

Salt Lake and Utah County Subcounty Estimates, 2010-2017

Authored by:

Natalie Young, B.S., Research Analyst

Kelsey Carlston, B.S., B.A., GIS Intern

Pamela S. Perlich, Ph.D., Director of Demographic Research

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ANALYSIS IN BRIEF

As more years pass since the decennial census, the need for current housing and population estimates intensifies. This is crucial in Utah, the third fastest-growing state in the nation (2016 to 2017). This report presents annual subcounty population, household, and housing unit estimates for cities and census tract areas in Salt Lake and Utah county from 2010 to 2017. For both counties, 2016 to 2017 represents the largest and most rapid population growth of this seven-year period. Though Utah County is about half the population of Salt Lake County, it gained more new residents from 2016 to 2017, proving that it should not be considered a small-scale version of Salt Lake County in terms of growth.

Although booming most in southwestern Salt Lake County and northwestern Utah County, populations are growing across several areas of these two counties. This report discusses and maps the changes occurring in the cities and the 340 census tracts of these counties, which comprise 56 percent of Utah's population. We also share the methodology used to produce these estimates and provide comparisons to other county and city-level estimates.

In summary

For both Salt Lake and Utah counties, 2016 to 2017 represents the largest population growth year since the 2010 Census. This report provides housing and population estimates for all cities and census tracts of these two counties, highlighting key areas of growth.

At a glance: Population and Housing Estimates

Population Growth, 2016-2017	
Counties	<ul style="list-style-type: none"> • 2016-2017 is the fastest year of growth in both Salt Lake and Utah Counties (from 2010 to 2017). • Utah County grew more than Salt Lake County. • Utah County added 20,435 people (3.5 percent). • Salt Lake County added 19,848 people (1.8 percent).
Cities	<ul style="list-style-type: none"> • Herriman, Saratoga Springs, South Jordan, and Eagle Mountain have the highest population growth (2016-2017). • These cities contributed almost a third of combined growth in Salt Lake and Utah counties for the year. • Vineyard's population continues to surge. We estimate that Vineyard added 2,552 people from 2016 to 2017, a few more people than Salt Lake City's growth.
Housing Unit Growth, 2016-2017	
Renter-Occupied Housing Construction	<ul style="list-style-type: none"> • Salt Lake City had the most new renter-occupied households, followed by Orem. • High density infill development in Salt Lake City brought five apartment complexes with over 100 units in the 2016-2017 year. • High levels of apartment construction continued in both counties. This was the second highest growth year for renter-occupied households in the past seven years, following 2015-2016.

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Background

The Kem C. Gardner Policy Institute prepares subcounty population estimates to support informed decision making in Utah. This report presents annual subcounty population, household, and housing unit estimates for cities and census tract areas in Salt Lake County and Utah County from 2010 to 2017. Estimates refer to July 1 of each year. We produced these results using the housing unit method, one of the most widely used estimation methods for detailed geographic levels.¹ This report shares key findings, data, and methodology.²

Previous subcounty estimates for Salt Lake County and Utah County tract estimates were for the years 2010 to 2016. These were released with the name “small area estimates,” and did not include city-level estimates. This current 2010-2017 release revises 2010 to 2016 estimates and includes estimates for 2017, replacing and updating the previous release. This report emphasizes 2017 results and changes from 2016 to 2017, and includes both city and tract-level estimates.

Results

Total Population: Counties

Utah County grew more than Salt Lake County from 2016 to 2017. Utah County grew by 20,435 people, almost 600 more than Salt Lake County’s increase of 19,848 people. This represents a 3.5 percent increase in Utah County and a 1.8 percent increase in Salt Lake County. For both counties, 2016 to 2017 represents the largest and most rapid growth of any other year since 2010 (see Tables 4 and 6). Though the amounts of growth are similar in each county, the total population of Salt Lake County remains almost twice that of Utah County: Salt Lake County’s 2017 population is estimated at 1,134,093 and Utah County at 606,850.³

Salt Lake County added more housing units than Utah County from 2016 to 2017 (about 6,300 vs. about 5,600). Two key factors help explain why Salt Lake County has lower estimated population growth for the year than Utah County, despite having more new housing units built. First, Utah County has larger household sizes for both owner and renter households than Salt Lake County, so a new home in Salt Lake County is generally expected to house fewer residents. Second, renter-occupied construction comprises a much greater share of Salt Lake County’s new construction than in Utah County: 47 percent vs. 24 percent of new households (2016 to 2017). In both counties, the average renter household is smaller than the average owner household. Together, smaller household sizes and greater shares of rental construction in Salt Lake County mean the county ultimately gained fewer people than Utah County.

These estimates also consider populations in group quarters. Group quarters include college dormitories, nursing homes, correctional facilities, and other group living facilities that vary from a typical household living arrangement. Though the overall number of residents in group quarters in each county is similar, Utah County has a higher share of its population residing in group quarters than Salt Lake County (2.4 percent vs. 1.3

percent). Most of the group quarters population in Utah County, home to Brigham Young University and Utah Valley University, resides in college or university housing. In Salt Lake County, many students of the University of Utah and Westminster College live in off-campus housing that is not considered group quarters.⁴ Another notable group quarters population in Utah County is the Provo Missionary Training Center (MTC), which has over 2,200 residents in 2017. The largest portion of the group quarters population in Salt Lake County reside in correctional facilities, mainly the Utah State Prison in Draper.

Utah County has a greater owner-occupied share of housing than Salt Lake County. We estimate that 69 percent of Utah County households are owner-occupied and 31 percent are renter-occupied in 2017. Salt Lake County has 66 percent owner households and 34 percent renter households.

Total Population: Cities

The highest population growth from 2016 to 2017 is in cities in southwestern Salt Lake County and northwestern Utah County, with Herriman, Saratoga Springs, South Jordan, and Eagle Mountain as leaders. The top ten growth cities account for 66 percent of the combined population growth in Salt Lake County and Utah County from 2016 to 2017 (See Table 1 and Figure 1). The location of growth in both counties is visualized in Figure 6, a heat map of housing unit construction.

Because much of Salt Lake County is developed, growth concentrates in the southwestern part of the county where land is more available, particularly for single family home construction. Herriman, South Jordan, West Jordan, and Bluffdale each added substantial populations, mainly through large single-family developments. Herriman added the most residents between both counties (3,854) to arrive at 38,470 residents in 2017, an increase of 11.1 percent. South Jordan also added over 3,000 residents.

Table 1: Top 10 Population Growth, 2016-2017, Salt Lake County and Utah County Cities

Rank	City	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1	Herriman	34,616	38,470	3,854	11.1%
2	Saratoga Springs	26,517	29,651	3,134	11.8%
3	South Jordan	69,551	72,610	3,059	4.4%
4	Eagle Mountain	28,458	31,151	2,693	9.5%
5	Vineyard	4,181	6,733	2,552	61.0%
6	Salt Lake City	195,224	197,772	2,548	1.3%
7	Lehi	62,092	64,346	2,254	3.6%
8	Provo	116,818	119,015	2,197	1.9%
9	Orem	95,222	97,366	2,144	2.3%
10	West Jordan	109,673	111,783	2,110	1.9%

Note: Ranked by largest 2016-2017 population growth.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Salt Lake City has the sixth highest population growth from 2016 to 2017. The city, being mostly built out, added very few new single-family homes. However, as the population grows and demand for housing is high, many high-density apartments have been built downtown and in other nodes like Sugarhouse and Central 9th. Salt Lake City added about 2,500 new residents from 2016 to 2017 for an estimated 2017 population of 197,772, representing 1.3 percent growth for the year. This is the city's second fastest growth year since 2010, as growth was 1.5 percent from 2015 to 2016 and less than 1.0 percent in other years. From 2016 to 2017, new households are 95 percent renter-occupied, and most are part of high-density apartments.

As discussed, growth in Utah County surpasses Salt Lake County in both rate and number from 2016 to 2017. As Utah County develops its own economic nodes, drawing new residents to jobs, several communities have grown at rapid

rates to accommodate the population. As in bordering southwestern Salt Lake County, Saratoga Springs and Eagle Mountain in northwestern Utah County offer space for single-family home construction relatively close to established or growing employment centers in both counties. These two cities grew 11.8 and 9.5 percent from 2016 to 2017, respectively. Utah County cities located outside the northwestern area of the county also grew in the thousands. Vineyard grew a striking 61 percent, adding about 2,500 people, an amount nearly equal to Salt Lake City's growth. Vineyard has seen very high levels of growth since 2010, when its population was a mere 139 people. The large "@Geneva" master planned community, on the site of the old Geneva Steel Mill, drives this growth. While Saratoga Springs, Eagle Mountain, and Vineyard experienced notably rapid growth relative to their size, other cities in the county, including Lehi, Provo, and Orem, also added many new residents, though at more conventional rates.

City populations and changes are mapped in Figures 3 through 5. Tables 7 and 8 share 2017 populations and changes for all cities.

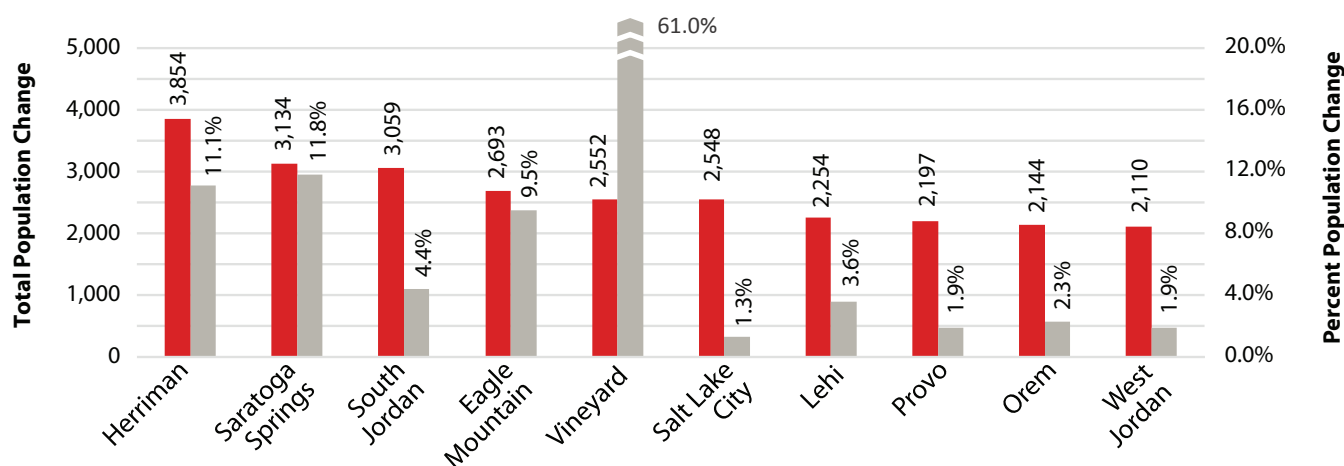
Total Population: Tracts

Census tracts are subdivisions of a county of relatively similar population size. They are a common geography for Census Bureau data, including survey data between decennial censuses. The boundaries may be updated before each decennial census and remain the same for the following decade. Estimates at the tract level provide coverage of all areas of a county and offer greater geographic detail than city-level estimates, particularly for large cities that include many tracts.

