

Spring/Summer 1998

# Utah Data Guide

A Newsletter for Data Users

Utah State Data Center  
Governor's Office of Planning & Budget  
Demographic & Economic Analysis

## Population Projections for Utah Cities and Unincorporated Areas



Utah's seven associations of government (AOGs)<sup>1</sup> have produced these city and unincorporated area population projections for each year from 1997 through 2002 and for the years 2010 and 2020. These are consistent with the county population projections produced by the Governor's Office of Planning and Budget (GOPB) in January 1997. GOPB has coordinated the effort by providing data, technical assistance, and general guidelines for the work. These projections will be extended and updated for each of the next four years.<sup>2</sup>

### Background

City population projections are used in a variety of planning contexts. For example, the projected size, composition, and location of the population and productive activity affects the anticipated demand for publicly supplied goods and services, such as transportation, education, health, and water. It also has implications for open space

and for water and air quality.

These city population projections are tied to the implementation of affordable housing legislation and to state agency, metropolitan planning organization, and local planning efforts. Affordable housing legislation requires that municipalities and counties develop plans for affordable housing. The associated need assessments are based in part on small area (municipality and the unincorporated balance of the county) population projections for the next five years. At the state government level, agencies (such as the Division of Water Resources) utilize twenty-five year city projections to plan for capital facilities. The metropolitan planning organizations use small area projections for long range transportation planning and policy evaluation purposes. In addition, the Governor's Office of Planning and Budget receives

## contents

Utah's City Population Projections .....	1
Utah Sourcebook on Aging .....	7
Utah's Baby Boomer Population .....	8
Census 2000 Update .....	9
Current Economic Conditions & Outlook .....	11
DEA Staff & Utah State Data Center Network ...	16

<sup>1</sup> AOGs and their jurisdictions are listed at the end of this article.

<sup>2</sup> Affordable housing legislation requires that the near term numbers (1997 through 2002) be extended and revised to support affordable housing plans.

many requests for small area population projections. There is a demonstrated need for city projections.

### Methodology

GOPB hosted a workshop and provided spreadsheet models and on-going and extensive technical consultation to analysts at each of the AOGs. The initial models were simple extrapolations maintaining constant proportions of the county for each small area. In other words, the starting point of the analysis was to assume that all areas in a given county will grow at the same rate. AOG analysts improved on this starting point by systematically considering a whole range of locally specific information such as current land use, the availability of developable land, planned changes in major infrastructure, planning documents, anticipated annexations, known future events affecting population, and so forth. In many cases, local experts reviewed provisional projections. The extent of this research depended upon the existence and reasonable availability of necessary data and the resources that each AOG was able to allocate to the project. For example, Wasatch Front Regional Council and the Mountainland Association of Governments already maintain data and analytical models to generate small projections.

In most cases the 1996 city and county population estimates generated by the Census Bureau were used as the basis of the forecasts. In other cases, the 1996 Census city estimates were used along with the Utah Population Estimates Committee's 1996 county estimates as the starting point. Independent small area estimates and county estimates for 1996, while rare, did occur. County totals were controlled to GOPB projections for 1997 and beyond, with AOGs projecting the small area distributions.

The amount of documentation of method and result also varies across counties. City projection tables for each county, with essential points noted in footnotes, are available in published format or on the Internet. Some AOGs have provided a brief description of their general procedure. In one case, the reasons for the various patterns of projected population change for each small area are documented extensively.

### Summary Findings

The incorporated areas projected to have the highest growth rates tend to be either in the newly developing fringes of the Greater Wasatch Area (Wasatch Front and Back) or in the fast growth counties outside this area. In contrast, many of the largest (most populous) cities are projected to have among the slowest growth rates.

### Further Information

General questions about the city projections effort or the projections of county totals may be directed to GOPB. Specific questions concerning projections of sub-county areas should be directed to the appropriate AOG contact.

City	County	AARC* 1997-2020
West Haven	Weber	8.5%
Cedar Hills	Utah	7.7%
Bluffdale	Salt Lake	7.4%
Draper	Salt Lake	6.5%
South Jordan	Salt Lake	6.2%
West Point	Davis	4.8%
Riverton	Salt Lake	4.7%
Wallsburg	Wasatch	4.6%
Elk Ridge	Utah	4.5%
Alpine	Utah	4.4%
Woodland Hills	Utah	4.4%
Farr West	Weber	4.4%
Santa Clara	Washington	4.3%
Moab	Grand	4.2%
Ivins	Washington	4.2%
Nibley	Cache	4.2%
Highland	Utah	4.1%
Hurricane	Washington	4.1%
Washington	Washington	4.1%
Castle Valley	Grand	3.9%

\*AARC = Average Annual Rate of Change

### Associations of Government Jurisdictions and City Projections Key Contact Persons

Bear River AOG  
Box Elder, Cache, Rich  
Jeff Gilbert, (435) 752-7242

Five County AOG  
Beaver, Iron, Garfield, Washington, Kane  
Robert Hugie, (435) 673-3548

Mountainland AOG  
Utah, Summit, Wasatch  
Shawn Eliot, (801) 377-2262

Six County AOG  
Juab, Millard, Sanpete, Sevier, Piute, Wayne  
Russell Martin, (435) 896-9222

Southeastern AOG  
Carbon, Emery, Grand, San Juan  
Debbie Hatt, (435) 637-5444

Uintah Basin AOG  
Duchesne, Daggett, Uintah  
Bill Cobabe, (435) 722-4518

Wasatch Front Regional Council  
Salt Lake, Davis, Weber, Morgan, Tooele  
Scott Festin, (801) 299-5713

## Population Projections for Utah's Cities and Unincorporated Areas

	1997	1998	1999	2000	2001	2002	2010	2020	AARC
<b>BEAVER COUNTY</b>	5,961	6,358	6,708	6,936	7,045	7,158	8,398	9,660	2.1%
Beaver	2,464	2,622	2,764	2,878	2,934	2,997	3,666	4,243	2.4%
Milford	1,316	1,414	1,486	1,530	1,545	1,596	1,819	2,172	2.2%
Minersville	758	787	819	836	851	862	1,056	1,244	2.2%
Balance of Beaver	1,423	1,535	1,639	1,692	1,715	1,703	1,857	2,001	1.5%
<b>BOX ELDER COUNTY</b>	40,372	41,313	41,961	42,667	43,425	44,232	52,466	61,290	1.8%
Bear River City	775	788	794	800	808	816	884	1,026	1.2%
Brigham City	16,785	17,171	17,480	17,795	18,151	18,496	22,535	27,202	2.1%
Corinne	677	683	689	695	708	722	846	982	1.6%
Deweyville	352	355	358	361	363	367	404	446	1.0%
Elwood	612	623	634	645	652	658	713	827	1.3%
Fielding	426	430	435	439	443	447	492	588	1.4%
Garland	1,808	1,830	1,852	1,874	1,908	1,923	2,343	2,857	2.0%
Honeyville	1,233	1,249	1,265	1,282	1,306	1,322	1,548	1,869	1.8%
Howell	255	255	256	256	259	261	283	312	0.9%
Mantua	761	788	815	838	863	888	1,025	1,121	1.7%
Perry	1,856	1,949	2,007	2,063	2,094	2,126	2,452	2,846	1.9%
Plymouth	286	288	291	294	297	300	324	358	1.0%
Portage	219	220	221	222	225	227	246	271	0.9%
Snowville	259	260	262	263	266	268	309	342	1.2%
Tremonton	5,124	5,278	5,389	5,491	5,623	5,752	7,009	7,742	1.8%
Willard	1,532	1,574	1,594	1,610	1,645	1,683	2,050	2,221	1.6%
Balance of Box Elder	7,412	7,571	7,619	7,738	7,814	7,975	9,002	10,280	1.4%
<b>CACHE COUNTY</b>	86,022	90,248	92,477	93,418	94,614	96,067	113,128	132,047	1.9%
Amalga	423	445	456	462	469	476	567	635	1.8%
Clarkston	703	736	753	759	767	776	896	968	1.4%
Cornish	226	235	239	239	241	242	268	277	0.9%
Hyde Park	2,916	3,078	3,173	3,224	3,283	3,352	4,118	4,917	2.3%
Hyrum	5,492	5,795	5,972	6,066	6,179	6,309	7,756	10,243	2.7%
Lewiston	1,591	1,657	1,685	1,689	1,699	1,713	1,904	1,981	1.0%
Logan	40,653	42,506	43,406	43,695	44,101	44,621	50,991	54,549	1.3%
Mendon	775	818	844	858	875	894	1,107	1,306	2.3%
Millville	1,592	1,693	1,757	1,799	1,848	1,903	2,503	3,211	3.1%
Newton	684	716	732	737	744	753	865	931	1.3%
Nibley	1,803	1,936	2,030	2,097	2,181	2,274	3,152	4,651	4.2%
North Logan	4,802	5,099	5,289	5,407	5,548	5,705	7,430	10,083	3.3%
Paradise	694	726	740	745	751	760	865	921	1.2%
Providence	4,145	4,374	4,508	4,580	4,665	4,764	5,861	7,954	2.9%
Richmond	2,218	2,339	2,408	2,444	2,486	2,535	3,088	3,567	2.1%
River Heights	1,359	1,416	1,441	1,445	1,454	1,467	1,639	1,712	1.0%
Smithfield	6,795	7,130	7,306	7,381	7,475	7,588	8,907	10,491	1.9%
Trenton	548	570	579	580	583	588	650	674	0.9%
Wellsville	2,727	2,865	2,940	2,973	3,015	3,064	3,631	4,387	2.1%
Balance of Cache	5,876	6,118	6,222	6,237	6,251	6,281	6,931	8,589	1.7%
<b>CARBON COUNTY</b>	21,956	22,151	22,386	22,699	23,077	23,388	26,031	28,683	1.2%
East Carbon	1,500	1,516	1,533	1,550	1,567	1,584	1,724	1,913	1.1%
Helper	2,397	2,423	2,450	2,477	2,504	2,532	2,755	3,058	1.1%
Price	9,120	9,239	9,359	9,480	9,604	9,728	10,740	12,136	1.2%
Scofield	55	56	56	57	58	59	65	72	1.2%
Sunnyside	324	328	331	335	338	342	372	413	1.1%
Wellington	1,783	1,806	1,830	1,853	1,878	1,902	2,100	2,373	1.3%
Balance of Carbon	6,777	6,783	6,827	6,946	7,128	7,241	8,276	8,718	1.1%
<b>DAGGETT COUNTY</b>	819	833	844	855	866	878	1,032	1,244	1.8%
Manila	252	256	259	263	266	270	317	382	1.8%
Balance of Daggett	567	577	585	592	600	608	715	862	1.8%
<b>DAVIS COUNTY</b>	223,319	228,053	231,468	235,610	239,872	243,921	295,187	355,041	2.0%
Bountiful	39,770	40,119	40,220	40,435	40,656	40,826	42,225	50,554	1.0%
Centerville	14,748	15,191	15,552	15,969	16,401	16,826	19,245	21,143	1.6%
Clearfield	22,388	22,720	22,911	23,165	23,420	23,645	25,978	28,252	1.0%
Clinton	9,561	9,780	9,940	10,128	10,319	10,499	14,854	16,324	2.4%
Farmington	10,695	10,979	11,199	11,455	11,716	11,967	15,577	18,774	2.5%
Fruit Heights	4,885	5,023	5,133	5,259	5,388	5,513	6,382	8,285	2.3%
Kaysville	18,022	18,345	18,557	18,823	19,094	19,344	20,610	25,425	1.5%
Layton	51,706	52,743	53,465	54,345	55,243	56,080	73,868	91,277	2.5%
North Salt Lake	7,510	7,659	7,765	7,896	8,031	8,159	9,191	11,146	1.7%
South Weber	3,714	3,913	4,096	4,299	4,512	4,727	5,464	8,619	3.7%
Sunset	5,078	5,111	5,110	5,122	5,134	5,137	5,547	6,030	0.7%
Syracuse	5,835	5,992	6,114	6,255	6,399	6,536	10,311	12,080	3.2%
West Bountiful	4,875	5,000	5,097	5,209	5,324	5,434	7,081	9,568	3.0%
West Point	5,713	5,980	6,219	6,484	6,761	7,039	10,275	16,717	4.8%
Woods Cross	5,707	5,866	5,992	6,138	6,290	6,437	8,522	10,271	2.6%
Balance of Davis	13,111	13,634	14,099	14,627	15,185	15,752	20,057	20,576	2.0%

