

# Ivory-Boyer CONSTRUCTION REPORT

The total statewide value of permit authorized construction during the first quarter of 2019 is \$2.0 billion. This value is within a few million dollars of an all-time first quarter high in 2018 (inflation adjusted). Nonresidential construction value is particularly strong with a total of \$641 million, up 35 percent over 2018. The number and value of residential permits issued, however, are down from the strong first quarter of 2018. Nevertheless, first quarter 2019 is still the second highest year in residential value since 2006 and the second highest in residential permits since 2007.

### First Quarter Construction Highlights:

(All values compared to 1<sup>st</sup> quarter 2018)

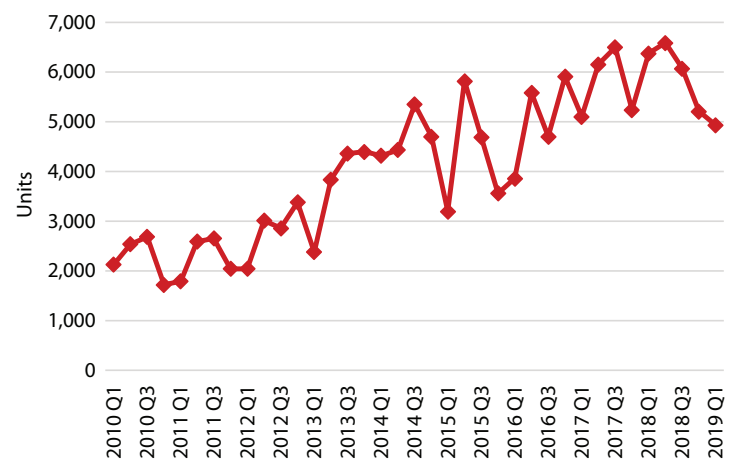
- \$2.0 billion in total construction value, a 0.6 percent increase.
- \$1.1 billion in residential construction value, a 16.3 percent decrease.
- \$642 million in nonresidential construction value, a 35.0 percent increase.
- 4,935 permits issued for dwelling units, a 22.6 percent decrease.
- 2,544 permits issued for single-family units, a 16.8 percent decrease.
- 1,295 permits issued for apartments, a 30.1 percent decrease.
- 1,018 condominium/townhome/duplex permits issued, a 21.3 percent decrease.
- \$308 million in additions, alterations, and repairs, a 20.7 percent increase.

### Residential Construction

Statewide permits are down almost 1,500 units from the first quarter of 2018 (Figure 1). This is also the third consecutive quarter of declining residential permits. First quarter residential construction value is down from 2018 by more than 16 percent (Table 1).

Statewide, single-family permits fell to 2,544, but this is still the second highest number of permits issued for any first quarter since the Great Recession. Utah County is leading the state in single-family permits, issuing nearly twice as much as the next leading county (Table 2). Among cities, St. George leads the state

**Figure 1: Permits Issued for Residential Units by Quarter, 2010–2019**



Source: Ivory-Boyer Construction Database

**Table 1: Value of First Quarter Residential Construction, 2000–2019**

(Million 2019 dollars)

Year	Value	Year	Value
2019	\$1,067.0	2009	\$305.1
2018	\$1,284.1	2008	\$473.0
2017	\$1,019.7	2007	\$1,238.8
2016	\$867.4	2006	\$1,394.9
2015	\$930.3	2005	\$1,229.6
2014	\$854.6	2004	\$945.6
2013	\$530.3	2003	\$833.3
2012	\$400.2	2002	\$674.5
2011	\$434.7	2001	\$765.0
2010	\$459.1	2000	\$688.7

Source: Ivory-Boyer Construction Database

in single-family permits in the first quarter (Table 3). Four of the top five cities for single-family permits are in the high growth area of northern Utah County and southern Salt Lake County.

**Table 2: Top 5 Ranked Counties for Single-Family Detached Permits in the First Quarter, 2018 & 2019**

County	2018	2019	Percent Change
Utah County	904	809	-11%
Washington County	544	466	-14%
Salt Lake County	686	432	-37%
Davis County	294	314	7%
Weber County	173	119	-31%

Source: Ivory-Boyer Construction Database

**Table 3: Top 10 Ranked Cities for Single-Family Detached Permits in the First Quarter, 2018 & 2019**

City	2018	2019	Percent Change
St. George	226	241	7%
Lehi	207	157	-24%
Herriman	145	147	1%
Eagle Mountain	121	144	19%
Saratoga Springs	128	140	9%
Washington	165	119	-28%
South Jordan	166	115	-31%
Layton	64	108	69%
Syracuse	89	64	-28%
American Fork	51	56	10%

Source: Ivory-Boyer Construction Database

**Table 4: Top 5 Counties Ranked by Multifamily Permits in the First Quarter, 2019**

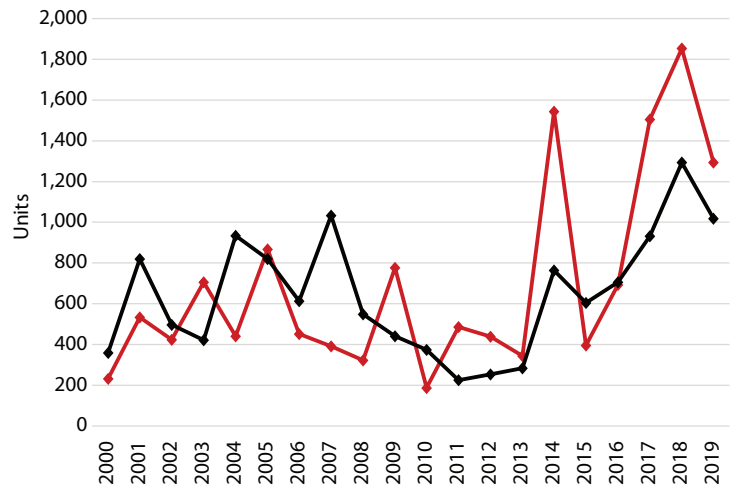
County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake County	838	310	1,148
Utah County	138	384	522
Weber County	142	40	182
Davis County	48	83	131
Washington County	29	96	125

Source: Ivory-Boyer Construction Database

Statewide, there are 833 fewer multifamily permits (apartments, condominiums, duplexes, and townhomes) than in the first quarter of 2018 (Figure 2). It is still too soon to tell, but 2019 may mark the start of a deceleration in apartment permits. The decrease in condominium, townhome, and duplex permits is more surprising. These higher density home types are often viewed as a more affordable way to both build and supply new units to households looking to enter the market. Their popularity among builders and home buyers seemed to be increasing. While one quarter does not make a trend, condominium, townhome, and duplex construction is off to a slower start than the year-end 2018 forecast suggested.