The highest population growth from 2016 to 2017 occurred in Tract 22.01, which covers all of Vineyard and a portion of Orem. Though housing construction in the tract has been high for

Figure 1: Top 10 Population Growth with Percent Change, 2016-2017

Salt Lake County and Utah County Cities



Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 2: Top 10 Population Growth, 2016-2017

Salt Lake County and Utah County Census Tracts

Rank	Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1	22.01	Vineyard/Orem	10,463	13,712	3,249	31.1%
2	1131.07	Herriman	27,862	29,975	2,113	7.6%
3	1128.10	Bluffdale	10,723	12,576	1,853	17.3%
4	1151.06	Herriman	13,485	15,187	1,702	12.6%
5	1152.09	South Jordan/West Jordan	10,863	12,252	1,389	12.8%
6	1126.05	Sandy	7,931	9,222	1,291	16.3%
7	101.06	Saratoga Springs	5,730	6,982	1,252	21.8%
8	101.05	Eagle Mountain	9,943	10,921	978	9.8%
9	101.13	Saratoga Springs/Utah Lake	7,788	8,718	930	11.9%
10	1116	South Salt Lake	8,153	9,076	923	11.3%

Notes: Ranked by largest 2016-2017 absolute population change. These 10 tracts account for 39 percent of the combined population growth in Salt Lake County and Utah County from 2016-2017.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

several years, 2016-17 growth is the highest of all years. Over 1,000 new units were built, bringing 3,249 new residents and easily making this tract the highest growth area of the two counties. Most (77 percent) of the population growth came through new owner-occupied construction. The remaining 23 percent of growth came through renter-occupied households and is largely due to the 332-unit apartment complex, Parkway Lofts, completed in the Orem portion of the tract.

The top 10 growth tracts are shown in Table 2. Following Vineyard, the next highest growth tracts are in southwestern Salt Lake County in parts of Herriman, Bluffdale, and the South Jordan/West Jordan border area. The largest growth in this area is in Tract 1131.07 of Herriman, which gained over 2,100 residents. The next highest growth tracts are in Utah County, in areas of Saratoga Springs and Eagle Mountain. Additionally, tracts in Sandy and South Salt Lake each fall in the top ten growth tracts, demonstrating neighborhood areas of high

growth that are much more noticeable at the tract level than the city level. These tracts (Tract 1126.05 in Sandy and Tract 1116 in South Salt Lake) were dominated by renter-occupied construction this year.

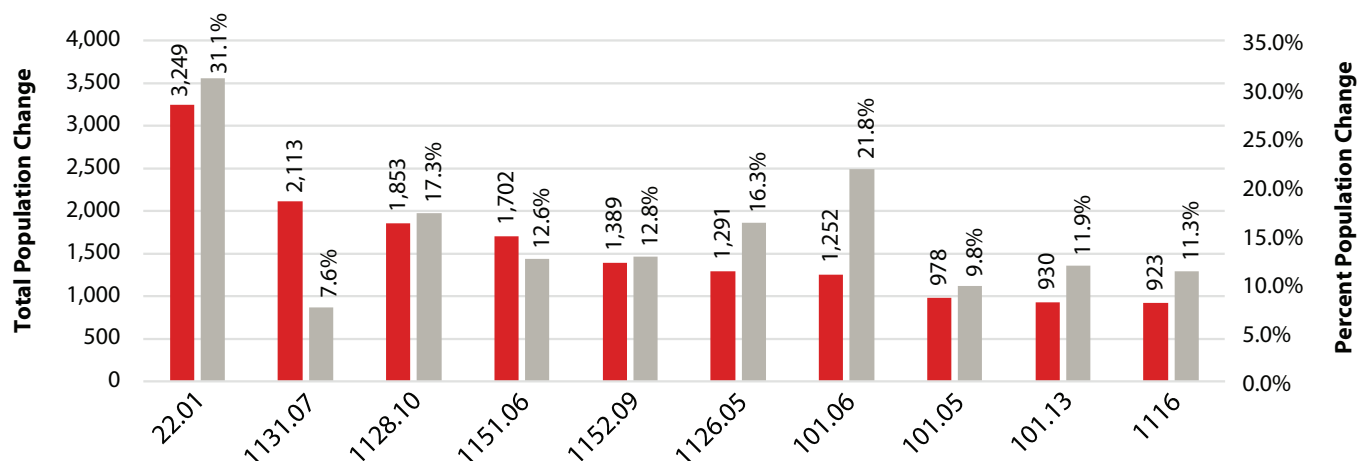
Tract populations and changes are mapped in Figures 7 through 12. Tables 9 and 10 share 2017 populations and changes for all tracts.

Housing Units by Tenure

As will be discussed in the methodology section, we estimate the tenure (owner or renter-occupied status) of new construction because the true tenure is unknown. However, resulting estimates of owner and renter households still offer useful information about subcounty areas. We consider structures of 1-11 units to be owner-occupied, and structures of 12 or more units to be renter-occupied. Our results show that from 2016 to 2017, the highest growth in owner-occupied

Figure 2: Top 10 Population Growth with Percent Change, 2016-2017

Salt Lake County and Utah County Census Tracts



Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

households occurred in Herriman, South Jordan, Saratoga Springs, Vineyard, Lehi, and Eagle Mountain. These cities gained from 877 new owner households (Herriman) down to 555 new owner households (Eagle Mountain). Vineyard experienced, by far, the fastest growth in owner households, at 97.1 percent (737 new owner households), while Bluffdale followed at 19.2 percent.

The number of renter-occupied households increased the most in Salt Lake City, Orem, Sandy, and Draper, with Salt Lake City leading by far. Several large developments added these renter units in Salt Lake City: Alta Gateway, 4th West Apartments, Liberty Crest Apartments, Downtown 360, and The Ridge (assisted living).⁵ There are 948 new renter households in Salt Lake City, 661 in Orem, 508 in Sandy, and 417 in Draper (2016 to 2017).

The housing composition of some cities changed from 2016 to 2017, as indicated by owner and renter shares of housing. Some cities increased their shares of owner-occupied households, most notably Vineyard, where households were 55.1 percent owner-occupied in 2016, but increased to 69.6 percent in 2017. This is the largest compositional change of any city. This owner-occupied housing includes many townhomes and small condo buildings in addition to single family homes. Bluffdale and Saratoga Springs, already highly “owner” areas, increased their shares of owner housing from 2016, ending at 84.5 and 86.0 percent owner in 2017, respectively. Some cities show an increasing renter housing share and decreasing owner share. Of these, Draper and Lindon have the greatest change in shares, but Sandy, Magna, and Orem also have notably increased shares of renter-occupied households.

Comparison to Alternative Estimates

We can compare these subcounty estimates to other published estimates at some geographic levels. Annual estimates from other sources are available for comparing results at the county and city level. However, no annual census tract estimates are publicly available for comparison. This section compares results at the county level, discusses comparisons at the city level, and further explains why annual tract-level estimates are not available.

County-level estimates are available from two key sources: the Census Bureau Population Division and the Utah Population Committee (UPC).⁶ These estimates apply methods utilizing aggregated data rather than the micro data used in these subcounty estimates. See Figures 16 and 18 for graphs showing total population results and comparing our estimates to these alternative sources. In 2017, in both counties, our subcounty estimates are quite close to the Census Bureau estimates. However, these subcounty estimates are notably different from UPC county estimates. The greatest difference in total population is in Utah County, where our subcounty estimate is 1.8 percent below the UPC estimate (about 10,900 people).

However, our housing unit estimate is slightly higher than the Census Bureau estimate: 0.1 percent or about 400 people higher. In Salt Lake County, our estimate is 0.1 percent below the Census Bureau (about 1,600 people), but exceeds the UPC estimate by 0.5 percent (about 5,800 people). Comparisons for every year are available in Figures 17 and 19.

In addition to county-level estimates, the Census Bureau’s Population Division releases annual population estimates for incorporated places (cities and towns). These provide useful comparisons of city-level results. The Kem C. Gardner Policy Institute partners with the Census Bureau through the Federal-State Cooperative for Population Estimates (FSCPE) to review housing and population estimates for cities. We analyze differences between the Census Bureau’s estimates and our own, informing both sets of estimates. Often, differences found between our research and the Census Bureau results are explained by local circumstances which affect building permit data. These circumstances may cause adjustments to our data, while the national production of the Census Bureau does not allow for all local circumstances to be considered.

The largest difference in the 2017 population estimate is in Salt Lake City, where our estimate of 197,772 is almost 2,800 people lower than the Census Bureau’s estimate of 200,544. The difference is due to a very high amount of housing units permitted in the city in 2016. Our local research determined that few of these were actually built and occupied by July 1, 2017. We adjusted our data to reflect this, while the Census Bureau did not. While we are aware of city-level differences, describing and explaining each of them is beyond the scope of this report. However, we list some of the largest differences. After Salt Lake City, West Jordan has the largest gap between estimates; our estimate is about 2,100 people below the Census Bureau’s. The next differences are in cities where our estimates are at least 1,500 people higher than Census Bureau estimates: Provo, South Jordan, Lehi, and West Valley City. There are eight cities where our estimate differs from the Census Bureau estimate by more than 1,000 people. Of these, four of our estimates are below the Bureau’s estimates and four are above, demonstrating that our estimates are not systematically higher or lower than the Census Bureau’s estimates.⁷

At the tract level, the Census Bureau provides housing and population estimates for all tracts through the American Community Survey. However, the data are available for five-year periods only and do not provide annual point-in-time information. Currently, the 2012-2016 5-year estimates are the most recent tract-level data available. As stated above, there are no single-year census tract estimates from the Census Bureau or other publicly available sources that can be used as comparisons to our results.

Data and Methodology

Building Permit Data and Geocoding

We analyzed building permit data from Construction Monitor, a proprietary source of permit data. We geocoded the data (mapped permits to their correct locations) using several methods. We performed most geocoding using the Utah AGRC Geocoding Toolbox, though other methods were used for permits that were not correctly located with the toolbox.⁸ Subdivision names were used to place a limited number of permits. Many permits were individually researched to determine their proper locations.