AARC = Average Annual Rate of Change 1997-2020

Source: Governor's Office of Planning and Budget

## Population Projections for Utah's Cities and Unincorporated Areas (cont'd)

	1997	1998	1999	2000	2001	2002	2010	2020	AARC
<b>DUCHESNE COUNTY</b>	14,159	14,269	14,327	14,390	14,463	14,557	16,307	18,894	1.3%
Altamont	190	192	192	193	194	195	219	254	1.3%
Duchesne	1,436	1,447	1,453	1,459	1,466	1,476	1,653	1,916	1.3%
Myton	515	519	521	523	526	529	593	687	1.3%
Roosevelt	4,259	4,292	4,309	4,328	4,350	4,378	4,905	5,683	1.3%
Tabiona	136	137	137	138	139	139	156	181	1.3%
Balance of Duchesne	7,624	7,683	7,715	7,749	7,788	7,838	8,781	10,174	1.3%
<b>EMERY COUNTY</b>	10,998	11,057	11,118	11,211	11,407	11,587	12,888	13,343	0.8%
Castle Dale	1,782	1,800	1,818	1,836	1,854	1,873	2,079	2,162	0.8%
Clawson	157	159	161	163	165	167	185	192	0.9%
Cleveland	550	556	562	568	574	580	644	670	0.9%
Elmo	278	281	284	287	290	293	325	338	0.9%
Emery	257	260	263	266	269	272	302	314	0.9%
Ferron	1,720	1,739	1,758	1,777	1,797	1,817	2,035	2,116	0.9%
Green River	697	704	711	718	725	732	813	846	0.8%
Huntington	1,900	1,921	1,942	1,963	1,985	2,007	2,228	2,317	0.9%
Orangeville	1,657	1,674	1,691	1,708	1,725	1,742	1,934	2,011	0.8%
Balance of Emery	2,000	1,963	1,928	1,925	2,023	2,104	2,343	2,376	0.8%
<b>GARFIELD COUNTY</b>	4,209	4,641	4,686	4,748	4,814	4,890	5,730	6,539	1.9%
Antimony	89	90	91	91	92	93	100	109	0.9%
Boulder	138	142	145	149	152	155	181	217	2.0%
Cannonville	144	147	149	151	154	157	177	202	1.5%
Escalante	901	994	1,028	1,063	1,097	1,131	1,354	1,548	2.4%
Hatch	102	103	105	107	108	109	121	138	1.3%
Henrieville	163	165	167	169	171	173	193	220	1.3%
Panguitch	1,421	1,534	1,582	1,631	1,679	1,727	2,013	2,319	2.2%
Tropic	405	414	422	430	439	475	569	639	2.0%
Balance of Garfield	846	1,052	997	957	922	870	1,022	1,147	1.3%
<b>GRAND COUNTY</b>	9,466	9,954	10,450	10,989	11,560	12,105	16,846	22,397	3.8%
Castle Valley	320	336	353	371	390	410	548	778	3.9%
Green River	182	191	201	211	222	233	311	442	3.9%
Moab	5,017	5,268	5,584	5,919	6,274	6,650	8,978	13,018	4.2%
Balance of Grand	3,947	4,159	4,312	4,488	4,674	4,812	7,009	8,159	3.2%
<b>IRON COUNTY</b>	29,820	31,858	33,307	34,373	35,119	35,927	44,459	54,149	2.6%
Brian Head	106	109	113	116	120	123	141	160	1.8%
Cedar City	19,766	21,159	22,125	22,770	23,227	23,741	29,570	36,106	2.7%
Enoch	2,833	2,998	3,119	3,256	3,357	3,462	4,334	5,360	2.8%
Kanarrville	263	273	284	295	305	316	347	405	1.9%
Paragonah	543	554	565	571	582	593	737	810	1.8%
Parowan	2,275	2,400	2,490	2,555	2,701	2,777	3,436	4,207	2.7%
Balance of Iron	4,034	4,365	4,611	4,810	4,827	4,915	5,894	7,101	2.5%
<b>JUAB COUNTY</b>	7,696	7,883	8,031	8,188	8,319	8,449	9,925	11,847	1.9%
Eureka	724	731	737	743	749	754	813	890	0.9%
Levan	600	609	616	624	631	637	711	807	1.3%
Mona	862	885	902	921	937	953	1,130	1,360	2.0%
Nephi	4,612	4,739	4,840	4,947	5,036	5,124	6,128	7,435	2.1%
Rocky Ridge	258	271	281	292	302	311	414	549	3.3%
Balance of Juab	640	647	653	660	665	670	729	806	1.0%
<b>KANE COUNTY</b>	6,541	7,105	7,280	7,484	7,696	7,928	10,310	13,195	3.1%
Alton	111	114	115	119	123	127	141	167	1.8%
Big Water	400	420	432	450	478	503	662	845	3.3%
Glendale	372	389	396	403	414	433	589	743	3.1%
Kanab	4,096	4,339	4,414	4,514	4,652	4,806	6,369	8,450	3.2%
Orderville	478	489	507	533	550	570	756	982	3.2%
Balance of Kane	1,084	1,354	1,416	1,465	1,479	1,489	1,793	2,008	2.7%
<b>MILLARD COUNTY</b>	12,260	12,515	12,705	12,909	13,067	13,182	14,738	16,647	1.3%
Delta	3,268	3,373	3,450	3,534	3,599	3,646	4,284	5,067	1.9%
Fillmore	2,150	2,214	2,261	2,312	2,352	2,380	2,770	3,247	1.8%
Hinckley	723	738	750	762	771	778	872	986	1.4%
Holden	459	467	472	478	483	487	533	591	1.1%
Kanosh	424	428	431	434	437	438	462	490	0.6%
Leamington	266	268	269	270	271	271	279	288	0.3%
Lynndyl	111	112	112	113	113	114	118	124	0.5%
Meadow	266	267	268	269	269	270	276	284	0.3%
Oak City	630	638	645	651	657	660	712	775	0.9%
Scipio	332	342	350	358	364	369	431	507	1.9%
Balance of Millard	3,630	3,668	3,697	3,727	3,751	3,768	4,002	4,288	0.7%
<b>MORGAN COUNTY</b>	6,767	6,856	6,909	6,985	7,068	7,167	8,573	10,369	1.9%
Morgan	2,112	2,065	2,007	1,957	1,909	1,866	2,442	2,730	1.1%
Balance of Morgan	4,655	4,791	4,902	5,028	5,159	5,301	6,131	7,639	2.2%
<b>PIUTE COUNTY</b>	1,567	1,617	1,643	1,670	1,696	1,718	1,938	2,164	1.4%
Circleville	502	509	513	516	520	523	554	585	0.7%
Junction	159	168	172	177	181	185	223	261	2.2%
Kingston	183	192	197	202	207	210	250	291	2.0%
Marysvale	443	460	469	478	487	494	569	646	1.7%
Balance of Piute	279	288	292	297	301	305	343	381	1.4%

