	2,150,205	2,187,276	2,216,175	2,254,500	2,301,301	2,355,120	2,409,802	2,470,278	2,532,770	2,598,568	2,661,902
Median Age	28	28	28	28	28	28	28	28	29	29	29

Age	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2030
Less than 5 years old	272,262	276,559	280,503	283,886	286,733	289,193	291,464	293,712	295,899	298,285	345,067
5-17 years old	614,935	630,848	646,079	659,974	672,057	682,585	691,834	700,467	708,420	715,815	791,043
18-29 years old	506,726	511,349	514,959	519,775	525,706	532,237	540,854	550,294	558,990	567,638	675,761
30-39 years old	384,583	395,881	407,906	417,608	424,598	429,145	429,189	428,004	426,393	423,398	445,704
40-64 years old	713,305	727,755	741,306	754,148	766,716	779,234	794,431	808,516	822,141	836,659	943,570
65 years and older	231,522	241,819	253,033	263,675	275,196	287,286	298,974	312,604	326,730	341,593	482,542
15-44 years old	1,177,915	1,203,493	1,229,175	1,252,060	1,269,585	1,283,251	1,301,224	1,319,123	1,336,476	1,352,800	1,500,847
16-64 years old	1,686,411	1,719,582	1,752,233	1,783,111	1,811,644	1,837,679	1,863,240	1,887,149	1,909,276	1,930,706	2,180,637
60 years and older	341,366	355,130	370,886	387,047	403,887	420,824	437,537	454,718	471,315	488,508	631,527
Total	2,723,333	2,784,211	2,843,786	2,899,066	2,951,006	2,999,680	3,046,746	3,093,597	3,138,573	3,183,388	3,683,687
Median Age	29	29	30	30	30	30	30	30	30	30	31

Note:

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

1980 and 1990 populations are April 1 U.S. Census Modified Age, Race and Sex (MARS) populations; all others are July 1 populations.

Table 8
Utah Population by Selected Age Groups as a Percent of Total

Age	1980	1990	2000	2005	2010	2015	2020	2030
Less than 5 years old	13.0%	10.0%	10.2%	10.3%	10.1%	9.7%	9.4%	9.4%
5-17 years old	24.0%	26.5%	22.5%	22.2%	22.5%	22.8%	22.5%	21.5%
18-29 years old	24.1%	19.6%	21.1%	20.4%	19.0%	17.8%	17.8%	18.3%
30-39 years old	12.7%	15.2%	13.7%	13.2%	14.1%	14.4%	13.3%	12.1%
40-64 years old	18.9%	20.1%	24.1%	25.6%	25.9%	26.0%	26.3%	25.6%
65 years and older	7.5%	8.7%	8.5%	8.3%	8.5%	9.3%	10.7%	13.1%
15-44 years old	46.4%	45.8%	46.8%	44.6%	43.3%	43.0%	42.5%	40.7%
16-64 years old	59.2%	58.2%	62.3%	62.2%	62.0%	61.4%	60.6%	59.2%
60 years and older	10.6%	11.7%	11.2%	11.5%	12.3%	13.7%	15.3%	17.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note:

1980 and 1990 populations are April 1 U.S. Census Modified Age, Race and Sex (MARS) populations; all others are July 1 populations.

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 9
Utah Dependency Ratios

	1980	1990	2000	2005	2010	2015	2020	2030
Dependency Ratio	80	82	70	69	70	72	74	78
Pop 0-4 per 100 Pop age 18-64	23	18	17	17	17	17	16	17
Pop 5-17 per 100 Pop age 18-64	43	48	38	38	38	39	39	38
Pop 65+ per 100 Pop age 18-64	13	16	14	14	14	16	19	23

Note:

1980 and 1990 populations are April 1 U.S. Census Modified Age, Race and Sex (MARS) populations; all others are July 1 populations.

Source: 2000 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.