In the interest of high-quality data, the Wasatch Front Regional Council collaborated in review of our geocoded permit data for Salt Lake County and provided edits pertaining to permit completion, numbers of units, permit duplication, and building locations. As Construction Monitor does not have complete coverage of large multifamily structures, the Kem C. Gardner Policy Institute and the Wasatch Front Regional Council added information for large apartment projects, built after the 2010 Census, that were not present in Construction Monitor data. Many resources, including parcel data, real estate reports, news articles, and aerial imagery were used to find information about additional structures. Mountainland Association of Governments was also involved in review of data and results for Utah County.

We compared the improved Construction Monitor permit data to data from the Census Bureau's Building Permit Survey and the Ivory-Boyer Construction Database, both of which report building permits for cities and towns.⁹ Our analysis showed many missing permits in Construction Monitor coverage for Eagle Mountain and Vineyard. We requested all building permits issued in 2016 from Eagle Mountain and Vineyard and used the data in place of Construction Monitor data for these two cities.

Salt Lake City data were also analyzed in detail due to the tremendously high number of new units permitted in 2016. The Building Permit Survey and Ivory-Boyer Construction Database each reported over 3,000 new housing units permitted, over twice the amount reported in any other year this decade. All multifamily units were researched to best estimate their actual completion times, and were adjusted accordingly. Most of the units were not yet constructed or were still under construction on July 1, 2017. Details for multifamily permits were supplied by the Ivory-Boyer Construction Database.

Methodology and Assumptions

The basic technique of the housing unit method is very simple; key points of the method used for these estimates are shared here. Geography is crucial throughout the process: the

estimates are calculated at a census block geographic level, and tract and city estimates are aggregated from the block results. The method begins with block-level housing and population data from the 2010 Census. Geocoded building permit data, which include a housing unit count with each permit, are used to estimate the annual changes in housing units for each block. Once housing unit changes are established, owner-occupied and renter-occupied average persons per household values from Census 2010 are used to estimate the population in new housing units.¹⁰ The persons per household values vary by area; the calculation for each block uses values for the tract in which the block is contained. This provides the household population for each block.

Each year, the household population is combined with the previous year's household population. For example, the new household population from July 1, 2016 to July 1, 2017 is added to the July 1, 2016 estimate. The group quarters population is then added to the household population to determine the total population for 2017. The household population and the group quarters population are the only two components of the total population; all residents fall into one group or the other.

A set of core assumptions are implemented in the housing unit method. Census 2010 data provide the foundational data for assumptions 2 through 5. The assumptions are listed below and subsequently discussed in brief.

1. Times of Construction and Occupancy (Lag Times)
2. Household Size (Persons per Household)
3. Housing Unit Tenure
4. Occupancy and Vacancy
5. Group Quarters
6. Demolitions

Assumption 1: Time of Construction and Occupancy (Lag Times)

We assume new housing units are built and then become either occupied or vacant six months after the issue date of the building permit. The only exceptions are for large multifamily apartments, which have a much longer lag from permit date to occupancy. The goal of differing assumptions for large multifamily apartments is to improve the average timing of construction and occupancy for housing units of this kind.

In these estimates, we assume apartment projects of 100-174 units are completed and occupied in 2 phases. The phases come 12 and 15 months after the permit date, with half of the overall units completed in each phase. We assume projects of 175 or more units are completed and occupied in 4 phases. The phases are 9, 12, 15, and 18 months after the permit date, with one-quarter of the overall units completed each time.

Some groups of permits have less than 100 units each but were identified as belonging to the same large complex; these permits follow the 15 or 18-month lags described here. These permits were identified through an automated step. In some cases, permit dates for specific complexes were adjusted so that the estimated construction computations better matched research findings concerning their actual construction timelines.

Assumption 2: Household Size (Persons per Household)

Though actual persons per household (PPH) values for an area may change over time, in these estimates we hold Census 2010 PPH values constant for each area. As stated previously, PPH values are based on census tract location. Blocks are sub-geographies of tracts, so each block belongs to only one census tract. Note that we continue to use tenure-specific (owner and renter) tract PPH values for new structures based on their estimated type. For example, a new single-family home may be estimated to have 3.12 residents, while a 20-unit apartment complex in the same tract may gain 2.85 residents per unit. The first value is the average owner household size in the tract; the second is the average renter household size in the tract.

Construction and demolition affect county-level PPH values calculated from method results. For example, if most housing is constructed in tracts with higher-than-average PPH values, county PPH values will increase over time. Our results show higher PPH values in 2017 than Census 2010 in both counties. County-level results are shared in Tables 3 and 5.

Assumption 3: Housing Unit Tenure

We infer owner and renter classification from the permit data by using the number of units in the permit. A permit with 1 to 11 units is classified as owner-occupied. A permit with 12 or more units (or, in a handful of cases, a smaller permit known to be part of a large multiple-permit apartment project) is classified as renter-occupied. Classification of tenure for new construction is done to choose an appropriate persons per household assumption and to fit with Census 2010 housing data. It is not intended to precisely represent owning and renting. Thus, housing that existed in Census 2010 reflects actual owning and renting, while postcensal housing units are more general estimations of owned or rented homes.

Assumption 4: Occupancy and Vacancy

Vacant units are based in Census 2010 vacancy counts. Newly constructed units from building permit data are assumed to be 99 percent occupied for owner units and 97 percent occupied for renter units. The remaining 1 percent of owner units and 3 percent of renter units are considered vacant units. Newly constructed vacant units add to the previous stock of vacant units. Vacant units may be reduced by demolition (see Assumption 6).

Assumption 5: Group Quarters

Census 2010 provides the starting count of group quarters populations in each census block. Subsequent annual changes are included in the estimates for selected facilities, with priority given to those with a significant population increase or decrease in the 2017 population compared to Census 2010. For all other facilities, the Census 2010 group quarters population is held constant for each year of the estimates. We gathered annual population changes for major facilities through the annual Group Quarters Report to the Census Bureau and through primary data collection.

In Salt Lake County, annual changes for the University of Utah dormitories, Westminster dormitories, and the Utah State Prison were included in the method. Annual changes were not included for the Salt Lake County Jail because the 2017 population is very similar to the Census 2010 population. The jail's population is represented by the Census 2010 group quarters population for each estimate year.¹¹ A few small facilities which opened after the 2010 Census were also included in Salt Lake County. In Utah County, annual changes were included for the Brigham Young University dormitories, the Provo Missionary Training Center, and the Utah County Jail. There is no campus-owned housing for Utah Valley University (UVU). Despite this, some apartment complexes near UVU were classified as group quarters college housing in the 2010 Census. These populations are held constant for each estimate year, and residents of other new housing complexes built near UVU are covered in the household (non-group quarters) population in these estimates.¹²

Assumption 6: Demolitions

As with building permit data, demolition permit data were sourced from Construction Monitor. Demolitions are assumed to be completed six months after the permit date. Demolitions subtract vacant housing units; they do not reduce occupied housing units and population unless demolitions exceed the amount of vacant housing units in a block.

Conclusion

The 2010-2017 subcounty housing and population estimates provide unique information on cities and census tracts in Salt Lake and Utah County. The quality of housing unit method estimates relies heavily on the quality of input data. We made significant efforts to review our input data, though we note that one limitation of this method is that there is no simple way to identify omissions in the underlying permit data. However, a benefit of the housing unit method is that its results are easy

to understand because they are clearly linked to data and assumptions. This research provides a rich data source for those seeking to understand housing and population changes at the subcounty level for Utah's two largest counties. Information about the drivers of population growth—natural increase and net migration—are provided in the county estimates work of the Kem C. Gardner Policy Institute.¹³

Figures and Tables

Salt Lake County Results

Table 3: Salt Lake County Estimates for Selected Variables

	April 1, 2010	July 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015	July 1, 2016	July 1, 2017
Total Population	1,029,655	1,032,964	1,042,731	1,053,987	1,066,572	1,079,986	1,097,470	1,114,245	1,134,093
Household Pop.	1,015,649	1,018,958	1,028,167	1,039,379	1,051,414	1,064,853	1,082,494	1,099,833	1,119,061
Group Quarters Pop.	14,006	14,006	14,564	14,608	15,158	15,133	14,976	14,412	15,032
Households	342,622	343,785	346,618	350,319	354,280	358,364	364,058	369,687	375,971
Total Housing Units	364,031	365,219	368,082	371,815	375,828	379,969	385,731	391,416	397,748
Occupied Units	342,622	343,785	346,618	350,319	354,280	358,364	364,058	369,687	375,971
Owner-Occupied	230,419	230,786	232,307	234,198	236,890	240,029	242,901	245,967	249,317
Renter-Occupied	112,203	112,999	114,311	116,121	117,390	118,335	121,157	123,722	126,655
Vacant Units	21,409	21,433	21,463	21,495	21,547	21,605	21,673	21,729	21,776
Avg. Household Size (PPH)	2.96	2.96	2.97	2.97	2.97	2.97	2.97	2.98	2.98
Owner	3.13	3.13	3.13	3.13	3.14	3.14	3.15	3.15	3.16
Renter	2.63	2.63	2.64	2.64	2.63	2.63	2.63	2.62	2.62

Notes: Due to rounding, occupied and vacant units may not add to total housing units, and owner-occupied and renter-occupied units may not add to occupied units. In the housing unit method, the values used to imply population match Census 2010 values by tract. Changes to county-level PPH can occur over time as construction and demolition change the housing stock. For example, PPH may increase if most new construction takes place in tracts with higher-than-average Census 2010 PPH.