AARC = Average Annual Rate of Change 1997-2020

Source: Governor's Office of Planning and Budget

## Population Projections for Utah's Cities and Unincorporated Areas (cont'd)

	1997	1998	1999	2000	2001	2002	2010	2020	AARC
<b>RICH COUNTY</b>	1,841	1,861	1,869	1,879	1,892	1,906	2,096	2,268	0.9%
Garden City	235	242	248	253	258	266	300	393	2.3%
Laketown	248	251	251	251	253	256	281	308	0.9%
Randolph	490	495	495	496	499	499	508	515	0.2%
Woodruff	135	135	135	135	135	137	142	149	0.4%
Balance of Rich	733	738	740	744	747	748	865	903	0.9%
<b>SALT LAKE COUNTY</b>	833,877	850,180	860,660	872,375	888,951	918,717	1,079,237	1,301,094	2.0%
Alta	446	448	450	451	455	458	466	488	0.4%
Bluffdale	3,591	3,826	4,047	4,281	4,543	4,853	8,810	18,549	7.4%
Draper	12,400	13,090	13,717	14,382	15,125	16,015	27,024	52,900	6.5%
Midvale	27,307	27,887	28,252	28,648	29,143	29,848	40,137	55,986	3.2%
Murray	33,732	34,422	34,865	35,331	35,912	36,747	43,622	53,206	2.0%
Riverton	18,665	19,459	20,140	20,858	21,671	22,670	40,696	54,153	4.7%
Salt Lake City	174,610	176,864	177,839	178,932	180,600	183,534	190,346	187,935	0.3%
Sandy	96,313	98,165	99,315	100,533	102,078	104,349	108,443	135,916	1.5%
South Jordan	24,488	25,523	26,404	27,330	28,373	29,655	76,736	96,879	6.2%
South Salt Lake	10,313	10,473	10,558	10,651	10,779	10,983	12,740	16,124	2.0%
Taylorsville	57,227	57,992	58,326	58,685	59,219	60,154	73,658	84,256	1.7%
West Jordan	59,036	60,574	61,698	62,882	64,289	66,177	73,102	100,889	2.4%
West Valley City	100,586	102,164	103,004	103,910	105,149	107,126	122,355	144,289	1.6%
Balance of Salt Lake County	215,165	219,304	222,044	225,502	231,615	246,151	261,102	299,524	1.4%
<b>SAN JUAN COUNTY</b>	13,284	13,332	13,404	13,535	13,719	13,868	15,513	17,273	1.1%
Blanding	3,200	3,243	3,261	3,293	3,338	3,374	3,774	4,202	1.2%
Monticello	1,960	1,941	1,951	1,971	1,997	2,019	2,259	2,515	1.1%
Bluff	198	193	194	196	199	201	225	250	1.0%
Montezuma Creek	713	608	612	618	626	633	708	788	0.4%
White Mesa	285	220	221	223	226	229	256	285	0.0%
Mexican Hat	81	79	80	80	81	82	92	102	1.0%
Aneth	823	757	761	768	779	787	880	980	0.8%
Reservation	5,244	5,510	5,539	5,593	5,669	5,731	6,411	7,138	1.3%
Balance of San Juan	780	781	785	793	804	812	909	1,012	1.1%
<b>SANPETE COUNTY</b>	20,664	21,349	21,885	22,364	22,771	23,169	27,571	33,251	2.1%
Centerfield	870	898	919	938	954	970	1,146	1,373	2.0%
Ephraim	3,856	3,993	4,100	4,196	4,277	4,357	5,237	6,372	2.2%
Fairview	1,180	1,221	1,253	1,282	1,307	1,330	1,594	1,935	2.2%
Fayette	245	251	257	261	265	269	311	366	1.8%
Fountain Green	862	891	914	935	953	970	1,160	1,405	2.1%
Gunnison	2,173	2,246	2,303	2,354	2,397	2,439	2,905	3,507	2.1%
Manti	2,731	2,826	2,901	2,968	3,025	3,081	3,697	4,492	2.2%
Mayfield	501	517	529	539	548	557	656	783	2.0%
Moroni	1,709	1,770	1,817	1,859	1,895	1,930	2,317	2,817	2.2%
Mount Pleasant	2,614	2,702	2,771	2,832	2,884	2,935	3,498	4,225	2.1%
Spring City	847	877	901	922	940	957	1,151	1,401	2.2%
Sterling	271	278	284	290	294	299	348	412	1.8%
Wales	230	236	242	246	250	254	296	351	1.9%
Balance of Sanpete	2,575	2,642	2,695	2,742	2,782	2,821	3,254	3,813	1.7%
<b>SEVIER COUNTY</b>	18,299	18,847	19,239	19,619	19,935	20,242	23,754	28,249	1.9%
Annabella	575	592	603	615	624	634	739	874	1.8%
Aurora	1,000	1,030	1,052	1,073	1,090	1,107	1,300	1,548	1.9%
Elsinore	695	717	732	748	760	773	913	1,094	2.0%
Glenwood	498	515	526	538	547	557	662	797	2.1%
Joseph	243	250	254	259	263	266	309	363	1.8%
Koosharem	302	312	319	326	332	337	400	482	2.1%
Monroe	1,901	1,964	2,009	2,052	2,088	2,123	2,525	3,038	2.1%
Redmond	773	796	813	829	842	855	1,003	1,192	1.9%
Richfield	6,875	7,117	7,289	7,457	7,596	7,732	9,280	11,262	2.2%
Salina	2,248	2,328	2,385	2,440	2,486	2,530	3,041	3,694	2.2%
Sigurd	505	517	525	534	541	548	625	724	1.6%
Balance of Sevier	2,684	2,711	2,731	2,750	2,765	2,781	2,957	3,182	0.7%
<b>SUMMIT COUNTY</b>	24,624	25,581	26,587	27,509	29,127	36,260	37,798	50,728	3.2%
Coalville	1,305	1,366	1,430	1,491	1,590	1,994	2,198	3,150	3.9%
Francis	693	716	740	761	802	992	985	1,239	2.6%
Henefer	666	677	688	696	720	876	759	805	0.8%
Kamas	1,465	1,516	1,570	1,618	1,706	2,116	2,133	2,733	2.7%
Oakley	843	871	899	924	972	1,202	1,184	1,475	2.5%
Park City	6,210	6,393	6,584	6,750	7,082	8,735	8,437	10,246	2.2%
Balance of Summit	13,441	14,042	14,676	15,269	16,255	20,346	22,100	31,080	3.7%
<b>TOOELE COUNTY</b>	32,697	34,073	34,615	35,280	35,977	36,762	46,474	59,678	2.7%
Grantsville	5,605	5,876	6,160	6,459	6,771	7,099	9,144	11,470	3.2%
Ophir	32	33	33	34	34	35	42	54	2.3%
Rush Valley	358	382	406	433	461	491	652	751	3.3%
Stockton	498	520	543	567	592	618	794	991	3.0%
Tooele	15,987	16,441	16,907	17,386	17,879	18,387	20,452	26,252	2.2%
Vernon	182	194	206	220	234	249	294	372	3.2%
Wendover	1,409	1,393	1,378	1,363	1,348	1,333	1,302	1,922	1.4%
Balance of Tooele	8,625	9,234	8,981	8,819	8,658	8,551	13,794	17,866	3.2%