Salt Lake County leads the state in the first quarter for multifamily permits with 838 apartments and 310 condominium, townhome,

**Figure 2: Permits Issued During the First Quarter for Multifamily Units by Type, 2000 - 2019**



Source: Ivory-Boyer Construction Database

**Table 5: Top 10 Cities Ranked by Multifamily Detached Permits in the First Quarter, 2019**

County	Apartment Units	Condo, Townhome, and Duplex Units	Total Multifamily Units
Salt Lake City	577	1	578
Lehi	0	214	214
South Jordan	97	66	163
Provo	138	7	145
Herriman	0	132	132
Murray	93	9	102
Tooele	72	12	84
West Haven	40	37	77
Roy	54	0	54
West Jordan	24	24	48

Source: Ivory-Boyer Construction Database

and duplex units (Table 4). This is a decrease of 37.6 percent from the first quarter 2018 which saw 1,839 total multifamily permits in Salt Lake County. The Wasatch Front counties captured 80 percent of the multifamily units. Washington County ranks fifth for multifamily permits. Seventy-five percent of multifamily permits in Washington County are condominiums and townhomes.

Salt Lake City ranks first in multifamily permits in the state, driven by the volume of apartment construction. Southern Salt Lake County and northern Utah County cities also continue to rank among the top 10 cities issuing multifamily permits, with six of the top 10 ranked cities located between Murray and Provo (Table 5).

### Nonresidential Construction

Nonresidential construction increased 16 percent from first quarter 2018. Office and industrial/warehouse buildings account for nearly two-thirds of the statewide nonresidential value (Table 6). Commercial construction tends to be volatile from quarter to quarter with a few major projects having large effects on level of

construction value. This results in large total construction value fluctuations. This quarter, Eagle Mountain issued a permit for the new Facebook data center with a value of over \$95 million. This project accounts for nearly half of statewide industrial/warehouse construction value. Draper issued four permits for office, professional, or bank buildings in February, of which the three largest total \$97 million (one for \$60 million, one for \$20 million, and one for \$17 million). Logan City also issued a permit for a new sewer treatment plant building for \$72 million, increasing the public utility permit value this quarter.

Overall, two-thirds of statewide nonresidential construction value are office and industrial buildings. This propels total nonresidential construction to the second highest first quarter value since 2000 (Figure 3). Considering much of this quarter's commercial construction is due to a few very large projects, it is unlikely that this high level of activity can be sustained. Often, only a few large commercial projects are issued permits each year, and the state has three over \$20 million already.

### Additions, Alterations, and Repairs

The value of addition, alteration, and repair permits increased 21 percent from first quarter 2018 (Figure 4). This is due to \$240.5 million in nonresidential permits, a 23 percent increase. This quarter, two permits for interior finishes, one for a call center and

**Table 6: Value of First Quarter Nonresidential Construction by Permit Type, 2000 – 2019**  
(Thousands of dollars)

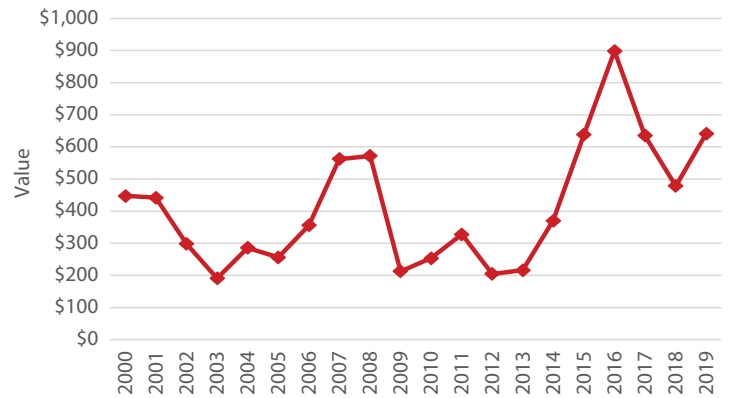
Building Type	2018	2019	Percent Change
Office, Bank, Professional	\$101,325.2	\$203,097.7	100.4%
Industrial/Warehouse/Manufacturing	\$92,932.7	\$200,273.9	115.5%
Public Utility (Private)	\$87.4	\$75,901.0	86,740.3%*
Structures Other Than Buildings	\$47,943.5	\$45,050.6	-6.0%
Hospital & Institutional	\$21,708.1	\$41,021.5	89.0%
Churches & Other Religious	\$13,793.9	\$16,072.0	16.5%
Public Buildings & Projects	\$26,220.5	\$14,730.1	-43.8%
Other Nonresidential Buildings	\$23,329.0	\$12,213.6	-47.6%
Retail, Mercantile, Restaurant	\$44,133.0	\$11,226.4	-74.6%
Residential Garages/Carports	\$10,794.4	\$8,990.1	-16.7%
Amusement & Recreation	\$7,531.5	\$4,633.5	-38.5%
Agricultural Bldg. & Sheds	\$15,886.1	\$3,259.3	-79.5%
Service Station/Repair Garages	\$4,450.8	\$2,573.6	-42.2%
Parking Structures	\$25,469.8	\$1,318.3	-94.8%
Hotels & Motels	\$32,590.1	\$1,015.0	-96.9%
School & Educational (Private)	\$6,900.0	\$125.0	-98.2%
Total	\$475,096.0	\$641,501.7	35.0%

\*The year-over percent change is so high this year due to the \$72 million sewer treatment plant in Logan City that was issued a permit in January 2019.