Sources: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau, 2010 Census

Table 4: Salt Lake County Estimates for Selected Variables, Annual Changes

		2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Census 2010-2017
Change	Total Population	9,767	11,256	12,585	13,414	17,484	16,775	19,848	104,438
	Household Pop.	9,209	11,212	12,035	13,439	17,641	17,339	19,228	103,412
	Group Quarters Pop.	558	44	550	-25	-157	-564	620	1,026
	Households	2,833	3,701	3,961	4,084	5,694	5,629	6,284	33,349
	Housing Units	2,863	3,733	4,013	4,141	5,762	5,685	6,332	33,717
	Occupied Units	2,833	3,701	3,961	4,084	5,694	5,629	6,284	33,349
	Owner-Occupied	1,521	1,891	2,692	3,139	2,872	3,066	3,350	18,898
	Renter-Occupied	1,312	1,810	1,269	945	2,822	2,565	2,933	14,452
	Vacant Units	30	32	52	58	68	56	47	367
Percent Change	Total Population	0.9%	1.1%	1.2%	1.3%	1.6%	1.5%	1.8%	10.1%
	Household Pop.	0.9%	1.1%	1.2%	1.3%	1.7%	1.6%	1.7%	10.2%
	Group Quarters Pop.	4.0%	0.3%	3.8%	-0.2%	-1.0%	-3.8%	4.3%	7.3%
	Households	0.8%	1.1%	1.1%	1.2%	1.6%	1.5%	1.7%	9.7%
	Housing Units	0.8%	1.0%	1.1%	1.1%	1.5%	1.5%	1.6%	9.3%
	Occupied Units	0.8%	1.1%	1.1%	1.2%	1.6%	1.5%	1.7%	9.7%
	Owner-Occupied	0.7%	0.8%	1.1%	1.3%	1.2%	1.3%	1.4%	8.2%
	Renter-Occupied	1.2%	1.6%	1.1%	0.8%	2.4%	2.1%	2.4%	12.9%
	Vacant Units	0.1%	0.1%	0.2%	0.3%	0.3%	0.3%	0.2%	1.7%

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 5: Utah County Estimates for Selected Variables

	April 1, 2010	July 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014	July 1, 2015	July 1, 2016	July 1, 2017
Total Population	516,564	518,123	525,694	532,485	542,862	554,750	567,826	586,415	606,850
Household Pop.	502,652	504,211	510,569	517,234	527,694	540,647	554,611	572,218	592,206
Group Quarters Pop.	13,912	13,912	15,125	15,251	15,168	14,103	13,215	14,197	14,644
Households	140,602	141,002	142,657	144,434	147,187	150,675	154,640	159,724	165,281
Total Housing Units	148,350	148,752	150,410	152,208	154,986	158,528	162,552	167,704	173,327
Occupied Units	140,602	141,002	142,657	144,434	147,187	150,675	154,640	159,724	165,281
Owner-Occupied	96,053	96,419	98,028	99,510	101,831	104,400	107,106	110,226	114,435
Renter-Occupied	44,549	44,583	44,629	44,925	45,357	46,276	47,535	49,499	50,847
Vacant Units	7,748	7,750	7,753	7,774	7,799	7,853	7,911	7,980	8,046
Avg. Household Size (PPH)	3.57	3.58	3.58	3.58	3.59	3.59	3.59	3.58	3.58
Owner	3.74	3.74	3.74	3.74	3.75	3.75	3.75	3.75	3.75
Renter	3.22	3.22	3.22	3.22	3.22	3.23	3.22	3.21	3.21

Notes: Due to rounding, occupied and vacant units may not add to total housing units, and owner-occupied and renter-occupied units may not add to occupied units. In the housing unit method, the values used to imply population match Census 2010 values by tract. Changes to county-level PPH can occur over time as construction and demolition change the housing stock. For example, PPH may increase if most new construction takes place in tracts with higher-than-average Census 2010 PPH.
Sources: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau, 2010 Census

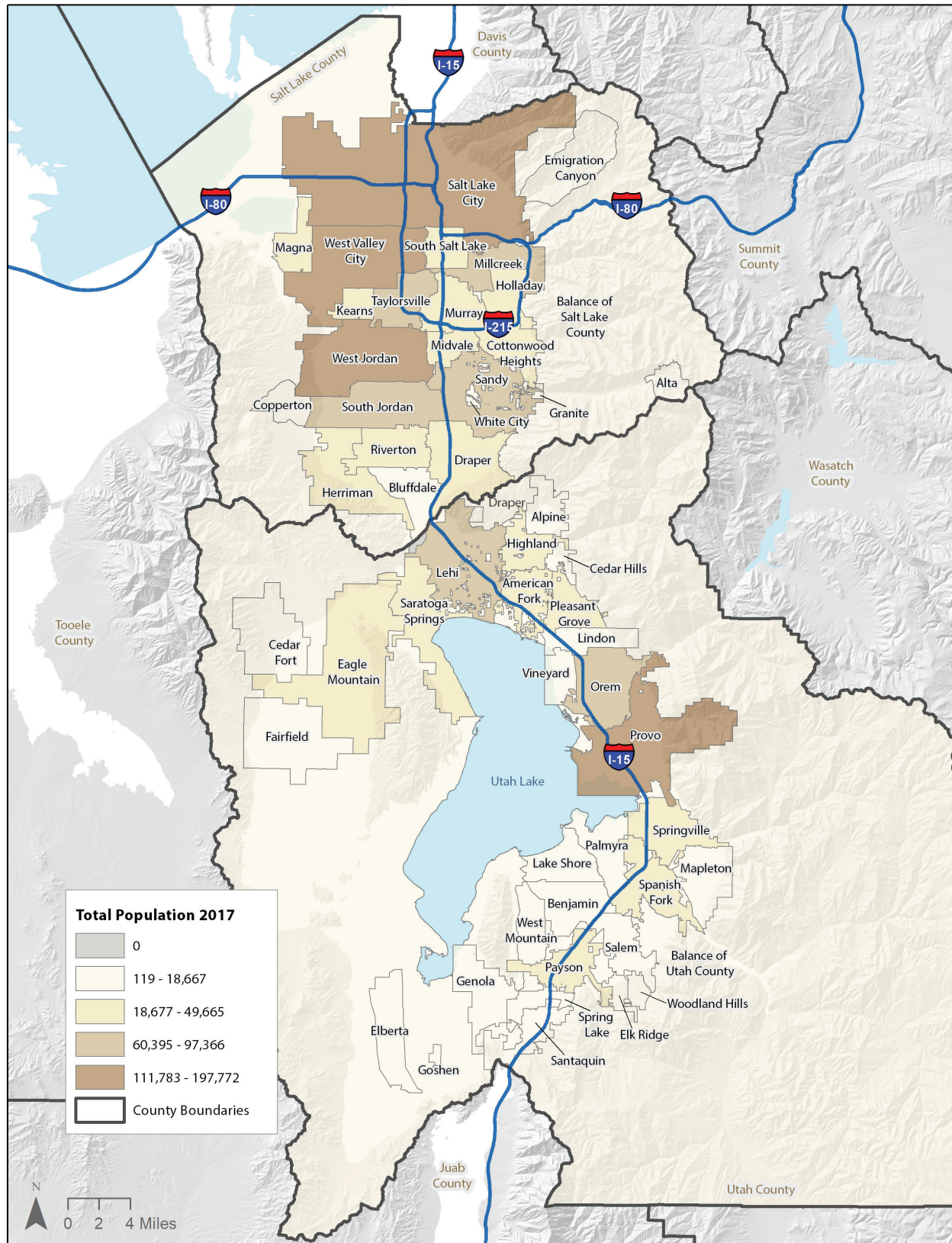
Table 6: Utah County Estimates for Selected Variables, Annual Changes

		2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Census 2010-2017
Change	Total Population	7,571	6,791	10,377	11,888	13,076	18,589	20,435	90,286
	Household Pop.	6,358	6,665	10,460	12,953	13,964	17,607	19,988	89,554
	Group Quarters Pop.	1,213	126	-83	-1,065	-888	982	447	732
	Households	1,655	1,777	2,753	3,488	3,965	5,084	5,557	24,679
	Housing Units	1,658	1,798	2,778	3,542	4,024	5,152	5,623	24,977
	Occupied Units	1,655	1,777	2,753	3,488	3,965	5,084	5,557	24,679
	Owner-Occupied	1,609	1,482	2,321	2,569	2,706	3,120	4,209	18,382
	Renter-Occupied	46	296	432	919	1,259	1,964	1,348	6,298
	Vacant Units	3	21	25	54	58	69	66	298

Percent Change	Total Population	1.5%	1.3%	1.9%	2.2%	2.4%	3.3%	3.5%	17.5%
	Household Pop.	1.3%	1.3%	2.0%	2.5%	2.6%	3.2%	3.5%	17.8%
	Group Quarters Pop.	8.7%	0.8%	-0.5%	-7.0%	-6.3%	7.4%	3.1%	5.3%
	Households	1.2%	1.2%	1.9%	2.4%	2.6%	3.3%	3.5%	17.6%
	Housing Units	1.1%	1.2%	1.8%	2.3%	2.5%	3.2%	3.4%	16.8%
	Occupied Units	1.2%	1.2%	1.9%	2.4%	2.6%	3.3%	3.5%	17.6%
	Owner-Occupied	1.7%	1.5%	2.3%	2.5%	2.6%	2.9%	3.8%	19.1%
	Renter-Occupied	0.1%	0.7%	1.0%	2.0%	2.7%	4.1%	2.7%	14.1%
	Vacant Units	0.0%	0.3%	0.3%	0.7%	0.7%	0.9%	0.8%	3.8%