AARC = Average Annual Rate of Change 1997-2020

Source: Governor's Office of Planning and Budget

## Population Projections for Utah's Cities and Unincorporated Areas (cont'd)

	1997	1998	1999	2000	2001	2002	2010	2020	AARC
<b>UINTAH COUNTY</b>	24,182	24,493	24,712	24,938	25,168	25,431	29,225	34,567	1.6%
Ballard	725	735	741	748	755	763	877	1,037	1.6%
Naples City	1,448	1,466	1,479	1,493	1,507	1,522	1,750	2,069	1.6%
Vernal City	7,021	7,111	7,175	7,240	7,307	7,383	8,485	10,036	1.6%
Balance of Uintah	14,988	15,181	15,317	15,457	15,599	15,762	18,114	21,425	1.6%
<b>UTAH COUNTY</b>	324,322	333,813	339,273	345,906	353,079	361,368	445,499	535,047	2.2%
Alpine	5,309	5,674	5,896	6,146	6,413	6,709	9,815	14,445	4.4%
American Fork	20,094	20,831	21,217	21,675	22,167	22,728	28,314	34,085	2.3%
Cedar Fort	288	296	299	304	309	314	372	419	1.6%
Cedar Hills	1,344	1,510	1,616	1,736	1,866	2,012	3,738	7,417	7.7%
Elk Ridge	1,581	1,657	1,712	1,776	1,847	1,928	2,846	4,311	4.5%
Genola	877	929	951	977	1,004	1,035	1,345	1,707	2.9%
Goshen	581	615	627	640	655	671	836	1,007	2.4%
Highland	6,654	7,005	7,260	7,547	7,853	8,193	11,731	16,803	4.1%
Lehi	14,309	15,048	15,566	16,150	16,775	17,468	24,636	34,632	3.9%
Lindon	6,224	6,471	6,626	6,804	6,996	7,211	9,370	11,890	2.9%
Mapleton	4,801	5,031	5,170	5,328	5,497	5,687	7,603	9,999	3.2%
Orem	80,111	81,499	82,383	83,530	84,783	86,276	101,184	112,957	1.5%
Payson	11,442	11,885	12,190	12,539	12,913	13,332	17,554	22,647	3.0%
Pleasant Grove	19,466	19,895	20,326	20,829	21,368	21,976	28,063	34,844	2.6%
Provo	100,016	101,426	102,327	103,550	104,899	106,539	123,018	134,685	1.3%
Salem	3,301	3,511	3,622	3,747	3,881	4,030	5,555	7,590	3.7%
Santaquin	2,776	2,900	2,992	3,095	3,206	3,329	4,589	6,269	3.6%
Spanish Fork	15,444	16,272	16,704	17,200	17,729	18,322	24,309	31,662	3.2%
Springville	16,009	16,712	17,123	17,597	18,104	18,674	24,401	31,181	2.9%
Vineyard	154	162	165	168	172	177	220	265	2.4%
Woodland Hills	1,164	1,250	1,336	1,422	1,508	1,594	2,282	3,142	4.4%
Balance of Utah	12,376	13,234	13,167	13,143	13,135	13,163	13,717	13,090	0.2%
<b>WASATCH COUNTY</b>	13,094	13,625	13,996	14,417	14,862	15,358	20,243	26,012	3.0%
Charleston	458	479	495	513	532	554	766	1,044	3.6%
Heber	5,724	5,937	6,080	6,243	6,415	6,607	8,484	10,537	2.7%
Midway	2,325	2,422	2,492	2,571	2,654	2,747	3,661	4,763	3.2%
Wallsburg	347	367	383	401	419	440	655	979	4.6%
Balance of Wasatch	4,240	4,419	4,546	4,690	4,841	5,010	6,677	8,689	3.2%
<b>WASHINGTON COUNTY</b>	76,369	79,831	82,873	86,222	89,690	93,388	130,529	177,570	3.7%
Enterprise	1,158	1,191	1,225	1,260	1,317	1,318	1,656	2,154	2.7%
Hildale	2,126	2,177	2,228	2,291	2,355	2,562	3,016	3,614	2.3%
Hurricane	6,148	6,403	6,674	6,971	7,289	7,751	11,138	15,450	4.1%
Ivins	3,329	3,471	3,623	3,782	3,964	4,241	6,199	8,619	4.2%
La Verkin	2,813	2,907	3,003	3,109	3,232	3,515	4,654	6,483	3.7%
Leeds	274	284	293	302	314	318	409	560	3.2%
New Harmony	160	165	170	175	182	190	230	299	2.8%
Rockville	287	292	298	304	312	312	366	446	1.9%
Santa Clara	3,447	4,195	4,348	4,512	4,697	4,796	6,674	9,124	4.3%
Springdale	340	352	364	377	393	401	532	752	3.5%
St. George	44,996	46,683	48,745	50,112	52,329	54,357	76,390	104,065	3.7%
Toquerville	763	793	824	860	909	916	1,384	1,835	3.9%
Virgin	285	294	305	318	321	324	410	633	3.5%
Washington	6,466	6,734	7,013	7,165	7,659	7,834	11,281	16,230	4.1%
Balance of Washington	3,777	3,890	3,760	4,684	4,417	4,553	6,190	7,306	2.9%
<b>WAYNE COUNTY</b>	2,459	2,520	2,569	2,621	2,666	2,709	3,208	3,884	2.0%
Bicknell	345	348	351	354	357	360	390	430	1.0%
Loa	494	499	502	506	509	512	547	594	0.8%
Lyman	220	223	224	227	228	230	250	277	1.0%
Torrey	140	145	149	153	157	160	200	254	2.6%
Balance of Wayne	1,260	1,306	1,342	1,381	1,415	1,447	1,822	2,328	2.7%
<b>WEBER COUNTY</b>	180,358	184,345	187,245	190,716	194,268	197,496	238,086	284,172	2.0%
Farr West	2,642	2,788	2,922	3,069	3,223	3,376	4,773	7,046	4.4%
Harrisville	3,566	3,703	3,819	3,948	4,080	4,205	5,293	7,486	3.3%
Huntsville	646	694	741	793	848	905	1,108	1,282	3.0%
North Ogden	14,042	14,487	14,848	15,254	15,667	16,054	17,841	20,053	1.6%
Ogden	65,768	66,402	66,607	66,981	67,347	67,565	80,819	88,304	1.3%
Plain City	3,319	3,513	3,694	3,892	4,099	4,307	5,026	7,043	3.3%
Pleasant View	4,791	4,999	5,182	5,384	5,591	5,793	5,988	6,811	1.5%
Riverdale	6,994	7,185	7,332	7,499	7,667	7,821	8,673	10,451	1.8%
Roy	28,508	28,746	28,793	28,908	29,012	29,045	34,204	37,035	1.1%
South Ogden	14,366	14,588	14,715	14,880	15,042	15,171	20,800	22,643	2.0%
Uintah	1,073	1,114	1,149	1,188	1,227	1,265	1,459	2,176	3.1%
Washington Terrace	8,678	8,733	8,730	8,749	8,767	8,765	9,828	10,429	0.8%
West Haven	2,343	2,432	2,509	2,594	2,682	2,767	10,206	15,238	8.5%
Balance of Weber	23,621	24,961	26,204	27,577	29,015	30,458	32,068	48,175	3.1%

AARC = Average Annual Rate of Change 1997-2020

Source: Governor's Office of Planning and Budget

# Utah Sourcebook on Aging 1998



The *Utah Sourcebook on Aging* was published by Scott D. Wright, Ph.D., an Associate Professor and coordinator of Graduate Studies in the Gerontology Center at the University of Utah. S.D. Wright is a member of the Utah Gerontological Society, the American Society on Aging, and the Gerontological Society of America. He is serving as President of the Society for Human Ecology and has served as Editor for the journal *Human Ecology Review*. He has served on numerous community advisory boards and committees relating to the field of aging. His next research project will examine the ecological and economic issues of retirement communities in the southwestern United States.

The *Utah Sourcebook on Aging* is an overview of the demographic, educational, advocacy, and policy issues of aging in Utah and the Intermountain West. This comprehensive guide on aging draws from many different sources but primarily relies on reports produced by federal and state agencies. The *Utah Sourcebook on Aging* includes over 60 tables, 40 figures, 250 supplementary notes, and over 100 different internet sites related to resources in the field of aging. The *Sourcebook* places the demographic, economic, and social characteristics of aging Utahns in the context of larger regional and national trends. The intended audience for this publication is anyone who has an interest in the field of aging (gerontology). It is hoped that this book will be used as a reference tool by older adults and their families, practitioners, policy-planners, educators, and students.

To obtain a copy of the *Utah Sourcebook on Aging*, complete the order form below:

---

## UTAH SOURCEBOOK ON AGING

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**Please send me \_\_\_ copy/copies of the *Utah Sourcebook on Aging*.**

Price per copy = \$26.00 (plus \$4.00 shipping and handling)

*Unit price covers printing costs and provides funds for 2<sup>nd</sup> edition*

Make checks payable to: *University of Utah Gerontology Center*

**Total dollar amount submitted: \$**\_\_\_\_\_

**Send form and check to:**

Utah Sourcebook on Aging  
University of Utah Gerontology Center  
10 South 2000 East Front  
Salt Lake City, Utah 84112  
(801) 581-8198

---

**Tracking the Baby Boom**

The effect of the Baby Boom generation has been much studied and well documented. It is commonly defined as the cohort born between 1946 and 1964, now aged 34 through 52 years old. The Baby Boom generation constitutes about 30 percent of the national population. Because of the relative and absolute size of the cohort, it continues to exert enormous influence on the nation's economy, politics, and culture. As Boomers begin to retire, the Social Security system must be reformed if it is to survive. Children of the Baby Boom generation, termed the Echo Boom, are now filling the nation's schools and are creating increased demands for educational resources.

Utah is certainly affected by these national demographic trends. For example, the ski industry has benefitted as the Baby Boom and their children became downhill skiers. High amenity communities will attract affluent Boomer retirees in the future. However, Utah's own pattern of births has been quite different than that of the nation and this will continue to affect the

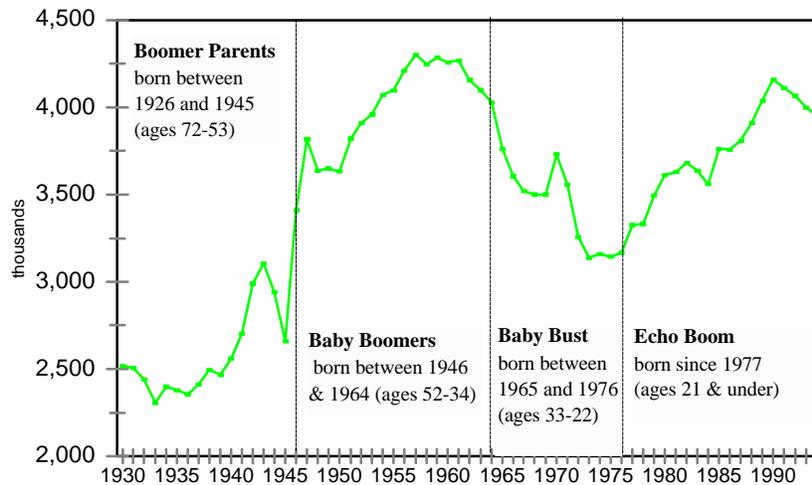
distribution of public and private spending within the state as well.