Source: Ivory-Boyer Construction Database

**Figure 3: Value of Nonresidential Construction in the First Quarter, 2000 – 2019**

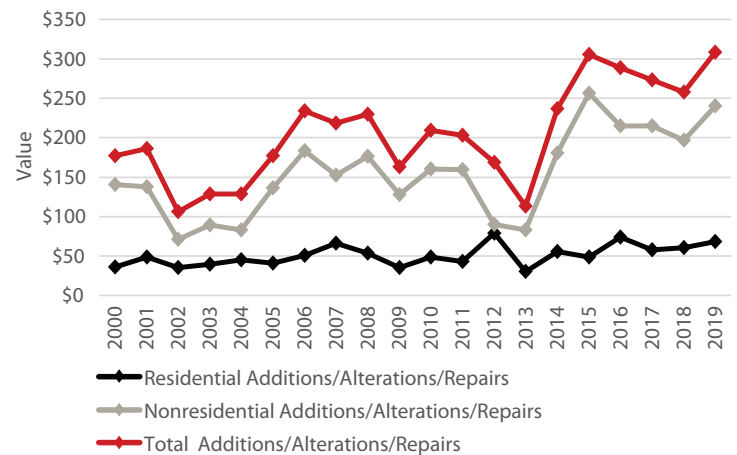
(Millions of 2019 dollars)



Source: Ivory-Boyer Construction Database

**Figure 4: Value of Additions, Alterations, & Repairs in the First Quarter, 2000 – 2019**

(Millions of 2019 dollars)



Source: Ivory-Boyer Construction Database

one for a distribution center, in Lindon total nearly \$50 million. Without these two permits, nonresidential additions, alterations and repairs would only total \$190.5 million, slightly less than first quarter 2018. Residential additions, alterations, and repairs increased nearly \$8 million, almost 13 percent higher than first quarter 2018.

### State, County, and City Details

Detailed data on select construction indicators is shown in the following tables. For monthly data on residential type and construction value in the first quarter, see Table 7. For year-to-date data on total units and construction value by city and county, see Table 8.

**Table 7: Summary Table, First Quarter 2017 - 2019**

(Value in thousands)

January	Month			Percent Change 18-19	Year-to-date			Percent Change 18-19
	2017	2018	2019		2017	2018	2019	
Total New Dwelling Units	1,152	1,972	1,618	-18.0%	1,152	1,972	1,618	-18.0%
Single Family	613	929	771	-17.0%	613	929	771	-17.0%
Multifamily	515	987	815	-17.4%	515	987	815	-17.4%
Condos/Townhome/Duplex	327	353	375	6.2%	327	353	375	6.2%
Apartments (3+ units)	188	634	440	-30.6%	188	634	440	-30.6%
Group Quarters	0	38	0	-100.0%	0	38	0	-100.0%
Mobile Homes/Manufactured/Cabins	24	18	32	77.8%	24	18	32	77.8%
Residential Valuation	\$224,360.0	\$423,697.7	\$339,309.0	-19.9%	\$224,360.0	\$423,697.7	\$339,309.0	-19.9%
Nonresidential Valuation	\$145,647.8	\$129,310.1	\$303,337.3	134.6%	\$145,647.8	\$129,310.1	\$303,337.3	134.6%
Additions, Alterations, and Repairs	\$46,380.7	\$91,318.3	\$144,690.7	58.4%	\$46,380.7	\$91,318.3	\$144,690.7	58.4%
Total Construction Value	\$416,388.4	\$644,326.0	\$787,337.0	22.2%	\$416,388.4	\$644,326.0	\$787,337.0	22.2%

February	Month			Percent Change 18-19	Year-to-date			Percent Change 18-19
	2017	2018	2019		2017	2018	2019	
Total New Dwelling Units	1,414	1,645	1,655	0.6%	2,566	3,617	3,273	-9.5%
Single Family	779	942	821	-12.8%	1,392	1,871	1,592	-14.9%
Multifamily	484	608	817	34.4%	999	1,595	1,632	2.3%
Condos/Townhome/Duplex	291	448	302	-32.6%	618	801	677	-15.5%
Apartments (3+ units)	193	160	515	221.9%	381	794	955	20.3%
Group Quarters	136	67	0	-100.0%	136	105	0	-100.0%
Mobile Homes/Manufactured/Cabins	15	28	17	-39.3%	39	46	49	6.5%
Residential Valuation	\$290,089.3	\$343,822.1	\$353,237.0	2.7%	\$514,449.3	\$767,519.8	\$692,546.0	-9.8%
Nonresidential Valuation	\$99,789.2	\$166,534.3	\$194,606.9	16.9%	\$245,437.0	\$295,844.4	\$497,944.2	68.3%
Additions, Alterations, and Repairs	\$124,522.8	\$90,366.8	\$63,411.4	-29.8%	\$170,903.5	\$181,685.1	\$208,102.1	14.5%
Total Construction Value	\$514,401.3	\$600,723.2	\$611,255.3	1.8%	\$930,789.7	\$1,245,049.2	\$1,398,592.3	12.3%

March	Month			Percent Change 18-19	Year-to-date			Percent Change 18-19
	2017	2018	2019		2017	2018	2019	
Total New Dwelling Units	2,536	2,760	1,662	-39.8%	5,102	6,377	4,935	-22.6%
Single-Family	1,059	1,186	952	-19.7%	2,451	3,057	2,544	-16.8%
Multifamily	1,437	1,551	681	-56.1%	2,436	3,146	2,313	-26.5%
Condos/Twin Homes	314	492	341	-30.7%	932	1,293	1,018	-21.3%
Apartments (3+ units)	1,123	1,059	340	-67.9%	1,504	1,853	1,295	-30.1%
Group Quarters	0	0	0	—	136	105	0	-100.0%
Mobile Homes/Manufactured/Cabins	40	23	29	26.1%	79	69	78	13.0%
Residential Valuation	\$473,848.5	\$507,487.2	\$374,454.3	-26.2%	\$988,297.8	\$1,275,007.0	\$1,067,000.4	-16.3%
Nonresidential Valuation	\$370,362.8	\$179,251.6	\$143,557.5	-19.9%	\$615,799.8	\$475,096.0	\$641,501.7	35.0%
Additions, Alterations, and Repairs	\$93,600.0	\$73,963.3	\$100,421.9	35.8%	\$264,503.5	\$255,648.3	\$308,524.0	20.7%
Total Construction Value	\$937,811.3	\$760,702.1	\$618,433.7	-18.7%	\$1,868,601.0	\$2,005,751.3	\$2,017,026.0	0.6%