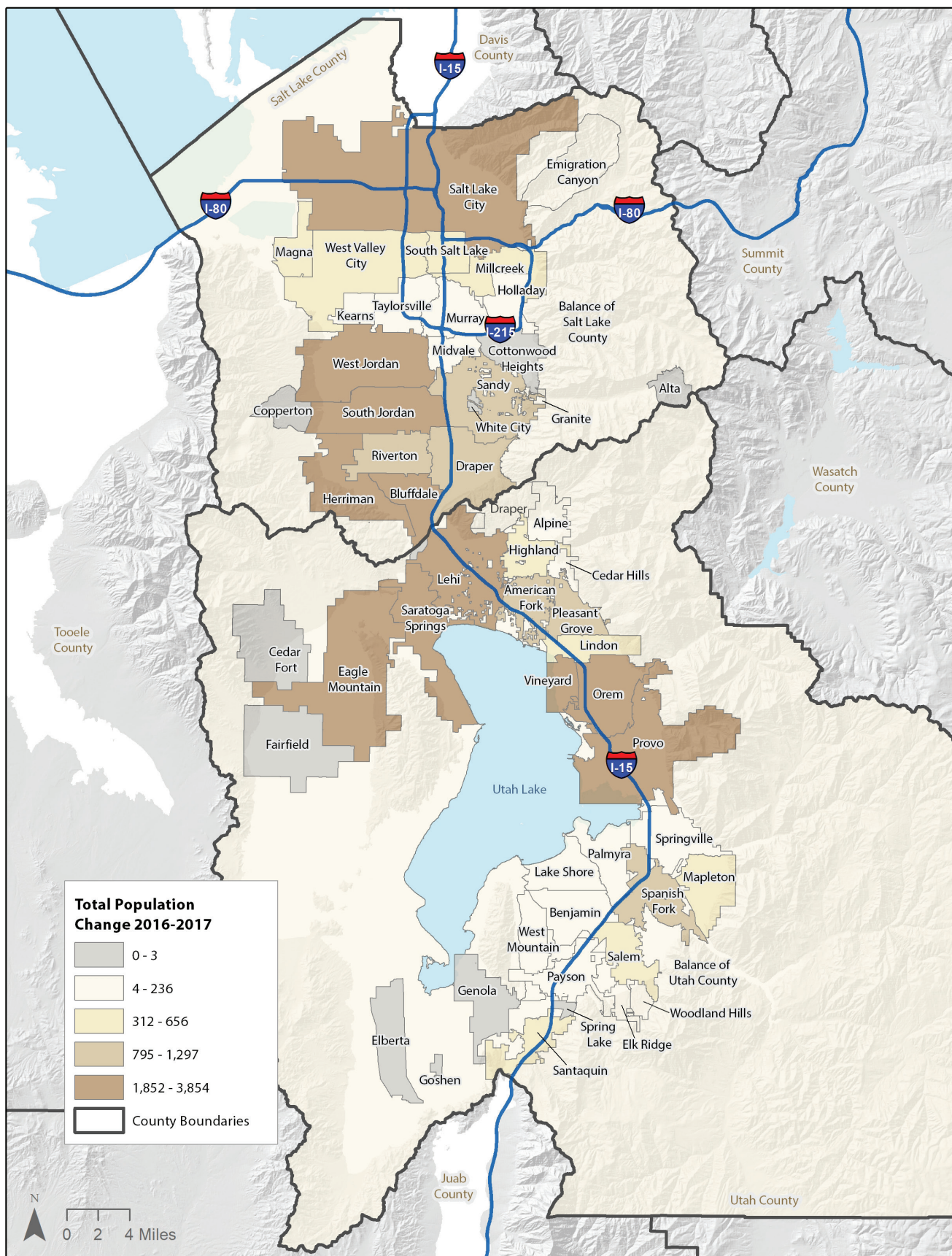
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Figure 3, Salt Lake and Utah County City Estimates, Total Population 2017



Note: Balance of county areas cover the entire county area outside of the cities, towns, and metro townships shown.
 Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

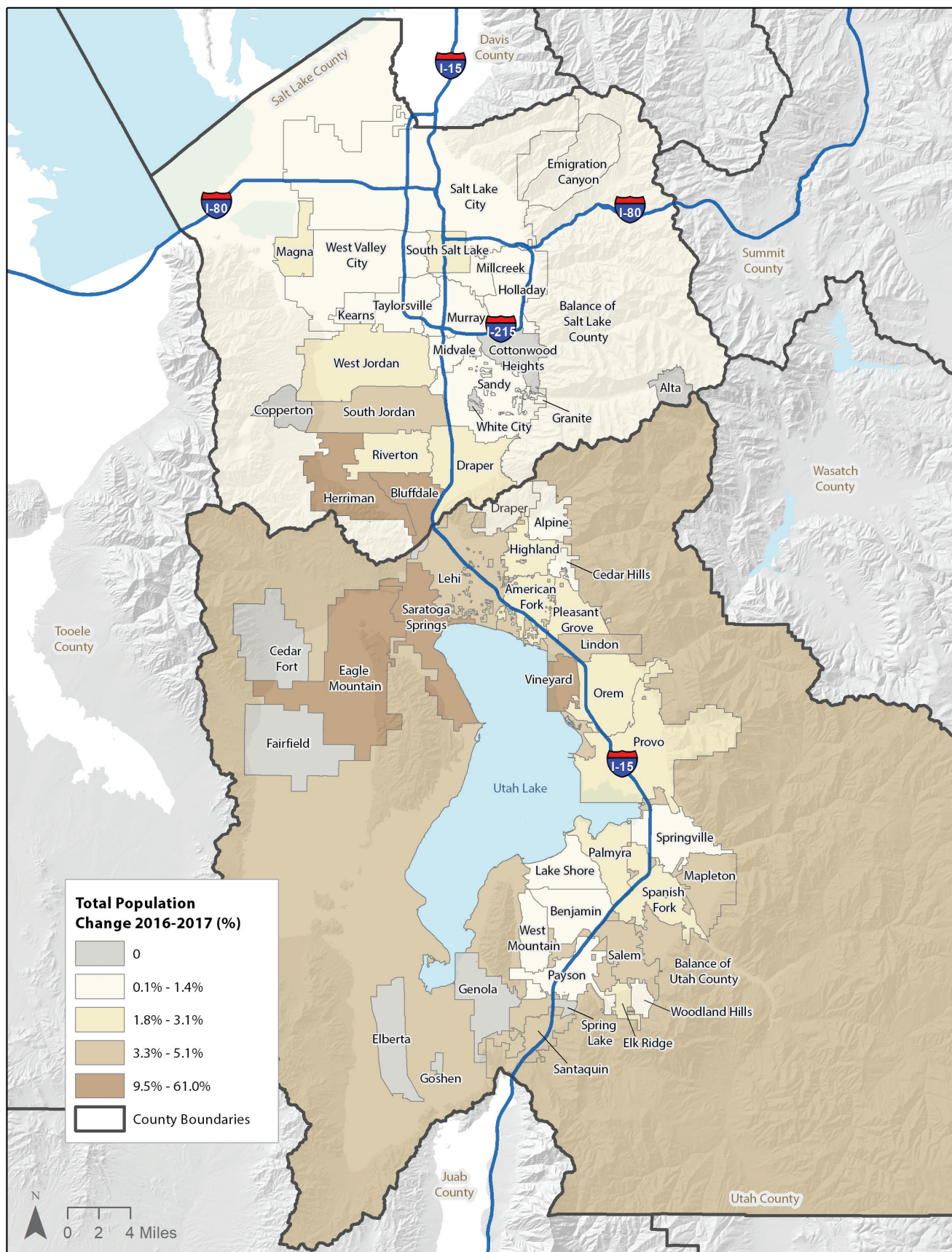
Figure 4, Salt Lake and Utah County City Estimates, Total Population Change 2016-2017



Note: Balance of county areas cover the entire county area outside of the cities, towns, and metro townships shown.

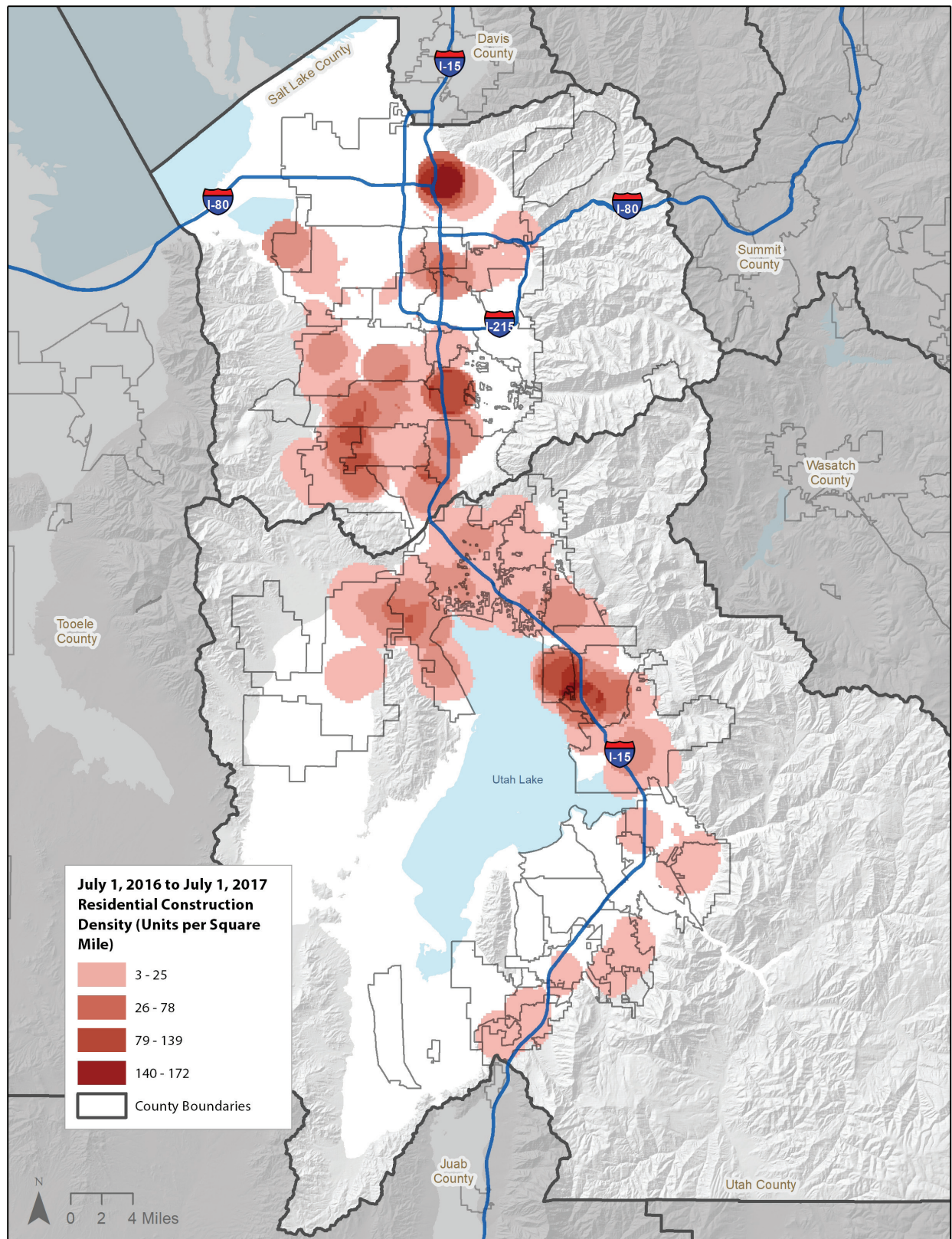
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

Figure 5, Salt Lake and Utah County City Estimates, Rate of Population Change 2016-2017