As was the case nationally, Utah did experience a post-war baby boom beginning in 1946 and a small decline in births toward the end of the US Baby Boom. However, contrary to the national trend, Utah's Baby Boom continued for nearly two more decades, with births peaking in 1982. While the national Baby Bust lasted more than a decade (1965 through 1976), Utah's "Baby Bust," if it can be called that, lasted a mere five years before births resumed their upward path in 1988.

The state's young population and relatively high fertility rate have sustained Utah's lengthy Baby Boom and the continuing Echo Boom. Consequently, that generation traditionally termed the Baby Boom (currently aged 34 through 52 years old) is a smaller share of the state's population (about 24 percent) than is the case nationally. Although the State's age structure is projected to remain relatively young as compared to the nation with no Echo Bust in sight, it will continue to be impacted by the national Baby Boom generation.

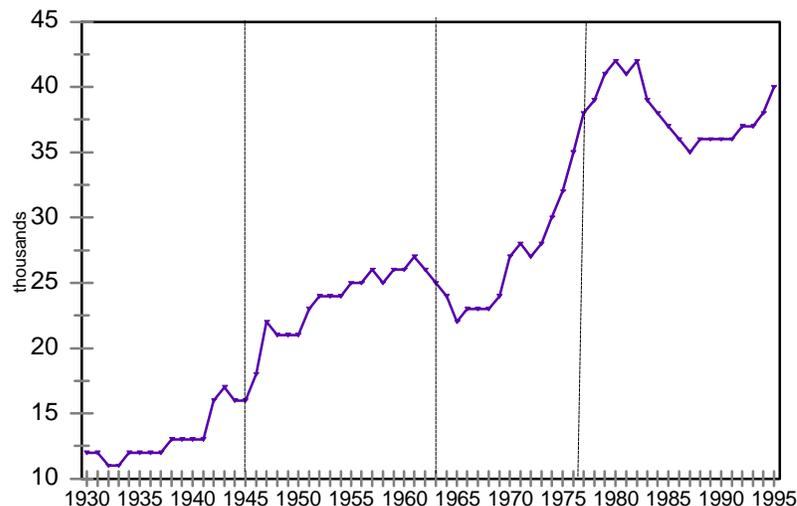
See: "Where Generations Divide: A Guide," by Diane Crispell, *American Demographics*, May 1993; and "Retirement Migration," by Toni Horst, *Regional Financial Review*, September 1997.

### Births: U.S. 1930-95



Source: Toni Horst, Regional Financial Associates

### Births: Utah 1930-95



Source: Utah Department of Health

# Local Government Participation in Census 2000 Geographic Programs



Local government participation in upcoming Census 2000 programs will help to ensure an accurate count. The success of Census 2000 depends on it. Billions of dollars in federal and state funds are distributed based on census counts to communities each year for a variety of locally-administered programs. It is estimated that each housing unit is worth \$10,000 in federal and state funds in the decade following the census.

*Several opportunities to participate will soon be available. Local government entities should participate in every one of them. Most often the Census Bureau mailings will be sent to the highest elected official in each area. It is important that data users are aware of these programs and that information gets directed to the right person.*

## Boundary and Annexation Survey

The Census Bureau has already mailed out maps for the 1998 Boundary and Annexation Survey (BAS). These were sent to the highest elected official of each jurisdiction. Maps are to be updated to reflect revisions to municipal boundaries, checked for accuracy and returned within 15 days. This survey will be repeated in January 1999 and January 2000 to reflect subsequent changes in boundaries and features. Any new annexations need to be completed by December 31, 1999 in order to be reflected as official boundaries in Census 2000. Correct boundaries are critical for local governments to ensure that your jurisdiction receives credit for the housing units within your boundaries.

## Local Update of Census Addresses

Because of recent legislation, the Census Bureau will, for the first time, be authorized to share address lists with local jurisdictions. Local government entities will be asked to sign a confidentiality agreement to ensure that the census addresses are not released or used for any

Census Addresses (LUCA) program, the Bureau will distribute these address lists to local governments for review and update. These address lists will be used as the basis for distributing census questionnaires. To participate in the LUCA program, it is essential that local jurisdictions:

- ! Respond to a letter from the Census Bureau and designate a local contact to receive the addresses. The Bureau sent letters and registration forms to the highest elected officials and local contacts in early 1998.
- ! Attend a LUCA workshop held by the Census Bureau.
- ! Sign the confidentiality agreement.

Participating government entities will receive:

- ! Summary of housing units by 1990 Census block
- ! Summary of housing units by 2000 collection block
- ! Electronic file or hard-copy listing of addresses by 2000 collection block
- ! Paper maps and/or TIGER/Line file

Participants will be requested to make corrections, additions and deletions to the address files and return them to the Bureau. In order to be accepted, any new addresses provided will be required to include certain information in a specified format including a Census 2000 collection block number and ZIP code. This process will occur during April-August 1998. Updates are to be completed and returned to the Bureau by October 1998.

Local entities who have not received the registration form for participation in the LUCA program should contact the Denver Regional Census Center, Geographic Programs at (303) 231-5050.

## Statistical Areas Program

The Census 2000 Statistical Areas Program provides an opportunity for local governments to recommend changes to census geography including census tracts, block groups (BGs), census designated places (CDPs), and census county divisions (CCDs). This program is important because it determines the geographical unit for which the results of the census will be reported. Census tracts can be subdivided to account for population growth or adjusted to follow clearly

identifiable physical features. The optimum population threshold for a census tract is 4,000 persons. Block groups are sub-units of census tracts. Each census tract

must have at least one and may contain as many as nine. The block groups provide a statistical sub-area of a census tract and are used to define population with relatively homogeneous characteristics.

For the first time, there is no minimum population threshold for establishing a CDP (Census Designated Place). CDPs are well-known, closely settled localities that are located in the unincorporated area of a county. Examples of 1990 CDPs are: Holladay-Cottonwood CDP and Millcreek CDP in Salt Lake County.

Local contact leads have been designated to coordinate the delineation of the statistical areas. All interested individuals and agencies may assist in that process. The leads include regional planning agencies and officials of Federally recognized American Indian tribes. All recognized contacts are eligible to submit participant statistical area plans for their area of jurisdiction.

Kirin McInnis, former Utah State Data Center Coordinator and editor of the *Utah Data Guide*, has moved on to an exciting new job with the U.S. Census Bureau. She will continue to work with some of you as a liaison between the Bureau and local governments in preparation for the upcoming Census 2000. Kirin made enormous contributions to the Data Center. We wish her the best of luck in her new position!

**Key Contact Persons for the Census 2000 Programs**

Census 2000 Liason: Utah State Data Center, Governor's Office of Planning and Budget

<u>Agency:</u>	<u>Contact:</u>	<u>County:</u>
Bear River AOG	Jeff Gilbert (435) 752-7242	Box Elder, Cache, Rich
Five County AOG	John Williams (435) 673-3540	Beaver, Iron, Garfield, Washington, Kane
Mountainland AOG	Shawn Eliot (801) 377-2262	Summit, Wasatch
Provo-Orem /Utah County	Grant Crowel (801) 370-8000	Utah
Six County AOG	Russel Martin (435) 896-9222	Juab, Sanpete, Millard, Sevier, Piute, Wayne
Southeastern Utah AOG	Tyler Sinclair (435) 637-5444	Carbon, Emery, Grand, San Juan
Uintah Basin AOG	Curtis Dastrup (435) 722-4518	Duchesne, Uintah, Daggett
Wasatch Front Regional Council	Wayne Bennion (801) 292-4469	Tooele, Morgan, Salt Lake, Davis, Weber

## Utah's Current Economic Conditions and Outlook

### Employment Growth

The year-over job growth rate in Utah has decreased steadily from 3<sup>rd</sup> quarter 1994 to 4<sup>th</sup> quarter 1997. Job growth peaked at 6.3 percent in 3<sup>rd</sup> quarter 1994 compared to 3<sup>rd</sup> quarter 1993. Most recent data shows year-over growth at 3.6 percent for 4<sup>th</sup> quarter 1997 compared to 4<sup>th</sup> quarter 1996. Total employment growth in Utah is expected to average about 4.2 percent in 1997, and then decline to 3.2 percent in 1998. This compares to 2.3 percent growth in 1997, and 2.6 percent growth in 1998 for the nation. Most major industries including construction are growing more slowly.