Source: Ivory-Boyer Construction Database

**Table 8: First Quarter 2019 Permit Authorized Construction**

(Thousands of dollars)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
<b>Beaver County</b>						
Beaver	0	\$0	\$150.0	\$24.7	\$0	\$174.7
Milford	1	\$238.6	\$0	\$8.0	\$106.6	\$353.2
Other Beaver Co	2	\$727.0	\$0	\$52.7	\$0	\$779.7
<b>Total</b>	<b>3</b>	<b>\$965.7</b>	<b>\$150.0</b>	<b>\$85.4</b>	<b>\$106.6</b>	<b>\$1,307.6</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-98.7%</b>	<b>215.8%</b>	<b>2,217.0%</b>	<b>-88.6%</b>
<b>Box Elder County</b>						
Brigham City	5	\$0	\$750.0	\$0	\$20.0	\$0
Corinne	2	\$0	\$317.8	\$0	\$25.0	\$0
Deweyville	1	\$0	\$530.0	\$0	\$17.0	\$0
Elwood	0	\$0	\$0	\$0	\$425.0	\$0
Garland	0	\$0	\$0	\$0	\$11.0	\$0
Howell	0	\$0	\$0	\$0	\$0	\$0
Mantua	0	\$0	\$0	\$0	\$0	\$0
Perry	0	\$0	\$0	\$0	\$0	\$0
Plymouth	0	\$0	\$0	\$0	\$0	\$0
Portage	0	\$0	\$0	\$0	\$0	\$0
Snowville	0	\$0	\$0	\$0	\$0	\$0
Tremonton	31	\$3,427.6	\$339.8	\$36.8	\$0	\$3,804.2
Willard	3	\$655.5	\$40.3	\$399.7	\$0	\$1,095.5
Other Box Elder Co	14	\$3,539.5	\$304.7	\$549.5	\$0	\$4,393.8
<b>Total</b>	<b>56</b>	<b>\$9,220.4</b>	<b>\$1,182.9</b>	<b>\$1,025.7</b>	<b>\$0</b>	<b>\$11,429.0</b>
<b>Percent Change</b>	<b>-5.1%</b>	<b>-32.2%</b>	<b>-80.2%</b>	<b>-43.7%</b>	<b>-100.0%</b>	<b>-49.6%</b>
<b>Cache County</b>						
Amalga	0	\$0	\$0	\$7.5	\$0	\$7.5
Clarkston	0	\$0	\$0	\$0	\$0	\$0
Cornish	0	\$0	\$0	\$0	\$0	\$0
Hyde Park	14	\$5,710.0	\$896.8	\$11.0	\$0	\$6,617.9
Hyrum	7	\$1,529.7	\$72.3	\$8.7	\$120.6	\$1,731.2
Lewiston	0	\$0	\$0	\$0	\$0	\$0
Logan	19	\$3,841.7	\$73,908.7	\$346.9	\$1,213.5	\$79,310.8
Mendon	1	\$548.8	\$21.3	\$0	\$0	\$570.1
Millville	5	\$1,703.4	\$10.8	\$34.9	\$0	\$1,749.1
Newton	0	\$0	\$50.0	\$0	\$0	\$50.0
Nibley	4	\$768.4	\$16.1	\$72.1	\$0	\$856.6
North Logan	5	\$1,374.6	\$68.6	\$0	\$125.7	\$1,568.9
Paradise	0	\$0	\$0	\$0	\$0	\$0
Providence	24	\$5,462.5	\$21.0	\$145.5	\$12.3	\$5,641.3
Richmond	2	\$474.8	\$0	\$4.0	\$0	\$478.8
River Heights	0	\$0	\$27.9	\$8.9	\$0	\$36.8
Smithfield	15	\$4,266.7	\$9.0	\$50.2	\$66.1	\$4,392.0
Trenton	0	\$0	\$12.0	\$0	\$0	\$12.0
Wellsville	1	\$421.4	\$48.4	\$0	\$0	\$469.8
Other Cache Co	5	\$1,600.4	\$170.9	\$719.5	\$0	\$2,490.7
<b>Total</b>	<b>102</b>	<b>\$27,702.3</b>	<b>\$75,333.9</b>	<b>\$1,409.1</b>	<b>\$1,538.2</b>	<b>\$105,983.5</b>
<b>Percent Change</b>	<b>-17.7%</b>	<b>1.7%</b>	<b>1,445.4%</b>	<b>94.1%</b>	<b>-85.1%</b>	<b>145.6%</b>
<b>Carbon County</b>						
East Carbon	0	\$0	\$0	\$0	\$0	\$0
Helper	0	\$0	\$100.0	\$25.6	\$0	\$125.6
Price	0	\$0	\$73.8	\$57.5	\$1,548.9	\$1,680.2
Scofield	0	\$0	\$0	\$0	\$0	\$0
Sunnyside	0	\$0	\$0	\$0	\$0	\$0
Wellington	0	\$0	\$116.7	\$37.8	\$0	\$154.5

**Table 8 (continued)**

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Carbon Co	3	\$725.6	\$299.2	\$57.0	\$20.0	\$1,101.8
<b>Total</b>	<b>3</b>	<b>\$725.6</b>	<b>\$589.6</b>	<b>\$177.9</b>	<b>\$1,568.9</b>	<b>\$3,062.0</b>
<b>Percent Change</b>	<b>200.0%</b>	<b>147.4%</b>	<b>153.3%</b>	<b>-46.6%</b>	<b>216.7%</b>	<b>126.1%</b>

**Daggett County**

Manila	0	\$0	\$0	\$0	\$0	\$0
Other Daggett Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Davis County**