Table 10
Population Projections by County and District

MCD/County	1980	1990	2000	2005	2010	2015	2020	2030	AARC 1990-2030
BEAR RIVER	92,498	108,393	133,246	146,692	163,984	180,460	193,189	215,926	2.50
Box Elder	33,222	36,485	43,083	47,896	53,855	59,137	63,209	70,755	2.38
Cache	57,176	70,183	88,320	96,904	108,150	119,272	127,896	143,040	2.58
Rich	2,100	1,725	1,843	1,892	1,979	2,051	2,084	2,131	0.88
WASATCH FRONT	941,172	1,104,356	1,319,638	1,427,643	1,606,875	1,779,180	1,917,301	2,176,633	2.38
Davis	146,540	187,941	240,460	261,297	292,173	322,395	346,203	392,003	1.97
Morgan	4,917	5,528	7,292	7,856	8,829	9,810	10,659	12,435	3.04
Salt Lake	619,066	725,956	848,083	914,190	1,028,508	1,136,706	1,223,218	1,383,907	2.39
Tooele	26,033	26,601	36,816	42,450	50,333	58,487	65,852	80,938	3.93
Weber	144,616	158,330	186,987	201,850	227,032	251,782	271,369	307,350	2.39
MOUNTAINLAND	236,827	289,197	402,419	454,011	524,651	584,866	632,920	769,392	3.45
Summit	10,198	15,518	27,095	29,176	35,202	42,009	48,207	60,852	4.72
Utah	218,106	263,590	361,213	408,220	469,691	520,353	559,907	677,304	3.33
Wasatch	8,523	10,089	14,111	16,615	19,758	22,504	24,806	31,236	3.97
CENTRAL	47,087	52,294	66,121	71,338	76,693	82,101	85,395	92,385	2.10
Juab	5,530	5,817	8,332	9,435	10,572	11,732	12,589	14,338	3.15
Millard	8,970	11,333	12,047	12,539	13,057	13,576	13,747	14,167	1.02
Piute	1,329	1,277	1,669	1,789	1,889	1,973	2,009	2,062	1.53
Sanpete	14,620	16,259	22,296	23,920	25,571	27,230	28,177	30,242	2.19
Sevier	14,727	15,431	19,160	20,635	22,155	23,686	24,598	26,498	2.00
Wayne	1,911	2,177	2,617	3,020	3,449	3,904	4,275	5,078	3.24
SOUTHWEST	55,489	83,263	133,298	156,056	185,326	214,415	241,521	310,730	4.53
Beaver	4,378	4,765	6,006	6,938	7,558	8,089	8,477	9,653	2.45
Garfield	3,673	3,980	4,609	5,030	5,602	6,123	6,563	7,764	2.52
Iron	17,349	20,789	32,564	36,911	41,656	46,076	49,892	60,191	3.62
Kane	4,024	5,169	6,338	6,730	8,238	9,757	11,243	14,924	3.96
Washington	26,065	48,560	83,781	100,447	122,272	144,370	165,346	218,198	5.10
UINTAH BASIN	33,840	35,546	40,378	41,735	43,861	46,698	48,172	50,038	1.34
Daggett	769	690	742	770	813	869	898	937	1.27
Duchesne	12,565	12,645	14,518	15,253	16,247	17,492	18,216	19,212	1.59
Uintah	20,506	22,211	25,118	25,712	26,801	28,337	29,058	29,889	1.19
SOUTHEAST	54,124	49,801	55,105	57,645	60,512	63,286	64,890	68,583	1.31
Carbon	22,179	20,228	21,876	22,951	24,091	25,245	25,732	27,248	1.27
Emery	11,451	10,332	10,395	10,772	11,243	11,684	12,322	12,984	1.03
Grand	8,241	6,620	9,106	9,349	9,665	9,954	9,989	10,288	1.52
San Juan	12,253	12,621	13,728	14,573	15,513	16,403	16,847	18,063	1.47
STATE OF UTAH	1,461,037	1,722,850	2,150,205	2,355,120	2,661,902	2,951,006	3,183,388	3,683,687	2.70

Notes:

January 2000 Baseline Projections

AARC is average annual rate of change.

1980 and 1990 populations are April 1 U.S. Census modified age, race and sex (MARS) populations; all others are July 1 populations.

*Totals differ in this table from other tables in this report due to different release dates or data sources.

Sources: U.S. Bureau of the Census; Utah Population Estimates Committee; Governor's Office of Planning and Budget, 2000 Baseline, UPED Model System.