### Housing

The growth rate in housing prices as measured by the Office of Federal Housing Enterprise Oversight's repeat-sales, house price index has also softened over the last 15 quarters (as shown on Figure 1). Housing prices increased 19.2 percent in the 2<sup>nd</sup> quarter of 1994 compared to 2<sup>nd</sup> quarter 1993, and have since decelerated to 5.0 percent growth in the 1<sup>st</sup> quarter of 1998 compared to the same quarter in 1997. This 5.0 percent growth for the period ended March 31, 1998 ranked Utah as 17<sup>th</sup> highest in the nation for repeat-sales, existing house price appreciation. Utah continues to lead the nation with the largest rate of increase in existing housing price appreciation over the last 5 years at 68.4 percent, compared to 19.2 percent for the national 5 year average (see Figure 2). According to Regional Financial Associates, Utah had the 3<sup>rd</sup> fastest increase in the "cost of living" in the nation from 1991 to 1997. Still, Utah's year-over growth ranking in housing price appreciation has declined from 2<sup>nd</sup> in the nation for the period ended September 30, 1997, to 7<sup>th</sup> in the nation for the period ended December 31, 1997; to 17<sup>th</sup> in nation for the period ending March 31, 1998.

The median sales price of an existing single-family home in Utah was \$132,600 in the 1<sup>st</sup> quarter of 1998 according to the National Association of Realtors. This compares to a median sales price of \$125,900 nationally. The adjacent economic indicators table shows that the growth rate in housing prices is expected to continue to soften into 1998 and 1999. The softening

high home-ownership rate in Utah (72.7 percent in Utah versus 65.4 percent nationwide in 1996, 10<sup>th</sup> highest in the nation), lower net in-migration, and the 68.4 percent run up in housing prices over the last 5 years. These factors also contributed to the 11.2 percent decline in the number of existing home sales in 1997 as reported by the National Association of Realtors. Home sales rebounded 4.6 percent in the 1<sup>st</sup> quarter of 1998 largely due to lower interest rates.

### 1. Percent Change in Housing Prices Repeat-Sales of Existing Homes

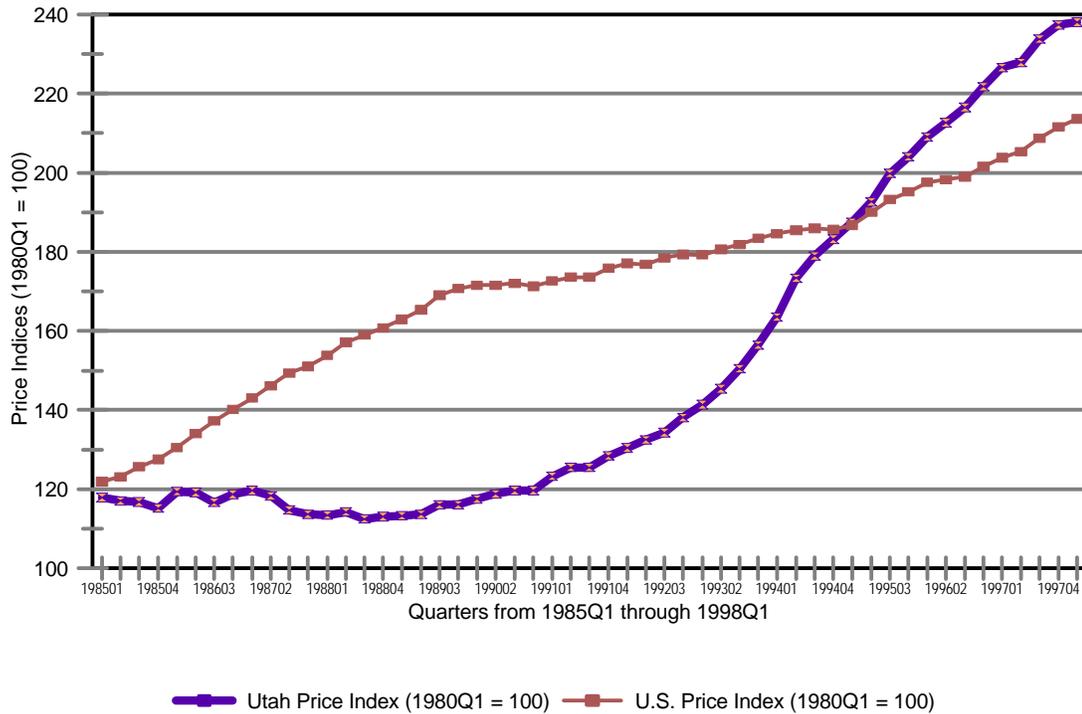


### Income and Wages

Utah ranked 4<sup>th</sup> in the nation in personal income growth at 7.6 percent for 1997 compared to 1996. Utah's high ranking was largely due to the 4.8 percent average-wage growth for 1997 compared to 1996. Wage growth accelerated during the second half of 1997 when the reconstruction of Interstate 15 became fully operational. When adjusted for inflation, average-wage growth in Utah has been stronger during the past 3 years than at anytime since 1977 (as shown on Figure 3). This strong growth in wages is expected to continue through 1999 due to a tight labor market and low unemployment rate in Utah. The unemployment rate was 3.2 percent in April 1998 compared to a national rate of 4.3 percent.

Still, average-annual pay levels in Utah are expected to remain well below the national average in the near-term (see Figure 4). Most recent available data shows that Utah ranked 34<sup>th</sup> in the U.S. at \$24,572 (versus \$28,945 for the nation) in average annual pay for 1996 (as

## 2. OFHEO Housing Price Indices for Repeat-Sales of Existing Homes



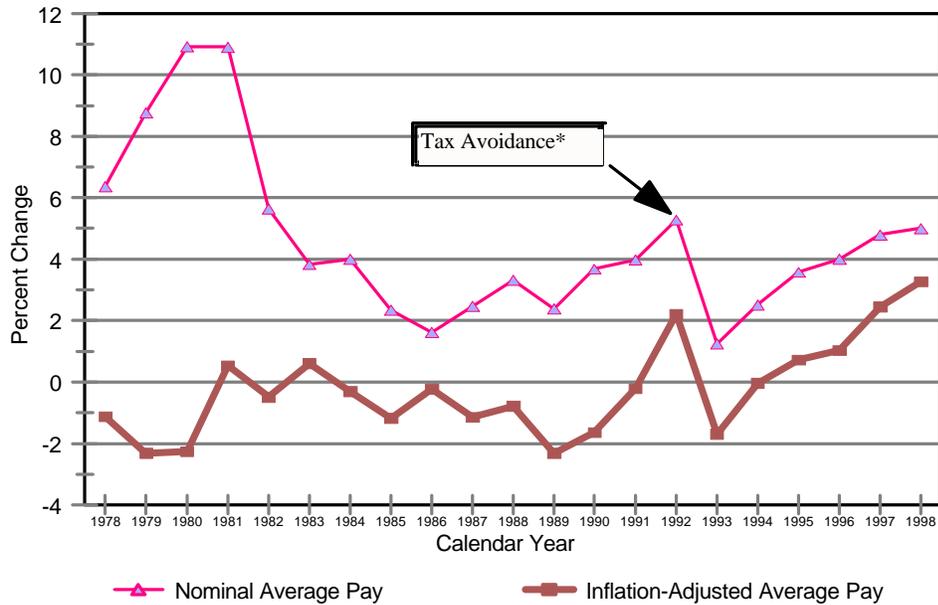
infl  
atio  
n,  
has

shown on the adjacent income and pay table). Lower pay in Utah is usually attributed to more part-time workers and a younger workforce than in the rest of the nation. Another part of the explanation, however, is due to structural changes in Utah's economy that occurred in the 1980s. Restructuring and downsizing at Geneva Steel and Kennecott Copper, the completion of the Intermountain Power Project, changes in coal mining technology (lower employment levels), and lower oil prices (fewer exploration jobs) all contributed to lower average annual pay in Utah in the mid to late 1980s.

During this period average-wage growth in Utah did not keep up with inflation for eight straight years (from 1984 through 1991). This was also the period during which average pay in Utah as a percentage of the nation's average pay dropped significantly. For example, inflation-adjusted, average pay in Utah was 96.3 percent of the national average (about \$1,000 less than the U.S. average) as recently as 1981. Since 1988, however, Utah's average-annual pay, adjusted for

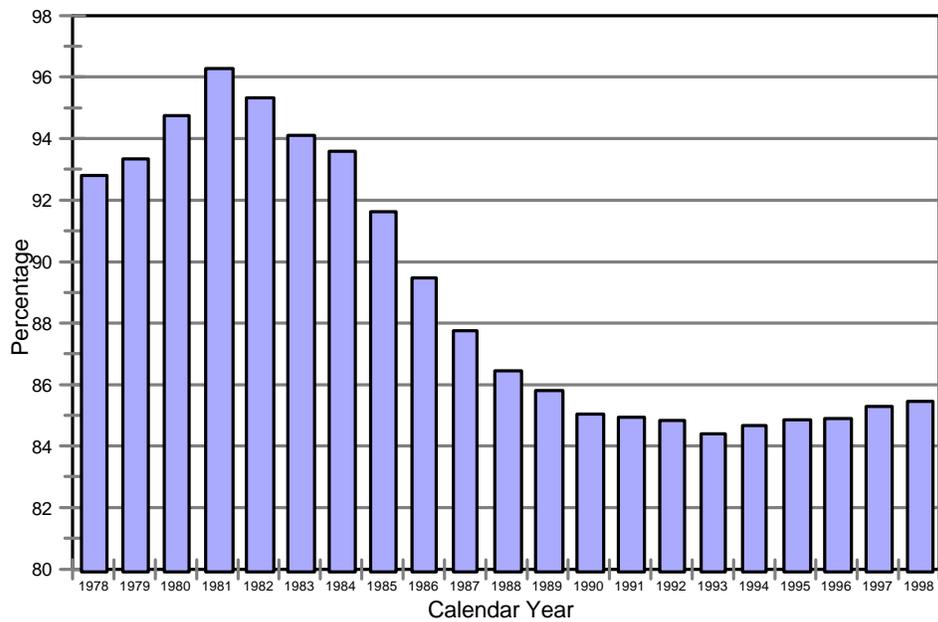
been about \$4,000 less than the national average. This drop in pay, relative to the nation, would be a much more serious problem for most Utahns were it not for more wage earners per household in Utah than in the nation. Recently released 1996 data from the federal Bureau of the Census shows that median household income in Utah ranked 17<sup>th</sup> highest in the nation at \$37,038 (\$1,546 higher than the national average of \$35,492). Higher median household income, despite lower average-annual pay, is due to more wage earners per household in Utah than in the nation. According to the 1990 Census, 64.8 percent of Utah households are comprised of married-couple families (which ranks Utah 1<sup>st</sup> in the nation). Utah also has the lowest ranking in the nation for the percent of families with children headed by a single parent. Ironically, while lower pay creates an incentive to pool incomes, the practice of pooling incomes also creates an incentive for employers in Utah to pay less than the national average.