Bountiful	49	\$11,822.8	\$40.8	\$1,610.9	\$2,080.0	\$15,554.6
Centerville	2	\$878.7	\$701.6	\$248.9	\$123.9	\$1,953.1
Clearfield	9	\$951.9	\$1,149.4	\$259.0	\$597.7	\$2,958.1
Clinton	28	\$7,162.8	\$590.8	\$375.0	\$337.1	\$8,465.6
Farmington	13	\$3,920.7	\$1,294.8	\$1,352.6	\$5,036.7	\$11,604.8
Fruit Heights	1	\$258.9	\$189.1	\$272.7	\$0	\$720.7
Kaysville	39	\$16,858.9	\$640.4	\$1,699.6	\$7,381.1	\$26,580.1
Layton	140	\$29,363.3	\$8,509.8	\$886.3	\$12,161.4	\$50,920.8
North Salt Lake	16	\$2,088.0	\$4,697.5	\$79.9	\$232.7	\$7,098.1
South Weber	30	\$8,147.1	\$38.6	\$0	\$0	\$8,185.7
Sunset	1	\$71.3	\$73.1	\$140.0	\$3.5	\$287.9
Syracuse	64	\$12,543.3	\$2,401.7	\$317.5	\$656.3	\$15,918.8
West Bountiful	8	\$2,580.8	\$288.8	\$2.0	\$25.0	\$2,896.7
West Point	8	\$2,399.0	\$51.0	\$181.0	\$160.0	\$2,791.0
Woods Cross	1	\$200.0	\$86.2	\$0	\$15.0	\$301.2
Other Davis Co	46	\$10,037.1	\$33.8	\$125.2	\$2,482.3	\$12,678.3
<b>Total</b>	<b>455</b>	<b>\$109,284.6</b>	<b>\$20,787.4</b>	<b>\$7,550.6</b>	<b>\$31,292.7</b>	<b>\$168,915.3</b>
<b>Percent Change</b>	<b>10.4%</b>	<b>15.6%</b>	<b>-32.2%</b>	<b>-26.5%</b>	<b>141.1%</b>	<b>13.8%</b>

**Duchesne County**

Duchesne	0	\$0	\$0	\$0	\$0	\$0
Roosevelt	0	\$0	\$0	\$0	\$0	\$0
Other Duchesne Co	3	\$443.4	\$499.9	\$139.8	\$0	\$1,083.0
<b>Total</b>	<b>3</b>	<b>\$443.4</b>	<b>\$499.9</b>	<b>\$139.8</b>	<b>\$0</b>	<b>\$1,083.0</b>
<b>Percent Change</b>	<b>-70.0%</b>	<b>-87.1%</b>	<b>70.3%</b>	<b>-38.5%</b>	<b>0.0%</b>	<b>-72.7%</b>

**Emery County**

Castle Dale	0	\$0	\$3.0	\$0	\$0	\$3.0
Clawson	0	\$0	\$0	\$0	\$0	\$0
Cleveland	0	\$0	\$0	\$0	\$0	\$0
Elmo	0	\$0	\$0	\$0	\$0	\$0
Emery	0	\$0	\$0	\$0	\$0	\$0
Ferron	0	\$0	\$5.3	\$7.0	\$0	\$12.3
Green River	0	\$0	\$0	\$0	\$0	\$0
Huntington	0	\$0	\$26.0	\$4.3	\$0	\$30.3
Orangeville	0	\$0	\$0	\$1.0	\$0	\$1.0
Other Emery Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$34.3</b>	<b>\$12.3</b>	<b>\$0</b>	<b>\$46.6</b>
<b>Percent Change</b>	<b>-100.0%</b>	<b>-100.0%</b>	<b>-71.3%</b>	<b>-23.4%</b>	<b>-100.0%</b>	<b>-96.1%</b>

**Garfield County**

Antimony	0	\$0	\$0	\$0	\$0	\$0
Boulder	0	\$0	\$0	\$0	\$0	\$0
Cannonville	0	\$0	\$0	\$0	\$0	\$0
Escalante	0	\$0	\$0	\$0	\$0	\$0
Hatch	1	\$270.1	\$47.0	\$0	\$0	\$317.1
Henrieville	0	\$0	\$0	\$0	\$0	\$0
Panguitch	0	\$0	\$12.0	\$0	\$0	\$12.0
Tropic	0	\$0	\$0	\$0	\$0	\$0

Table 8 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Bryce Canyon City	0	\$0	\$0	\$0	\$0	\$0
Other Garfield Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>1</b>	<b>\$270.1</b>	<b>\$59.0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$329.1</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>1,829.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2,250.8%</b>

**Grand County**

Moab	0	\$0	\$0	\$0	\$0	\$0
Other Grand Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Iron County**

Cedar City	44	\$9,362.4	\$562.2	\$666.5	\$164.4	\$10,755.4
Enoch	16	\$3,517.3	\$94.6	\$242.7	\$0	\$3,854.6
Paragonah	2	\$351.1	\$10.0	\$0	\$0	\$361.1
Parowan	10	\$1,395.8	\$21.0	\$28.0	\$0	\$1,444.8
Other Iron Co	22	\$3,359.3	\$174.1	\$138.8	\$82.0	\$3,754.2
<b>Total</b>	<b>94</b>	<b>\$17,985.9</b>	<b>\$861.9</b>	<b>\$1,076.0</b>	<b>\$246.4</b>	<b>\$20,170.2</b>
<b>Percent Change</b>	<b>-49.5%</b>	<b>-40.4%</b>	<b>-16.8%</b>	<b>79.7%</b>	<b>-91.2%</b>	<b>-41.7%</b>

**Juab County**

Eureka	0	\$0	\$0	\$0	\$0	\$0
Levan	3	\$1,103.1	\$0	\$0	\$0	\$1,103.1
Mona	0	\$0	\$0	\$0	\$0	\$0
Nephi	17	\$3,266.3	\$43.0	\$4.0	\$0	\$3,313.3
Other Juab Co	3	\$1,053.1	\$138.5	\$38.3	\$0	\$1,229.9
<b>Total</b>	<b>23</b>	<b>\$5,422.6</b>	<b>\$181.5</b>	<b>\$42.3</b>	<b>\$0</b>	<b>\$5,646.4</b>
<b>Percent Change</b>	<b>109.1%</b>	<b>77.9%</b>	<b>-28.4%</b>	<b>-55.6%</b>	<b>0.0%</b>	<b>66.3%</b>