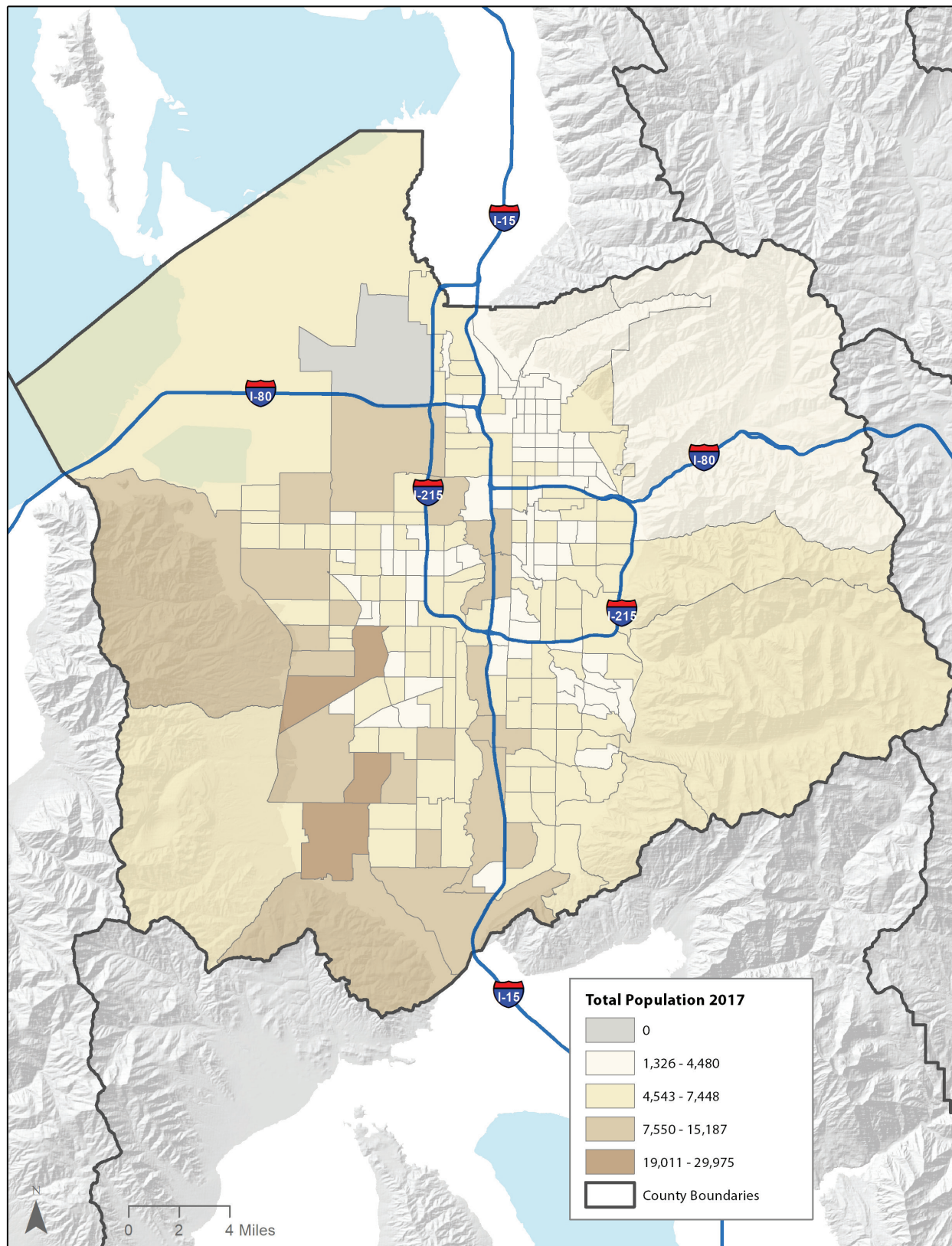
Note: Balance of county areas cover the entire county area outside of the cities, towns, and metro townships shown.
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

Figure 6, Salt Lake and Utah Counties, Heat Map of New Housing Units 2016-2017



Note: For apartment complexes with units built for the 2017 estimate and an additional estimate year (2016 and 2017 or 2017 and 2018), all units are included.
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

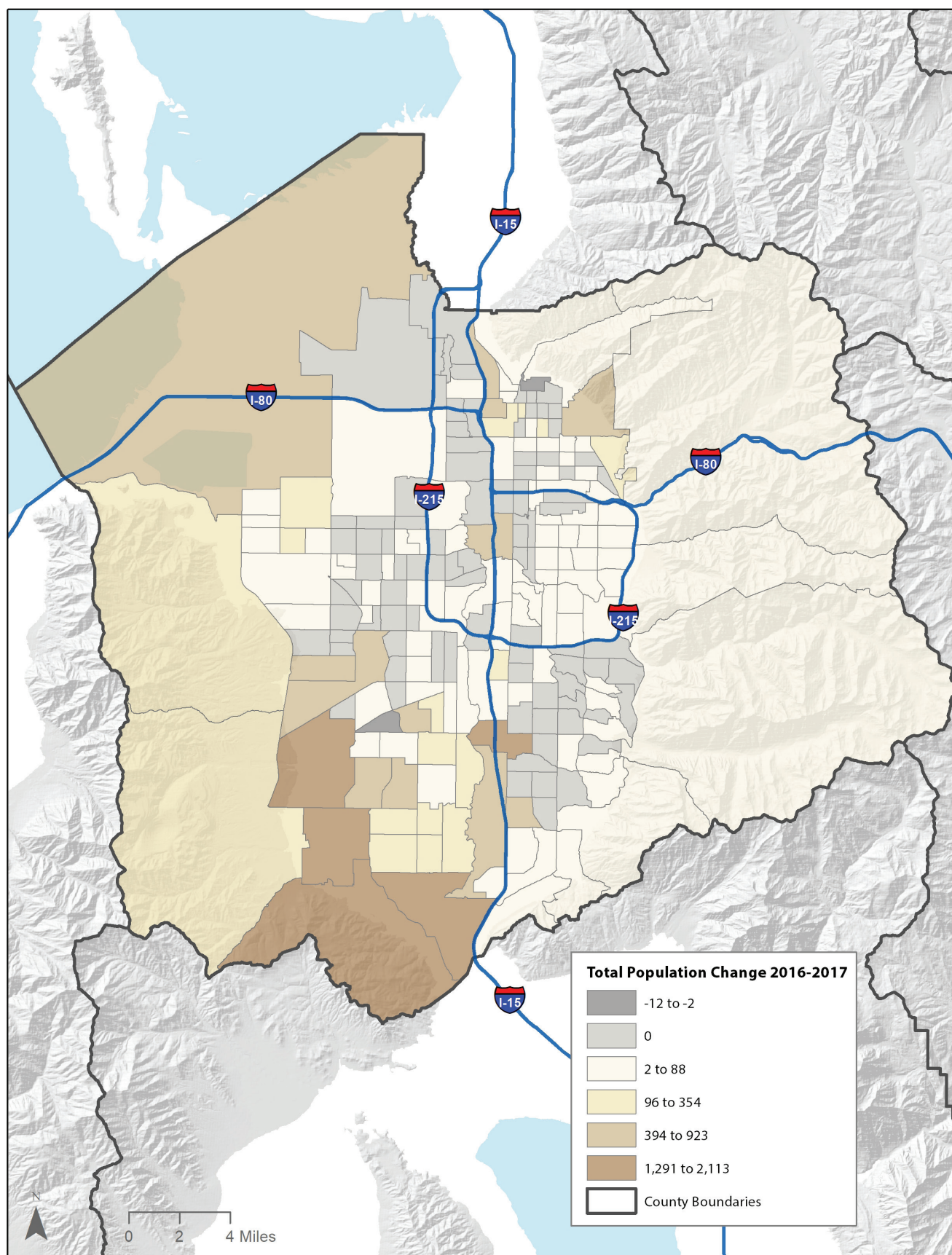
Figure 7, Salt Lake County Tract Estimates, Total Population 2017



Note: For a reference map including tract numbers, see Figure 13.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

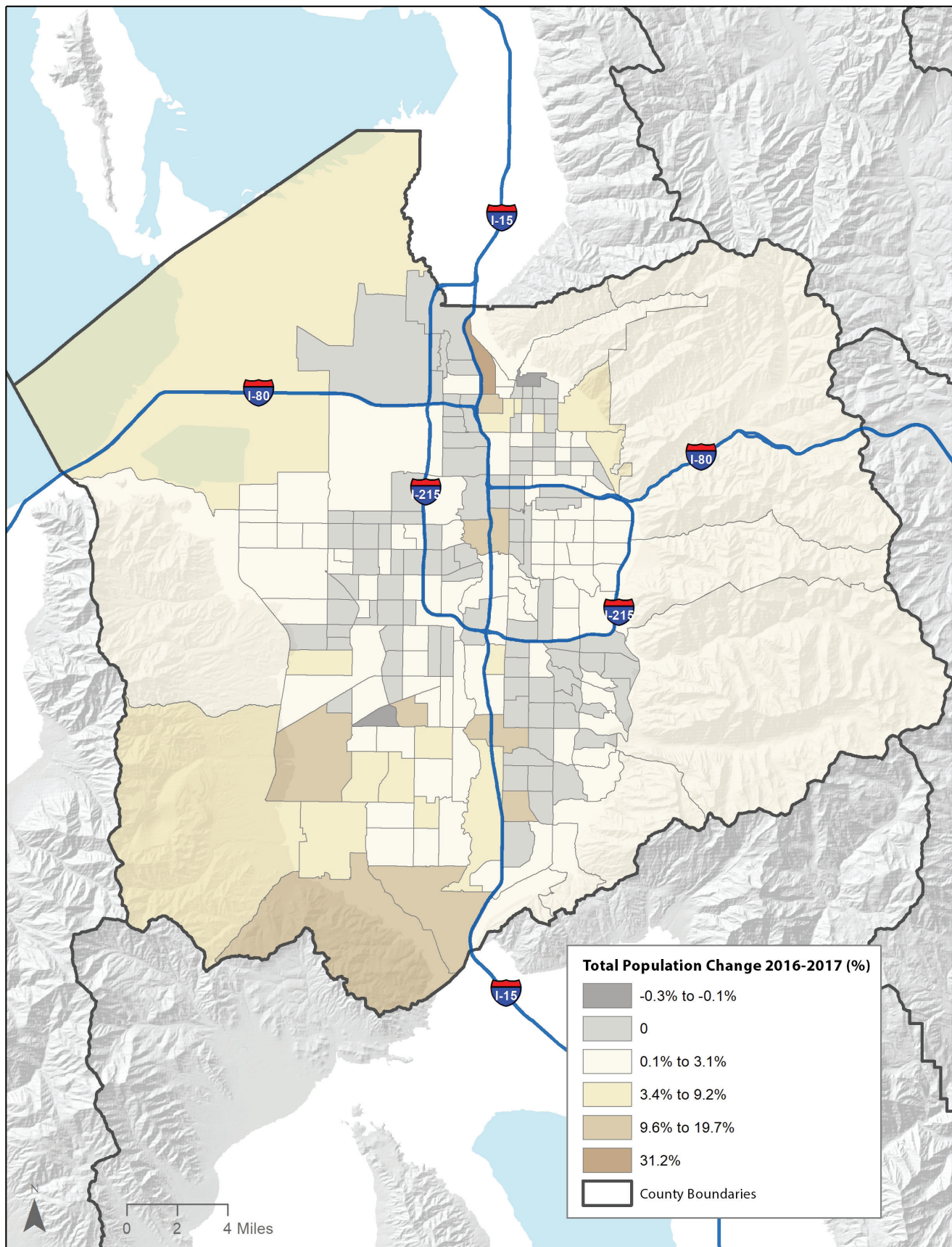
Figure 8, Salt Lake County Tract Estimates, Total Population Change 2016-2017