### 3. Utah Average Annual Pay Growth Nominal and CPI Inflation-Adjusted



\*Tax Avoidance: Acceleration of income into 1992 to avoid 1993 federal tax rate increases.

### 4. Utah Average Annual Pay As a Percentage of U.S. Annual Pay



## Utah and the U.S. Actual and Estimated Economic Indicators: May 1998

U.S. & UTAH INDICATORS		1995	1996	1997	1998	1999	% CHG	% CHG	% CHG	% CHG
		Actual	Estimate	Forecast	Forecast	Forecast	95-96	96-97	97-98	98-99
<b>PRODUCTION AND SPENDING</b>										
U.S. Real Gross Domestic Product	Billion Chained \$92	6,742	6,928	7,191	7,436	7,637	2.8	3.8	3.4	2.7
U.S. Real Personal Consumption	Billion Chained \$92	4,595.3	4,714.0	4,869.6	5,074.1	5,226.3	2.6	3.3	4.2	3.0
U.S. Real Fixed Investment	Billion Chained \$92	962.1	1,041.7	1,124.0	1,233.0	1,283.6	8.3	7.9	9.7	4.1
U.S. Real Defense Spending	Billion Chained \$92	322.6	317.8	308.6	300.3	301.2	-1.5	-2.9	-2.7	0.3
U.S. Real Exports	Billion Chained \$92	791.2	857.0	962.4	998.0	1,059.9	8.3	12.3	3.7	6.2
Utah Coal Production	Million Tons	25.1	27.1	26.4	28.4	29.5	8.1	-2.4	7.6	3.9
Utah Oil Production Sales	Million Barrels	19.9	19.4	19.5	19.6	19.8	-2.5	0.3	0.7	0.8
Utah Natural Gas Production Sales	Billion Cubic Feet	164.1	179.9	183.4	201.8	221.9	9.7	1.9	10.0	10.0
Utah Copper Mined Production	Million Pounds	677.9	656.3	672.6	670.0	670.0	-3.2	2.5	-0.4	0.0
<b>SALES AND CONSTRUCTION</b>										
U.S. New Auto and Truck Sales	Millions	14.7	15.0	15.0	14.7	14.5	2.0	0.0	-2.0	-1.4
U.S. Housing Starts	Millions	1.36	1.47	1.48	1.52	1.41	8.1	0.7	2.7	-7.2
U.S. Residential Construction	Billion Dollars	285.1	309.3	327.2	360.3	354.9	8.5	5.8	10.1	-1.5
U.S. Nonresidential Structures	Billion Dollars	200.6	215.3	230.4	232.2	239.9	7.3	7.0	0.8	3.3
U.S. Repeat-Sales House Price Index	1980Q1=100	191.3	199.1	207.4	215.7	224.1	4.1	4.2	4.0	3.9
U.S. Existing S.F. Home Prices (NAR)	Thousand Dollars	113.1	118.2	124.1	128.7	134.0	4.5	5.0	3.7	4.1
U.S. Retail Sales	Billion Dollars	2,326.5	2,455.2	2,568.1	2,681.1	2,807.2	5.5	4.6	4.4	4.7
Utah New Auto and Truck Sales	Thousands	77.6	82.6	82.4	80.8	79.7	6.4	-0.2	-2.0	-1.4
Utah Dwelling Unit Permits	Thousands	21.6	23.7	20.7	20.0	18.5	9.9	-12.8	-3.4	-7.5
Utah Residential Permit Value	Million Dollars	1,854.6	2,104.5	1,943.5	1,900.0	1,850.0	13.5	-7.7	-2.2	-2.6
Utah Nonresidential Permit Value	Million Dollars	832.7	951.8	1,371.0	928.0	850.0	14.3	44.0	-32.3	-8.4
Utah Repeat-Sales House Price Index	1980Q1=100	196.0	215.0	231.4	240.7	250.0	9.7	7.6	4.0	3.9
Utah Existing S.F. Home Prices (NAR)	Thousand Dollars	113.7	122.7	128.6	133.4	138.2	7.9	4.8	3.7	3.6
Utah Taxable Retail Sales	Million Dollars	13,080	14,413	14,873	15,656	16,631	10.2	3.2	5.3	6.2
<b>DEMOGRAPHICS AND SENTIMENT</b>										
U.S. Fiscal Year Population (BEA)	Millions	262.9	265.3	267.7	270.1	272.5	0.9	0.9	0.9	0.9
U.S. Consumer Sentiment of U.S.	1966=100	92.2	93.6	103.2	106.9	101.4	1.5	10.3	3.5	-5.1
Utah F.Y. Population (UPEC)	Thousands	1,959	2,002	2,049	2,087	2,122	2.2	2.3	1.8	1.7
Utah F.Y. Net Migration (UPEC)	Thousands	15.1	13.6	15.0	6.6	3.7	na	na	na	na
Utah F.Y. Population (CENSUS)	Thousands	1,974	2,018	2,059	2,094	2,127	2.2	2.0	1.7	1.5
Utah F.Y. Net Migration (CENSUS)	Thousands	17.3	13.8	10.5	3.8	1.1	na	na	na	na
Utah Consumer Sentiment of Utah	1966=100	105.9	105.2	106.6	108.8	106.6	-0.6	1.2	2.1	-2.0
<b>PROFITS AND RESOURCE PRICES</b>										
U.S. Corporate Profits Before Tax	Billion Dollars	622.6	676.6	730.1	709.6	719.5	8.7	7.9	-2.8	1.4
U.S. Domestic Profits Less Fed.	Billion Dollars	489.5	556.2	613.2	564.8	557.5	13.6	10.2	-7.9	-1.3
U.S. Oil Refinery Acquisition Cost	\$ Per Barrel	17.2	20.7	19.1	15.9	15.9	20.1	-7.6	-16.8	-0.2
U.S. Coal Price Index	1982=100	95.0	94.5	96.1	94.2	93.9	-0.5	1.7	-2.0	-0.3
Utah Coal Prices	\$ Per Short Ton	19.1	18.5	18.3	18.6	18.9	-3.2	-0.9	1.4	1.6
Utah Oil Prices	\$ Per Barrel	17.7	21.1	18.6	16.5	16.8	19.1	-12.0	-11.1	2.0
Utah Natural Gas Prices	\$ Per MCF	1.14	1.39	1.78	1.82	1.85	21.9	28.1	2.2	1.6
Utah Copper Prices	\$ Per Pound	1.35	0.98	0.98	0.76	0.78	-27.4	-0.3	-22.3	2.6
<b>INFLATION AND INTEREST</b>										
U.S. CPI Urban Consumers (BLS)	1982-84=100	152.4	156.9	160.5	163.2	167.8	3.0	2.3	1.7	2.8
U.S. GDP Chained Price Indexes	1992=100	107.8	110.2	112.4	114.1	116.8	2.3	2.0	1.5	2.4
U.S. Federal Funds Rate	Percent	5.84	5.30	5.46	5.50	5.90	na	na	na	na
U.S. 3-Month Treasury Bills	Percent	5.49	5.01	5.06	5.08	5.52	na	na	na	na
U.S. T-Bond Rate, 30-Year	Percent	6.88	6.70	6.61	5.94	6.43	na	na	na	na
U.S. Mortgage Rates, Fixed FHLMC	Percent	8.0	7.8	7.6	7.3	7.5	na	na	na	na
<b>EMPLOYMENT AND WAGES</b>										
U.S. Establishment Employment (BLS)	Millions	117.2	119.5	122.3	125.4	127.3	2.0	2.3	2.6	1.5
U.S. Average Annual Pay (BLS)	Dollars	27,846	28,945	30,192	31,641	33,097	3.9	4.3	4.8	4.6
U.S. Total Wages & Salaries (BLS)	Billion Dollars	3,264	3,460	3,691	3,969	4,213	6.0	6.7	7.5	6.1
Utah Nonagricultural Employment	Thousands	907.9	954.2	993.8	1,025.6	1,056.4	5.1	4.2	3.2	3.0
Utah Average Nonagriculture Wage	Dollars	23,236	24,198	25,359	26,627	27,879	4.1	4.8	5.0	4.7
Utah Total Nonagriculture Wages	Million Dollars	21,096	23,089	25,202	27,309	29,450	9.4	9.2	8.4	7.8
<b>INCOME AND UNEMPLOYMENT</b>										
U.S. Personal Income (BEA)	Billion Dollars	6,138	6,480	6,851	7,242	7,647	5.6	5.7	5.7	5.6
U.S. Unemployment Rate	Percent	5.6	5.4	4.9	4.5	4.7	na	na	na	na
Utah Personal Income (BEA)	Million Dollars	36,165	39,108	42,072	45,059	48,213	8.1	7.6	7.1	7.0
Utah Adjusted Gross Income	Million Dollars	26,507	29,389	31,899	34,323	36,849	10.9	8.5	7.6	7.4
Utah Unemployment Rate	Percent	3.6	3.5	3.1	3.3	3.4	na	na	na	na