**Kane County**

Glendale	0	\$0	\$0	\$0	\$0	\$0
Kanab	8	\$904.0	\$377.0	\$152.0	\$7.5	\$1,440.5
Orderville	0	\$0	\$0	\$0	\$0	\$0
Other Kane Co	5	\$845.0	\$1,352.2	\$0	\$0	\$2,197.2
<b>Total</b>	<b>13</b>	<b>\$1,749.0</b>	<b>\$1,729.2</b>	<b>\$152.0</b>	<b>\$7.5</b>	<b>\$3,637.7</b>
<b>Percent Change</b>	<b>-62.9%</b>	<b>-74.8%</b>	<b>136.9%</b>	<b>-75.0%</b>	<b>-98.4%</b>	<b>-58.5%</b>

**Millard County**

Delta	1	\$172.0	\$178.0	\$0	\$850.0	\$1,200.0
Fillmore	0	\$0	\$7.5	\$5	\$0	\$8.0
Hinckley	0	\$0	\$0	\$0	\$0	\$0
Kanosh	0	\$0	\$0	\$0	\$0	\$0
Lynndyl	0	\$0	\$0	\$0	\$0	\$0
Oak City	0	\$0	\$0	\$0	\$0	\$0
Other Millard Co	5	\$328.0	\$126.8	\$5.0	\$0	\$459.9
<b>Total</b>	<b>6</b>	<b>\$500.0</b>	<b>\$312.3</b>	<b>\$5.5</b>	<b>\$850.0</b>	<b>\$1,667.9</b>
<b>Percent Change</b>	<b>50.0%</b>	<b>-31.6%</b>	<b>-77.1%</b>	<b>-96.8%</b>	<b>232.0%</b>	<b>-34.0%</b>

**Morgan County**

Morgan	6	\$1,525.9	\$10.3	\$0	\$0	\$1,536.2
Other Morgan Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>6</b>	<b>\$1,525.9</b>	<b>\$10.3</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,536.2</b>
<b>Percent Change</b>	<b>200.0%</b>	<b>118.5%</b>	<b>0.0%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>90.2%</b>

**Piute County**

Kingston	0	\$0	\$0	\$0	\$0	\$0
Other Piute Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>

**Table 8 (continued)**

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
<b>Rich County</b>						
Garden City	12	\$901.0	\$0.0	\$120.0	\$0.0	\$1,021.0
Randolph	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Rich Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>12</b>	<b>\$901.0</b>	<b>\$0.0</b>	<b>\$120.0</b>	<b>\$0.0</b>	<b>\$1,021.0</b>
<b>Percent Change</b>	<b>500.0%</b>	<b>22.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>39.1%</b>
<b>Salt Lake County</b>						
Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	26	\$7,432.0	\$4,337.0	\$147.0	\$300.0	\$12,216.0
Draper	78	\$16,438.1	\$104,743.7	\$869.3	\$16,149.3	\$138,200.3
Midvale	5	\$788.4	\$1,763.6	\$880.3	\$2,696.1	\$6,128.4
Millcreek	0	\$0.0	\$239.9	\$995.7	\$2,266.5	\$3,502.2
Murray	108	\$20,140.3	\$313.7	\$361.5	\$1,126.6	\$21,942.1
Riverton	43	\$9,836.5	\$4,388.9	\$883.8	\$438.1	\$15,547.4
Salt Lake City	585	\$80,050.5	\$36,680.8	\$7,281.7	\$32,631.9	\$156,645.0
Sandy	21	\$4,960.6	\$13,356.8	\$986.4	\$19,096.8	\$38,400.6
South Jordan	278	\$57,523.0	\$35,954.0	\$1,538.0	\$8,087.0	\$103,102.0
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	98	\$21,260.1	\$7,573.2	\$659.9	\$9,592.1	\$39,085.3
West Valley City	30	\$8,335.1	\$6,887.7	\$897.4	\$9,387.4	\$25,507.6
Taylorsville	10	\$1,783.0	\$10,646.9	\$380.3	\$642.3	\$13,452.5
Herriman	279	\$59,554.0	\$15,478.2	\$650.0	\$228.2	\$75,910.4
Holladay	2	\$658.0	\$447.7	\$2,294.9	\$655.4	\$4,056.0
Cottonwood Heights	17	\$6,686.7	\$1,175.4	\$1,416.1	\$3,124.4	\$12,402.6
Other Salt Lake Co	8	\$1,200.0	\$125.0	\$230.0	\$125.0	\$1,680.0
<b>Total</b>	<b>1,588</b>	<b>\$296,646.3</b>	<b>\$244,112.7</b>	<b>\$20,472.2</b>	<b>\$106,547.1</b>	<b>\$667,778.3</b>
<b>Percent Change</b>	<b>-37.1%</b>	<b>-28.3%</b>	<b>19.8%</b>	<b>-1.7%</b>	<b>2.4%</b>	<b>-10.0%</b>
<b>San Juan County</b>						
Blanding	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Monticello	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other San Juan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-100.0%</b>	<b>-100.0%</b>
<b>Sanpete County</b>						
Centerfield	0	\$0.0	\$21.6	\$0.0	\$0.0	\$21.6
Ephraim	3	\$599.0	\$45.8	\$10.0	\$0.0	\$654.8
Fairview	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Fayette	1	\$188.9	\$0.0	\$0.0	\$0.0	\$188.9
Fountain Green	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Gunnison	1	\$149.8	\$0.0	\$10.0	\$5.0	\$164.8
Manti	4	\$867.2	\$0.0	\$10.0	\$0.0	\$877.2
Mayfield	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Moroni	1	\$119.2	\$237.6	\$5.0	\$0.0	\$361.8
Mt. Pleasant	4	\$382.6	\$54.0	\$0.0	\$240.0	\$676.6
Spring City	2	\$236.9	\$0.0	\$0.0	\$0.0	\$236.9
Sterling	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Wales	0	\$0.0	\$27.0	\$0.0	\$0.0	\$27.0
Other Sanpete Co	2	\$145.0	\$0.0	\$0.0	\$0.0	\$145.0
<b>Total</b>	<b>18</b>	<b>\$2,688.5</b>	<b>\$386.0</b>	<b>\$35.0</b>	<b>\$245.0</b>	<b>\$3,354.5</b>
<b>Percent Change</b>	<b>-37.9%</b>	<b>-44.5%</b>	<b>-42.2%</b>	<b>-85.6%</b>	<b>145.0%</b>	<b>-42.7%</b>
<b>Sevier County</b>						
Annabella	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aurora	1	\$178.0	\$0.0	\$25.0	\$0.0	\$203.0
Elsinore	0	\$0.0	\$60.0	\$140.0	\$0.0	\$200.0
Glenwood	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0