Table 11
Projections of Households by County and District

MCD/County	1980	1990	2000	2005	2010	2015	2020	2030	AARC 1990-2030
BEAR RIVER	28,020	32,638	42,154	47,267	53,192	58,662	63,418	73,056	2.82
Box Elder	9,808	11,060	14,265	16,414	18,532	20,290	21,943	25,994	2.95
Cache	17,558	21,055	27,225	30,147	33,911	37,615	40,734	46,223	2.78
Rich	654	523	664	706	749	757	741	839	1.47
WASATCH FRONT	298,700	357,257	451,145	498,050	567,651	634,150	691,593	805,177	2.74
Davis	39,994	53,643	78,228	88,092	100,687	112,546	122,617	143,966	2.70
Morgan	1,355	1,555	2,396	2,708	3,104	3,501	3,882	4,683	3.87
Salt Lake	201,742	240,367	293,241	322,249	367,346	410,068	446,941	517,780	2.71
Tooele	7,966	8,581	13,017	15,285	18,243	21,295	24,230	30,389	4.37
Weber	47,643	53,111	64,263	69,716	78,271	86,740	93,923	108,359	2.53
MOUNTAINLAND	64,491	78,499	116,257	131,888	153,863	173,271	190,566	237,617	3.82
Summit	3,381	5,296	10,188	11,200	13,740	16,635	19,443	25,347	5.28
Utah	58,515	70,011	101,139	114,724	132,983	148,444	161,951	200,258	3.62
Wasatch	2,595	3,192	4,930	5,964	7,140	8,192	9,172	12,012	4.51
CENTRAL	14,526	16,237	22,984	25,690	28,029	30,405	32,340	36,852	2.80
Juab	1,707	1,870	2,867	3,347	3,820	4,310	4,766	5,706	3.76
Millard	2,728	3,390	4,078	4,571	4,856	5,100	5,240	5,788	1.89
Piute	435	450	629	692	748	802	846	911	2.21
Sanpete	4,454	4,916	7,522	8,233	8,879	9,507	10,022	11,248	2.76
Sevier	4,587	4,911	6,943	7,717	8,442	9,215	9,820	11,142	2.80
Wayne	615	700	945	1,130	1,284	1,471	1,646	2,057	3.88
SOUTHWEST	16,879	26,138	44,942	52,990	63,249	73,580	84,083	111,350	4.91
Beaver	1,428	1,583	2,067	2,396	2,554	2,709	2,881	3,407	2.61
Garfield	1,196	1,321	1,664	1,850	2,060	2,240	2,416	2,908	2.87
Iron	5,168	6,258	10,343	11,549	12,914	14,248	15,547	18,960	3.67
Kane	1,286	1,728	2,362	2,577	3,173	3,765	4,371	5,984	4.47
Washington	7,801	15,248	28,506	34,618	42,548	50,618	58,868	80,091	5.56
UINTAH BASIN	9,692	10,633	13,811	15,083	16,415	17,896	18,935	20,926	2.30
Daggett	244	258	310	336	362	395	412	449	2.01
Duchesne	3,499	3,726	4,868	5,373	5,901	6,518	6,950	7,713	2.49
Uintah	5,949	6,649	8,633	9,374	10,152	10,983	11,573	12,764	2.19
SOUTHEAST	16,295	15,794	19,094	21,049	22,859	24,592	25,970	29,013	2.13
Carbon	7,242	6,863	7,881	8,547	9,083	9,671	10,053	11,161	1.81
Emery	3,276	3,002	3,463	3,901	4,269	4,583	5,013	5,612	2.15
Grand	2,759	2,536	3,712	3,985	4,267	4,516	4,658	5,083	2.20
San Juan	3,018	3,393	4,038	4,616	5,240	5,822	6,246	7,157	2.64
STATE OF UTAH	448,603	537,196	710,387	792,017	905,258	1,012,556	1,106,905	1,313,991	3.06

Notes:

January 2000 Baseline Projections

AARC is average annual rate of change.

1980 and 1990 populations are April 1 U.S. Census modified age, race and sex (MARS) populations; all others are July 1 populations.

Sources: U.S. Bureau of the Census; Utah Population Estimates Committee; Governor's Office of Planning and Budget, 2000 Baseline, UPED Model System.