## Median Average Income and Mean Average Annual Pay and Income

Area	1996 Median Average Income Per Household		1996 Mean Average Annual Pay Per Job		1996 Mean Average Income Per Household	
		Rank		Rank		Rank
United States	\$35,492	na	\$28,945	na	\$65,619	na
Alabama	30,302	43	25,180	32	52,962	44
Alaska	52,779	1	32,461	6	69,102	12
Arizona	31,637	38	26,387	27	56,061	37
Arkansas	27,123	48	22,294	47	50,050	48
California	38,812	15	31,773	7	72,787	10
Colorado	40,950	7	28,520	15	65,403	17
Connecticut	42,119	4	36,579	3	90,129	1
Delaware	39,309	12	30,711	10	80,149	3
D.C.	31,966	37	44,458	1	72,913	9
Florida	30,641	42	25,640	30	61,763	24
Georgia	32,496	34	27,488	21	62,058	21
Hawaii	41,772	5	27,363	22	77,403	6
Idaho	34,709	25	23,353	43	54,918	39
Illinois	39,554	9	31,285	9	73,076	8
Indiana	35,147	23	26,477	26	59,761	30
Iowa	33,209	31	23,679	42	57,684	34
Kansas	32,585	33	24,609	33	60,692	27
Kentucky	32,413	35	24,462	37	52,026	46
Louisiana	30,262	44	24,528	35	54,426	40
Maine	34,696	26	23,850	40	54,092	41
Maryland	43,993	3	30,293	11	74,863	7
Massachusetts	39,494	10	33,940	5	78,168	5
Michigan	39,225	13	31,522	8	66,933	16
Minnesota	40,991	6	28,869	14	67,784	13
Mississippi	26,677	49	21,822	48	48,763	50
Missouri	34,265	28	26,608	25	60,115	28
Montana	28,684	46	21,146	50	49,576	49
Nebraska	34,014	30	23,291	45	59,960	29
Nevada	38,540	16	27,788	18	67,348	14
New Hampshire	39,407	11	27,691	20	70,537	11
New Jersey	47,468	2	35,928	4	86,652	2
New Mexico	25,086	51	23,716	41	52,029	45
New York	35,410	22	36,831	2	78,767	4
North Carolina	35,601	20	25,408	31	58,154	33
North Dakota	31,470	39	21,242	49	53,356	43
Ohio	34,070	29	27,775	19	61,526	25
Oklahoma	27,437	47	23,329	44	51,001	47
Oregon	35,492	21	27,027	24	59,171	31
Pennsylvania	34,899	24	28,973	12	65,093	19
Rhode Island	36,986	18	27,194	23	64,406	20
South Carolina	34,665	27	24,039	39	53,687	42
South Dakota	29,526	45	20,724	51	56,045	38
Tennessee	30,790	41	25,963	29	57,212	35
Texas	33,072	32	28,129	16	61,828	23
Utah	37,038	17	24,572	34	61,305	26
Vermont	32,358	36	24,480	36	58,398	32
Virginia	39,211	14	28,001	17	67,022	15
Washington	36,676	19	28,881	13	65,151	18
West Virginia	25,247	50	24,075	38	46,421	51
Wisconsin	40,001	8	26,021	28	61,943	22
Wyoming	30,953	40	22,870	46	56,458	36

1/ The median average gives the value above and below which one-half of the other values fall; whereas, the mean average is the average of all values (including extreme high and low values).

2/ Mean average annual pay includes workers covered by Unemployment Insurance (UI) and Unemployment Compensation for Federal Employees (UCFE) programs.

Sources: Bureau of Labor Statistics and U.S. Census Bureau.



**Demographic and Economic Analysis Section**  
**Governor's Office of Planning and Budget**  
**116 State Capitol**  
**Salt Lake City, Utah 84114**

**Bulk Rate**  
**U.S. Post**  
**PAID**  
**S.L.C., Utah**  
**Permit 4621**



**Utah State, Business & Industry Data Center Network**

**Coordinating Agencies**

Bureau of Econ & Business Research . . . . . Frank Hachman (581-3353)  
 Dept. of Community & Economic Development . . . . . Doug Jex (538-8897)  
 Dept. of Workforce Services . . . . . Ken Jensen (526-9488)

**State Affiliates**

Population Research Laboratory . . . . . Michael Toney (797-1231)\*  
 Office of Public Health Data . . . . . Bob Rolfs, M.D. (538-6035)  
 Utah State Office of Education . . . . . Patricia Bowles (538-7577)  
 Utah Foundation . . . . . Jim Robson (364-1837)  
 Utah League of Cities & Towns . . . . . Scott Brian (328-1601)  
 Utah Issues . . . . . Patrick Poulin (521-2035)  
 Ute Tribe, Office of Vital Statistics . . . . . Ronald Wopsock (722-5141)\*  
 Harold B. Lee Library, BYU . . . . . Larry Bensen (378-3800)  
 Marriott Library, U of U . . . . . Jill Moriearty (581-8394)  
 Merrill Library, USU . . . . . John Walters (797-2683)\*  
 Stewart Library, WSU . . . . . Kathy Payne (626-6181)  
 Southern Utah University Library . . . . . Suzanne Julian (586-7946)\*  
 State Library Div. of Utah . . . . . Lennis Anderson (468-6777)  
 Salt Lake City Data Center . . . . . Neil Olsen (535-6336)  
 Salt Lake County Library System . . . . . David Wilson (943-4636)  
 Salt Lake City Library . . . . . Kathy Burns (524-8211)  
 Davis County Library System . . . . . Jerry Meyer (451-2322)

**Business & Industry Affiliates**

Bear River AOG . . . . . Jeff Gilbert (752-7242)\*  
 Five County AOG . . . . . Ken Sizemore (673-3548)\*  
 Mountainland AOG . . . . . Shawn Eliot (377-2262)  
 Six County AOG . . . . . Emery Polelonema (896-9222)\*  
 Southeastern AOG . . . . . Debbie Hatt (637-5444)\*  
 Uintah Basin AOG . . . . . Curtis Dastrup (722-4518)\*  
 Wasatch Front Regional Council . . . . . Mick Crandall (292-4469)  
 Utah Navajo Development Council . . . . . Minnie John (672-2381)\*  
 Utah Small Business Dev. Center, SUU . . . . . Derek Snow (586-5405)\*  
 Utah Small Business Dev. Center, SLCC . . . . . Barry Bartlett (255-5991)  
 County-Wide Planning & Development . . . . . Mark Teuscher (753-3631)\*  
 Economic Development Corp. of Utah . . . . . Trina McCollum (328-8824)  
 Moab Area Economic Development . . . . . Dave Hutchinson (259-1346)\*  
 Park City Chamber/Bureau . . . . . Mary Bradley (649-6100)\*  
 Uintah County Economic Development . . . . . Greg Hawkins (789-1352)\*  
 Utah Valley Economic Development Assoc. . . . . Richard Bradford (370-8100)  
 Weber Economic Development Corp. . . . . Jennifer Pleus (621-8300)

*Note: Area codes are (801) unless denoted with a “\*”.  
 Numbers with a “\*\*” are area code (435).*

**Governor's Office of Planning and Budget**

Lynne N. Koga, CPA, Director  
 Brad Barber, Deputy Director and State Planning Coordinator

**Demographic and Economic Analysis Section**

Natalie Gochmour, Manager  
 Christine Auernig, Research Analyst, Contact Person, (801) 538-1036  
 Lisa Hillman, Research Analyst, Contact Person, (801) 538-1036  
 Susan Rutherford, Research Analyst, Contact Person, (801) 538-1036  
 Peter Donner, Economist, Fiscal Impact Analysis  
 Scott Frisby, Intern  
 Christian Gardner, Intern  
 Julie Johnsson, Research Analyst, Special Studies  
 Pam Perlich, Economist, Economic and Demographic Research  
 Ross Reeve, Research Consultant  
 Larisa Rovig, Senior Economist, Economic & Revenue Forecasts

The Demographic and Economic Analysis (DEA) section supports the mission of the Governor's Office of Planning and Budget to improve decision-making by providing economic and demographic data and analysis to the governor and to individuals from state agencies, other government entities, businesses, academia, and the public. As part of this mission, DEA functions as the lead agency in Utah for the Bureau of the Census' State Data and Business and Industry Data Center (SDC/BIDC) programs. While the 36 SDC and BIDC affiliates listed in this newsletter have specific areas of expertise, they can also provide assistance to data users in accessing Census and other data sources.

If you would like a free subscription to this quarterly newsletter, call DEA at (801) 538-1036. This newsletter is available via the Internet as well as an On-Line Bulletin Board Service (BBS) that is maintained by GOPB and DEA. The Internet home page address is <http://www.governor.state.ut.us/dea>. The GOPB On-Line BBS is accessible via the State of Utah wide area network or by calling (801) 538-3383 or (800) 882-4638.