Note: For a reference map including tract numbers, see Figure 13.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

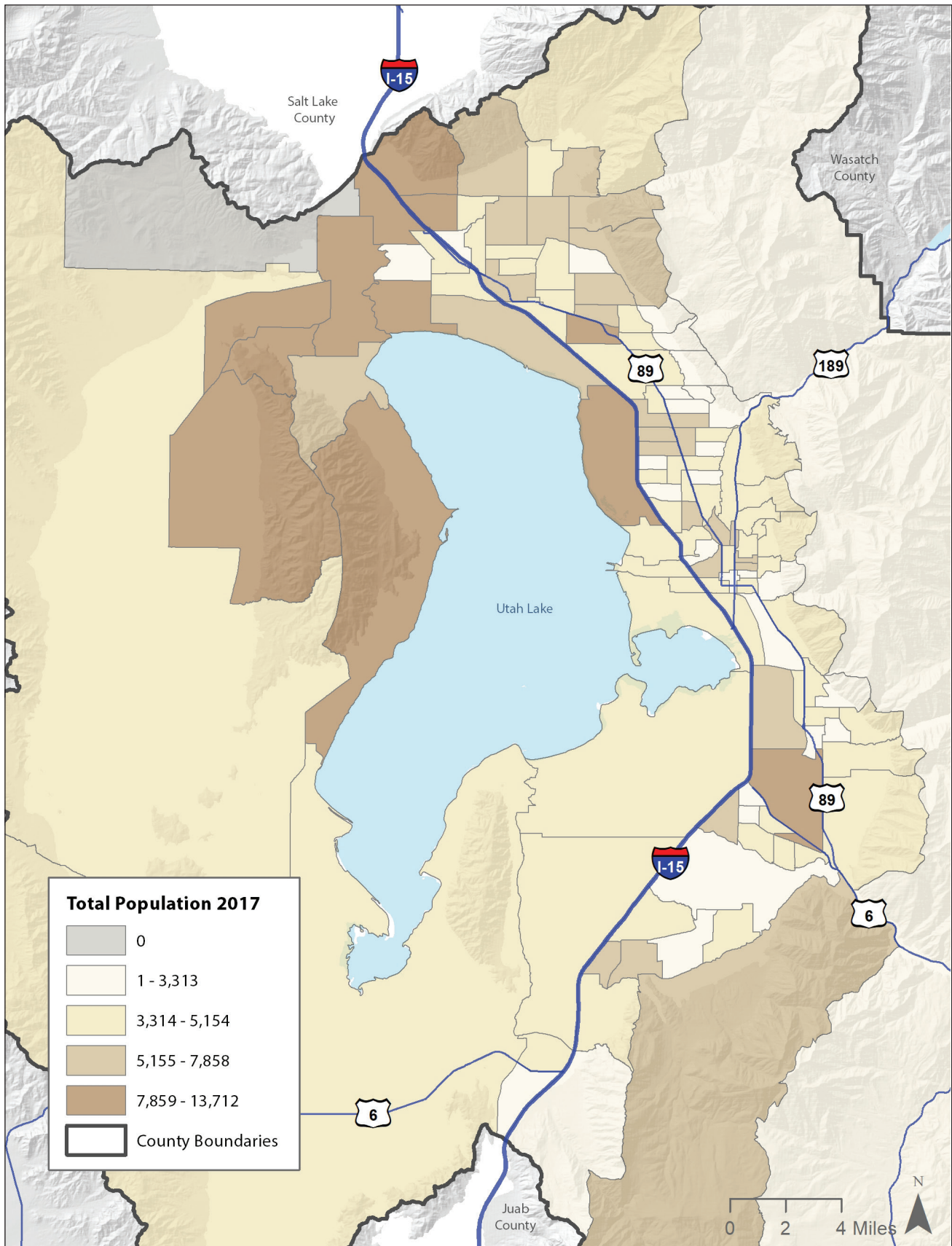
Figure 9, Salt Lake County Tract Estimates, Rate of Population Change 2016-2017



Note: For a reference map including tract numbers, see Figure 13.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

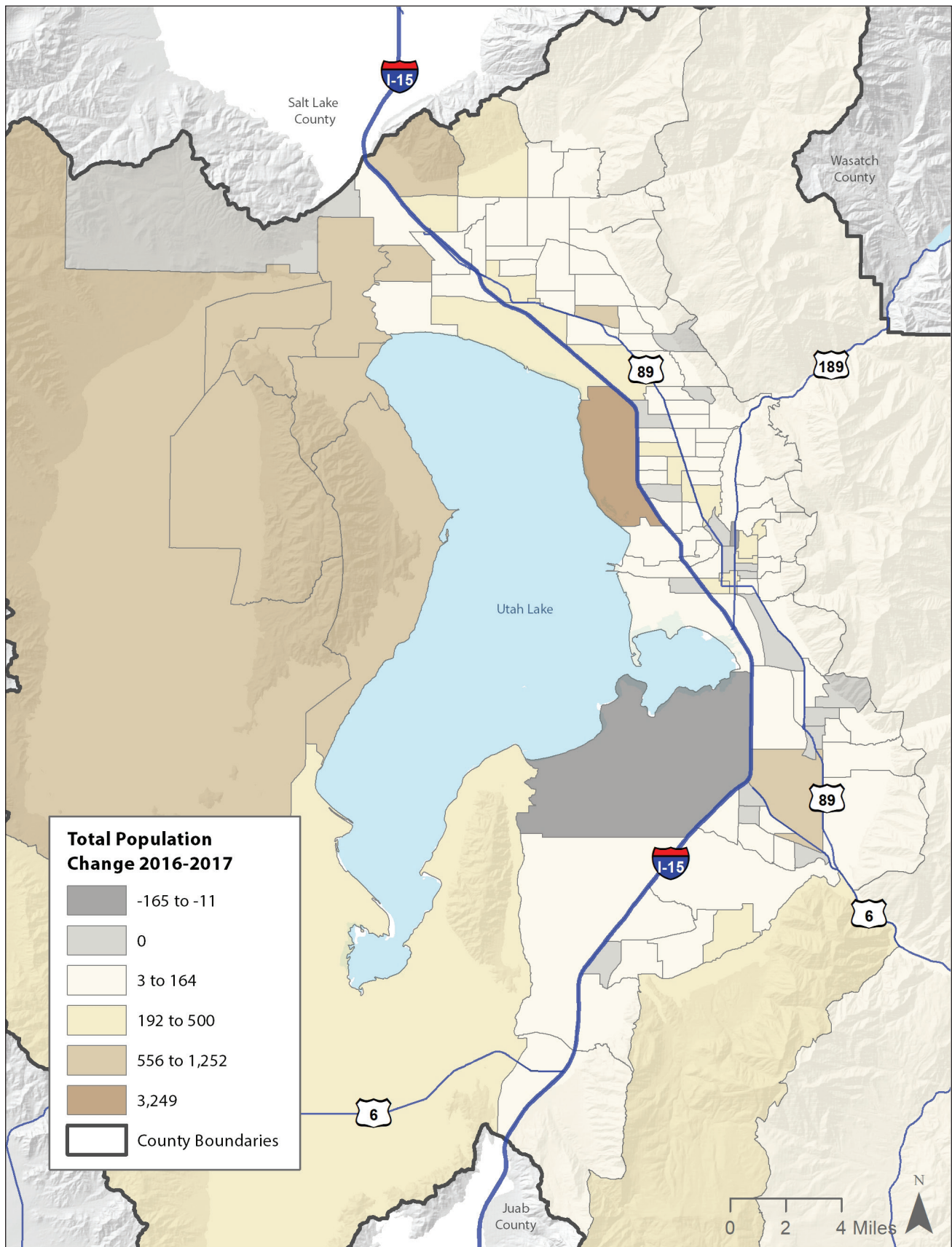
Figure 10, Utah County Tract Estimates, Total Population 2017



Notes: The full extent of some tracts is not shown on this map. The small populations living outside the area shown are included in the data. The full area of tract 101.13 covers Utah Lake; the tract has been trimmed for display. For reference maps including tract numbers, see Figures 14 and 15.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