Table 12
Projections of Average Household Size by County and District

MCD/County	1980	1990	2000	2005	2010	2015	2020	2030	AARC 1990-2030
BEAR RIVER	3.21	3.28	3.12	3.07	3.05	3.04	3.01	2.92	-0.32
Box Elder	3.31	3.29	3.00	2.90	2.89	2.90	2.87	2.71	-0.55
Cache	3.16	3.28	3.19	3.17	3.14	3.13	3.10	3.05	-0.19
Rich	3.21	3.25	2.70	2.61	2.59	2.66	2.76	2.48	-0.59
WASATCH FRONT	3.11	3.05	2.88	2.82	2.79	2.77	2.73	2.66	-0.37
Davis	3.58	3.44	3.01	2.91	2.85	2.82	2.77	2.67	-0.73
Morgan	3.63	3.55	3.04	2.90	2.84	2.80	2.75	2.66	-0.80
Salt Lake	3.03	2.98	2.85	2.80	2.76	2.73	2.70	2.63	-0.32
Tooele	3.23	3.07	2.79	2.74	2.73	2.71	2.68	2.63	-0.43
Weber	2.99	2.94	2.87	2.85	2.86	2.86	2.85	2.79	-0.14
MOUNTAINLAND	3.54	3.57	3.36	3.35	3.31	3.28	3.22	3.14	-0.34
Summit	3.02	2.90	2.63	2.57	2.53	2.49	2.45	2.37	-0.54
Utah	3.59	3.64	3.45	3.45	3.42	3.39	3.34	3.27	-0.28
Wasatch	3.26	3.14	2.84	2.77	2.75	2.73	2.69	2.58	-0.53
CENTRAL	3.19	3.17	2.81	2.72	2.68	2.65	2.59	2.46	-0.70
Juab	3.21	3.06	2.85	2.77	2.72	2.68	2.60	2.47	-0.61
Millard	3.28	3.32	2.93	2.72	2.66	2.64	2.60	2.42	-0.87
Piute	3.06	2.84	2.65	2.59	2.53	2.46	2.37	2.26	-0.67
Sanpete	3.17	3.20	2.84	2.80	2.79	2.77	2.72	2.59	-0.56
Sevier	3.19	3.11	2.72	2.64	2.59	2.54	2.48	2.35	-0.79
Wayne	3.11	3.07	2.73	2.63	2.65	2.62	2.56	2.44	-0.61
SOUTHWEST	3.23	3.13	2.91	2.89	2.88	2.87	2.83	2.75	-0.36
Beaver	3.06	2.97	2.86	2.85	2.92	2.94	2.90	2.80	-0.17
Garfield	3.00	2.99	2.75	2.70	2.70	2.71	2.70	2.65	-0.34
Iron	3.28	3.21	3.04	3.10	3.13	3.13	3.10	3.07	-0.05
Kane	3.12	2.98	2.66	2.59	2.57	2.57	2.55	2.48	-0.50
Washington	3.28	3.14	2.90	2.86	2.84	2.82	2.78	2.69	-0.44
UINTAH BASIN	3.48	3.33	2.91	2.75	2.65	2.59	2.53	2.37	-0.95
Daggett	3.15	2.70	2.39	2.29	2.25	2.20	2.18	2.09	-0.75
Duchesne	3.57	3.38	2.96	2.82	2.73	2.67	2.60	2.47	-0.90
Uintah	3.44	3.33	2.89	2.73	2.62	2.56	2.49	2.32	-0.99
SOUTHEAST	3.30	3.12	2.85	2.70	2.61	2.54	2.46	2.33	-0.83
Carbon	3.03	2.91	2.73	2.64	2.61	2.57	2.52	2.40	-0.53
Emery	3.48	3.43	2.98	2.74	2.61	2.53	2.44	2.29	-1.12
Grand	2.98	2.59	2.43	2.31	2.23	2.17	2.11	1.99	-0.71
San Juan	4.04	3.68	3.36	3.12	2.92	2.78	2.66	2.48	-1.17
STATE OF UTAH	3.20	3.15	2.97	2.92	2.89	2.86	2.83	2.75	-0.36

Notes:

January 2000 Baseline Projections

AARC is average annual rate of change.

1980 and 1990 average household sizes are April 1 U.S. Census household sizes; all others are July 1 household sizes.

Sources: U.S. Bureau of the Census; Utah Population Estimates Committee; Governor's Office of Planning and Budget, 2000 Baseline, UPED Model System.