Table 8 (continued)

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Joseph	1	\$249.0	\$61.0	\$0	\$0	\$310.0
Koosharem	0	\$0	\$0	\$0	\$0	\$0
Monroe	1	\$489.0	\$102.0	\$0	\$0	\$591.0
Redmond	0	\$0	\$61.0	\$0	\$0	\$61.0
Richfield	2	\$413.0	\$53.3	\$42.0	\$50.0	\$558.3
Salina	1	\$216.0	\$6.0	\$10.0	\$0	\$232.0
Sigurd	1	\$221.0	\$0	\$0	\$0	\$221.0
Central Valley	1	\$150.0	\$48.8	\$0	\$0	\$198.8
Other Sevier Co	3	\$832.0	\$110.2	\$48.0	\$0	\$990.2
<b>Total</b>	<b>11</b>	<b>\$2,748.0</b>	<b>\$502.3</b>	<b>\$265.0</b>	<b>\$50.0</b>	<b>\$3,565.3</b>
<b>Percent Change</b>	<b>450.0%</b>	<b>352.7%</b>	<b>-92.6%</b>	<b>5,200.0%</b>	<b>11.1%</b>	<b>-52.1%</b>

**Summit County**

Coalville	1	\$47.7	\$0	\$0	\$0	\$47.7
Kamas	24	\$20,314.8	\$1,267.7	\$1,702.2	\$56.5	\$23,341.2
Oakley	0	\$0	\$0	\$0	\$0	\$0
Park City	28	\$8,227.1	\$4,492.9	\$9,013.3	\$96.5	\$21,829.8
Other Summit Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>53</b>	<b>\$28,589.7</b>	<b>\$5,760.6</b>	<b>\$10,715.5</b>	<b>\$153.0</b>	<b>\$45,218.8</b>
<b>Percent Change</b>	<b>194.4%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Tooele County**

Grantsville	29	\$5,831.7	\$143.0	\$193.8	\$1.5	\$6,170.1
Tooele	116	\$13,838.1	\$228.7	\$150.2	\$517.6	\$14,734.6
Wendover	0	\$0	\$125.0	\$0	\$0	\$125.0
Other Tooele Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>145</b>	<b>\$19,669.8</b>	<b>\$496.7</b>	<b>\$344.0</b>	<b>\$519.1</b>	<b>\$21,029.7</b>
<b>Percent Change</b>	<b>163.6%</b>	<b>120.5%</b>	<b>-77.5%</b>	<b>4.7%</b>	<b>279.5%</b>	<b>81.4%</b>

**Uintah County**

Ballard	0	\$0	\$0	\$0	\$0	\$0
Naples	0	\$0	\$0	\$0	\$0	\$0
Vernal	2	\$650.0	\$6.8	\$82.4	\$1,083.9	\$1,823.0
Other Uintah Co	4	\$882.1	\$144.2	\$114.9	\$65.0	\$1,206.2
<b>Total</b>	<b>6</b>	<b>\$1,532.1</b>	<b>\$151.0</b>	<b>\$197.2</b>	<b>\$1,148.9</b>	<b>\$3,029.2</b>
<b>Percent Change</b>	<b>-14.3%</b>	<b>-31.8%</b>	<b>-63.8%</b>	<b>2.4%</b>	<b>28.3%</b>	<b>-19.2%</b>

**Utah County**

Alpine	1	\$1,302.0	\$0	\$0	\$0	\$1,302.0
American Fork	81	\$25,191.2	\$603.6	\$2,455.5	\$580.0	\$28,830.3
Cedar Hills	2	\$1,748.5	\$212.3	\$363.0	\$20.0	\$2,343.8
Elk Ridge	0	\$0	\$0	\$0	\$0	\$0
Eagle Mountain	162	\$44,123.5	\$98,635.1	\$181.8	\$195.1	\$143,135.4
Goshen	0	\$0	\$0	\$0	\$0	\$0
Highland	17	\$7,333.6	\$871.2	\$1,048.4	\$149.9	\$9,403.1
Lehi	371	\$93,935.9	\$21,287.7	\$2,776.8	\$7,100.9	\$125,101.3
Lindon	35	\$8,699.5	\$20,031.5	\$226.8	\$50,300.2	\$79,258.0
Mapleton	32	\$10,209.0	\$1,046.0	\$817.0	\$0	\$12,072.0
Orem	33	\$7,648.7	\$19,025.0	\$513.3	\$3,545.4	\$30,732.5
Payson	54	\$10,168.6	\$103.7	\$238.6	\$89.2	\$10,600.1
Pleasant Grove	17	\$7,815.4	\$23,527.2	\$384.4	\$1,707.1	\$33,434.1
Provo	157	\$20,100.8	\$365.0	\$251.3	\$2,393.0	\$23,110.0
Salem	24	\$7,932.1	\$229.9	\$152.3	\$0	\$8,314.2
Santaquin	77	\$20,861.5	\$67.5	\$831.6	\$0	\$21,760.7
Spanish Fork	55	\$15,052.8	\$2,476.1	\$3,174.2	\$3,923.4	\$24,626.4
Springville	33	\$9,550.7	\$6,522.5	\$179.9	\$297.1	\$16,550.1
Vineyard	22	\$9,268.8	\$2,199.6	\$820.2	\$121.0	\$12,409.5
Woodland Hills	162	\$39,816.0	\$3,876.4	\$823.7	\$553.4	\$45,069.6
Saratoga Springs	2	\$1,070.5	\$679.8	\$404.7	\$0	\$2,155.0