Table 13
Projections of Employment by County and District

MCD/County	1980	1990	2000	2005	2010	2015	2020	2030	AARC 1990-2030
BEAR RIVER	41,773	56,907	82,121	92,166	102,819	112,499	120,090	133,977	2.16
Box Elder	15,232	19,598	26,476	29,990	33,667	36,748	39,168	43,756	2.03
Cache	25,798	36,535	54,579	61,065	67,989	74,553	79,708	88,982	2.25
Rich	743	774	1,066	1,111	1,163	1,198	1,214	1,239	1.18
WASATCH FRONT	456,950	614,966	895,107	988,358	1,110,262	1,217,713	1,300,960	1,454,692	2.18
Davis	53,246	77,171	114,499	127,850	142,910	156,518	166,989	187,069	2.24
Morgan	1,797	1,895	2,776	2,961	3,224	3,438	3,585	3,855	1.79
Salt Lake	331,115	443,349	650,838	715,405	802,175	877,327	935,061	1,040,223	2.15
Tooele	11,562	12,559	14,982	17,294	20,076	22,664	24,801	28,882	2.10
Weber	59,230	79,992	112,012	124,848	141,877	157,766	170,524	194,663	2.25
MOUNTAINLAND	88,244	133,676	218,697	246,802	285,201	318,185	344,797	408,521	2.83
Summit	5,528	11,454	22,591	24,449	28,692	32,992	36,504	43,087	3.37
Utah	79,565	118,344	189,386	214,465	247,153	274,569	296,602	351,179	2.76
Wasatch	3,151	3,878	6,720	7,888	9,356	10,624	11,691	14,255	3.31
CENTRAL	19,434	22,329	32,179	35,753	39,030	42,020	43,994	47,466	1.90
Juab	2,416	2,455	3,730	4,335	4,911	5,466	5,884	6,643	2.52
Millard	3,769	5,363	6,111	6,566	6,955	7,288	7,447	7,691	0.91
Piute	512	382	492	544	584	615	635	652	1.35
Sanpete	5,562	6,299	10,263	11,343	12,334	13,226	13,800	14,819	2.16
Sevier	6,313	6,850	9,918	11,025	12,044	12,975	13,592	14,678	1.92
Wayne	862	980	1,665	1,940	2,202	2,450	2,636	2,983	2.82
SOUTHWEST	22,297	37,087	75,637	90,844	108,690	126,153	142,260	178,909	4.01
Beaver	1,823	2,033	3,307	3,960	4,338	4,652	4,881	5,425	2.48
Garfield	2,321	2,165	3,177	3,564	4,004	4,394	4,723	5,468	2.34
Iron	7,357	9,987	19,112	22,264	25,309	28,084	30,461	35,935	3.25
Kane	1,523	2,269	4,040	4,438	5,487	6,538	7,542	9,797	3.72
Washington	9,273	20,633	46,001	56,618	69,552	82,485	94,653	122,284	4.55
UINTAH BASIN	15,194	15,842	20,899	22,432	23,859	25,446	26,395	27,608	1.40
Daggett	405	444	607	652	698	747	778	814	1.53
Duchesne	5,963	5,849	7,823	8,531	9,192	9,909	10,371	11,012	1.59
Uintah	8,826	9,549	12,469	13,249	13,969	14,790	15,246	15,782	1.26
SOUTHEAST	23,496	21,910	29,152	31,956	34,283	36,157	37,190	39,646	1.49
Carbon	9,922	9,302	12,366	13,600	14,600	15,445	15,784	16,879	1.50
Emery	5,401	4,901	5,207	5,670	6,062	6,355	6,777	7,217	0.97
Grand	4,016	3,365	5,701	6,141	6,493	6,750	6,792	7,065	1.87
San Juan	4,157	4,342	5,878	6,545	7,128	7,607	7,837	8,485	1.69
STATE OF UTAH	667,388	902,717	1,353,792	1,508,311	1,704,144	1,878,173	2,015,686	2,290,819	2.36

Notes:

January 2000 Baseline Projections

AARC is average annual rate of change.

Total Employment includes Agriculture, Private Household and Non-Farm Proprietors employment.

Totals differ in this table from other tables in this report due to different release dates or data sources.

Sources: U.S. Bureau of of Economic Analysis; Utah Department of Work Force Services;
Governor's Office of Planning and Budget, 2000 Baseline, UPED Model System.