**Table 8 (continued)**

	New Dwelling Units	New Residential Valuation (\$000)	New Nonresidential Valuation (\$000)	Additions/Alterations/Repairs		Total Construction Value (\$000)
				Residential Valuation (\$000)	Nonresidential Valuation (\$000)	
Other Utah Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>1,337</b>	<b>\$341,828.9</b>	<b>\$201,760.1</b>	<b>\$15,643.4</b>	<b>\$70,975.6</b>	<b>\$630,208.0</b>
<b>Percent Change</b>	<b>-12.6%</b>	<b>-3.4%</b>	<b>59.0%</b>	<b>39.8%</b>	<b>197.4%</b>	<b>22.2%</b>

**Wasatch County**

Heber City	49	\$12,816.4	\$35.2	\$1,377.9	\$1,335.1	\$15,564.6
Midway	24	\$11,057.3	\$670.0	\$185.0	\$0	\$11,912.3
Other Wasatch Co	16	\$10,607.2	\$1,317.7	\$462.0	\$1,594.7	\$13,981.5
<b>Total</b>	<b>-40.7%</b>	<b>-40.1%</b>	<b>378.4%</b>	<b>-8.3%</b>	<b>0.0%</b>	<b>-24.4%</b>
<b>Percent Change</b>	<b>-37.8%</b>	<b>-64.0%</b>	<b>44.3%</b>	<b>-37.2%</b>	<b>223.6%</b>	<b>-59.1%</b>

**Washington County**

Enterprise	0	\$0	\$0	\$0	\$0	\$0
Hurricane	73	\$10,784.3	\$6,813.4	\$183.5	\$133.5	\$17,914.7
Ivins	70	\$15,730.3	\$942.0	\$877.0	\$0	\$17,549.4
La Verkin	4	\$967.0	\$128.5	\$154.0	\$0	\$1,249.5
Leeds	0	\$0	\$64.0	\$0	\$0	\$64.0
Santa Clara	15	\$4,569.6	\$529.1	\$275.7	\$191.3	\$5,565.7
Springdale	0	\$0	\$0	\$0	\$0	\$0
St. George	282	\$41,885.0	\$13,762.0	\$416.2	\$1,744.9	\$57,808.1
Virgin	0	\$0	\$240.2	\$0	\$0	\$240.2
Washington	150	\$35,693.5	\$25,840.0	\$137.6	\$1,082.6	\$62,753.6
Other Washington Co	5	\$1,206.5	\$1,693.6	\$298.3	\$0	\$3,198.3
<b>Total</b>	<b>599</b>	<b>\$110,836.2</b>	<b>\$50,012.7</b>	<b>\$2,342.3</b>	<b>\$3,152.3</b>	<b>\$166,343.5</b>
<b>Percent Change</b>	<b>-22.3%</b>	<b>-21.6%</b>	<b>3.9%</b>	<b>18.5%</b>	<b>-89.7%</b>	<b>-25.2%</b>

**Wayne County**

Hanksville	4	\$0	\$0	\$0	\$0	\$0
Loa	0	\$0	\$0	\$0	\$0	\$0
Torrey	3	\$566.9	\$5.0	\$0	\$0	\$571.9
Other Wayne Co	0	\$0	\$33.0	\$80.0	\$100.0	\$213.0
<b>Total</b>	<b>7</b>	<b>\$566.9</b>	<b>\$38.0</b>	<b>\$80.0</b>	<b>\$100.0</b>	<b>\$784.9</b>
<b>Percent Change</b>	<b>250.0%</b>	<b>-13.4%</b>	<b>660.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>19.1%</b>

**Weber County**

Farr West	9	\$2,407.6	\$163.7	\$78.5	\$15.0	\$2,664.8
Harrisville	0	\$0	\$0	\$0	\$0	\$0
Huntsville	0	\$0	\$61.0	\$0	\$0	\$61.0
North Ogden	20	\$6,812.1	\$110.6	\$343.7	\$0	\$7,266.5
Ogden	9	\$2,837.2	\$293.2	\$900.5	\$17,327.8	\$21,358.7
Plain City	15	\$3,454.0	\$1,209.9	\$1,053.1	\$0	\$5,717.0
Pleasant View	4	\$1,949.7	\$6,131.9	\$159.0	\$513.4	\$8,754.0
Riverdale	3	\$469.9	\$8,350.0	\$161.0	\$42.3	\$9,023.2
Roy	64	\$7,532.2	\$14,964.0	\$175.3	\$855.0	\$23,526.5
South Ogden	49	\$4,527.7	\$317.7	\$332.9	\$168.5	\$5,346.7
Uintah	1	\$424.5	\$597.2	\$0	\$0	\$1,021.7
Washington Terrace	0	\$0	\$0	\$0	\$0	\$0
West Haven	123	\$17,517.1	\$1,746.0	\$139.8	\$0	\$19,402.9
Other Weber Co	8	\$2,784.6	\$581.4	\$780.6	\$130.3	\$4,276.9
<b>Total</b>	<b>305</b>	<b>\$50,716.5</b>	<b>\$34,526.5</b>	<b>\$4,124.5</b>	<b>\$19,052.4</b>	<b>\$108,419.9</b>
<b>Percent Change</b>	<b>-31.2%</b>	<b>-19.4%</b>	<b>30.0%</b>	<b>120.6%</b>	<b>270.2%</b>	<b>12.3%</b>

**State Total**

<b>Total</b>	<b>4,935</b>	<b>\$1,067,000.4</b>	<b>\$641,501.7</b>	<b>\$68,040.7</b>	<b>\$240,483.3</b>	<b>\$2,017,026.0</b>
<b>Percent Change</b>	<b>-22.6%</b>	<b>-16.3%</b>	<b>35.0%</b>	<b>12.9%</b>	<b>23.1%</b>	<b>0.6%</b>

Source: Ivory-Boyer Construction Database



## IVORY-BOYER REAL ESTATE CENTER

DAVID ECCLES SCHOOL OF BUSINESS | THE UNIVERSITY OF UTAH



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