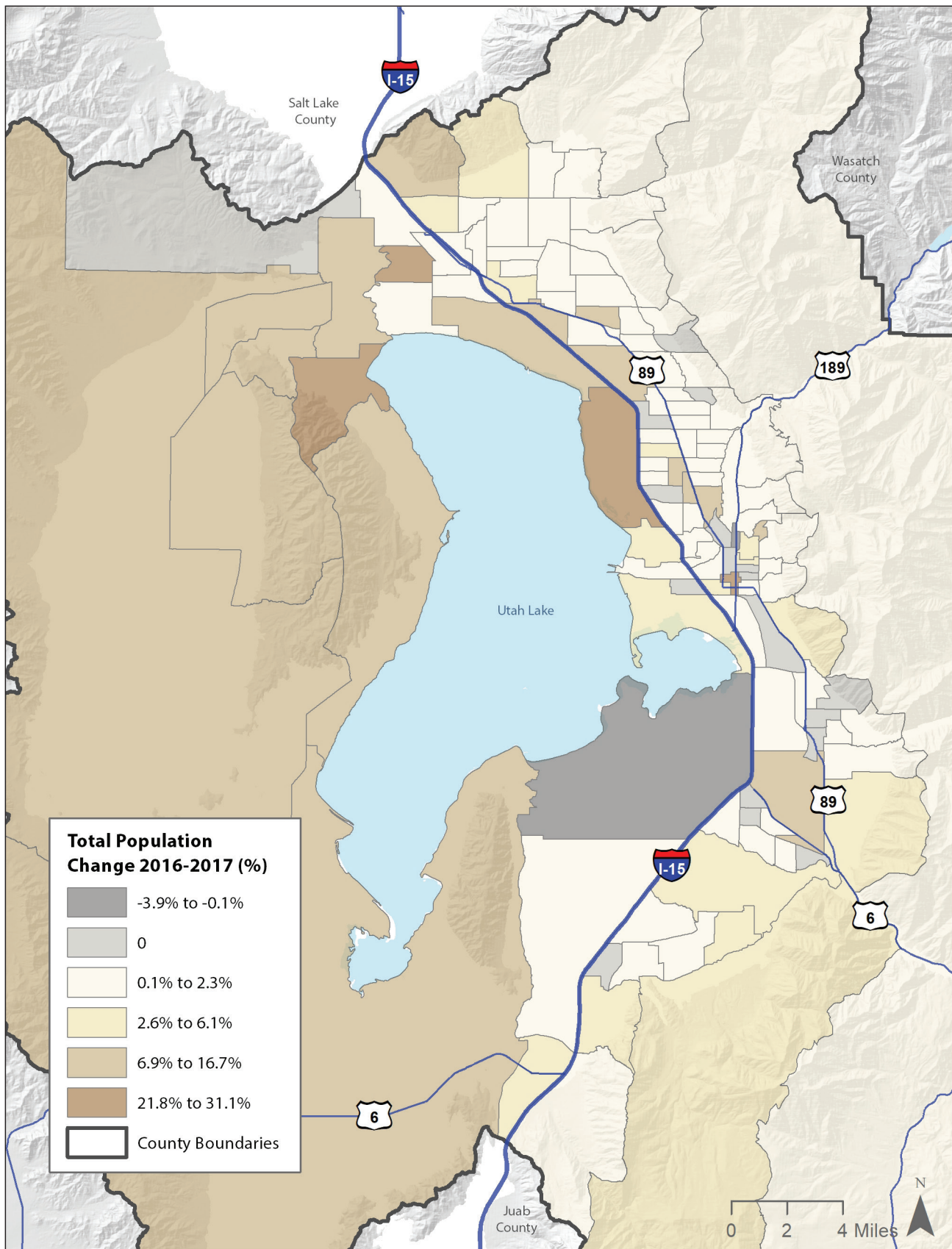
Figure 11, Utah County Tract Estimates, Total Population Change 2016-2017



Notes: The full extent of some tracts is not shown on this map. The small populations living outside the area shown are included in the data. The full area of tract 101.13 covers Utah Lake; the tract has been trimmed for display. For reference maps including tract numbers, see Figures 14 and 15.

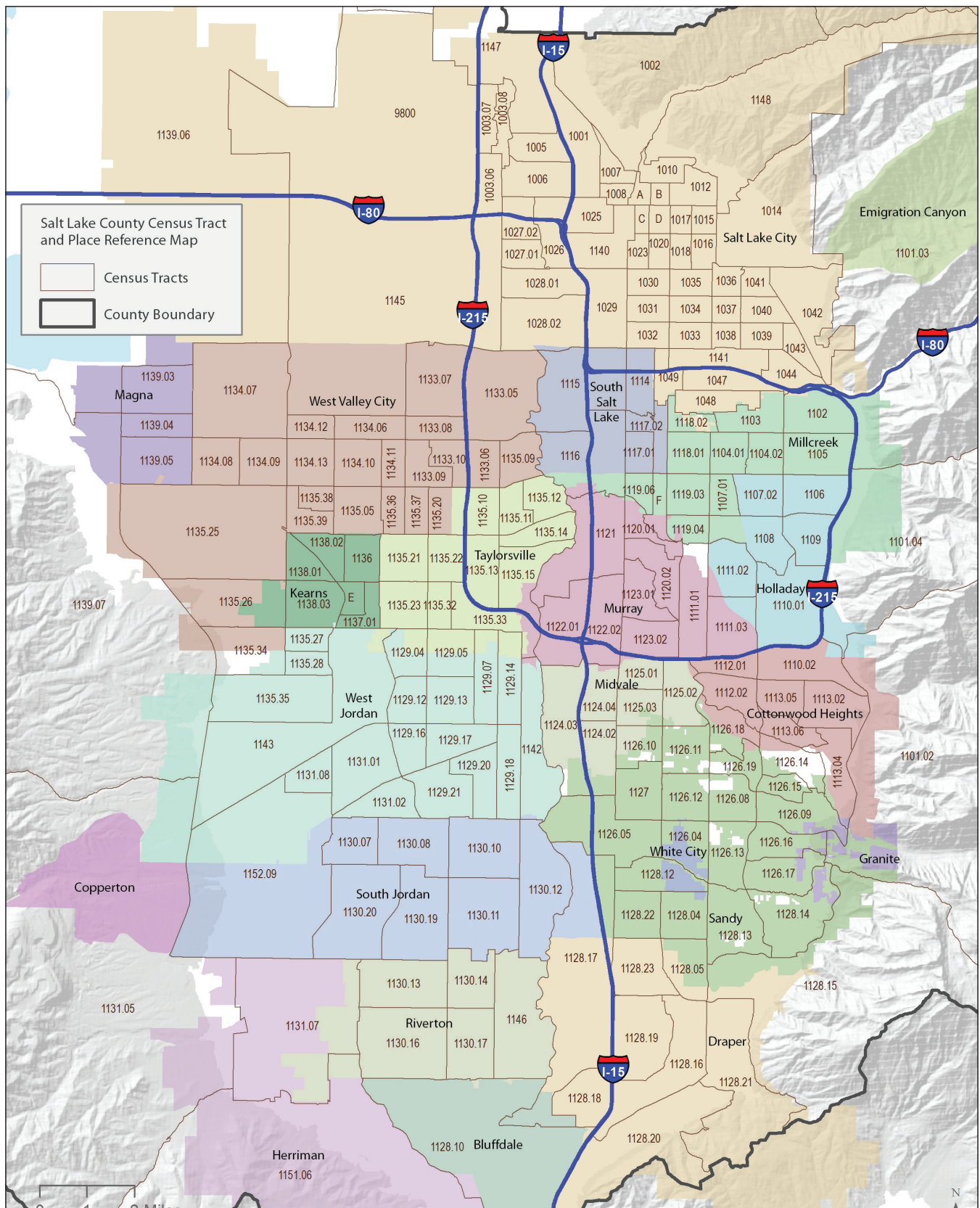
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

Figure 12, Utah County Tract Estimates, Rate of Population Change 2016-2017



Notes: The full extent of some tracts is not shown on this map. The small populations living outside the area shown are included in the data. The full area of tract 101.13 covers Utah Lake; the tract has been trimmed for display. For reference maps including tract numbers, see Figures 14 and 15.

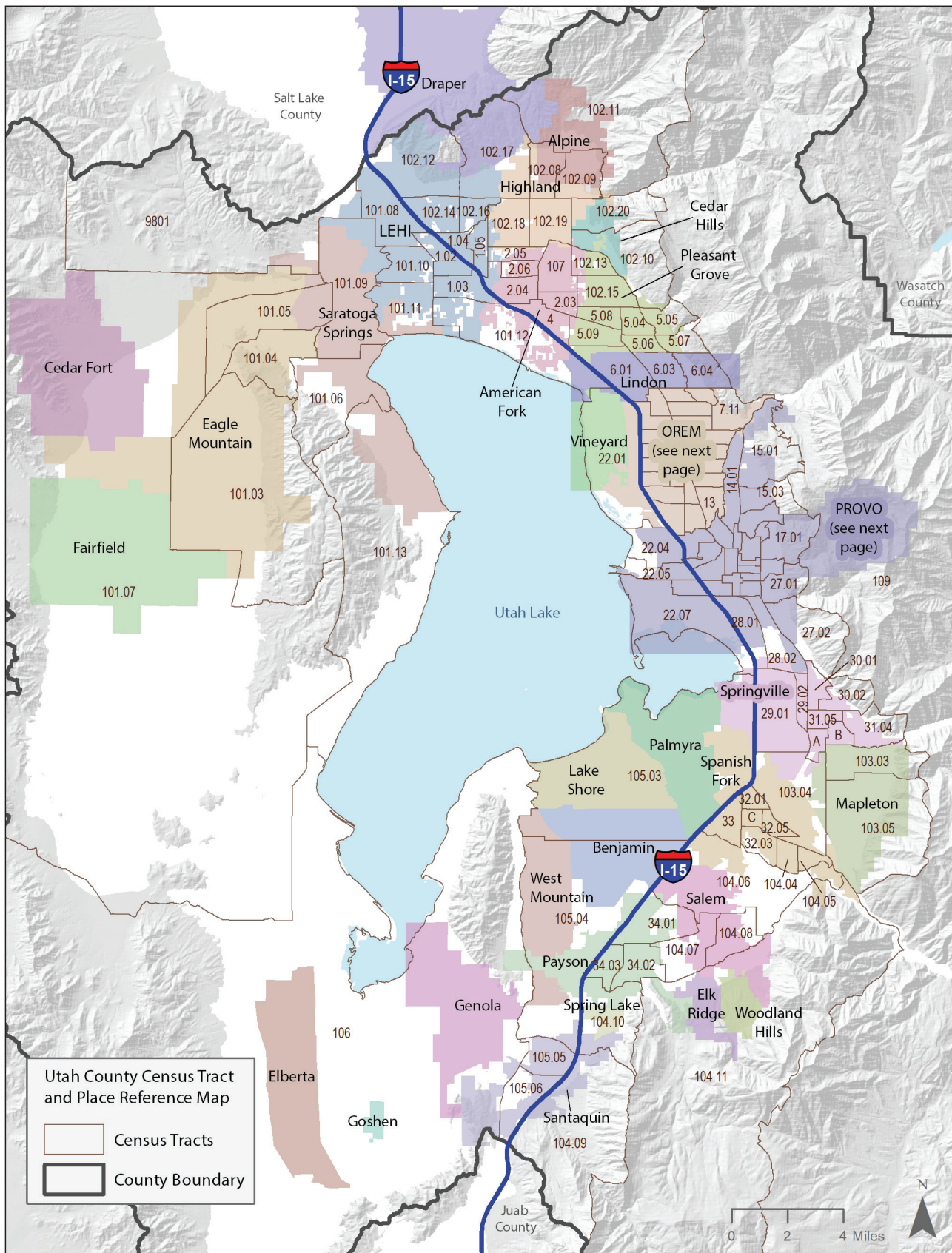
Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)



Notes: Numbers for tracts marked with a letter: Salt Lake City: A=1011.02, B=1011.01, C=1021, D=1019. Kearns: E=1137.02. Millcreek: F=1119.05. The map is scaled so tract names are legible. Tracts at edges of the county extend to the county boundary as shown in other maps.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

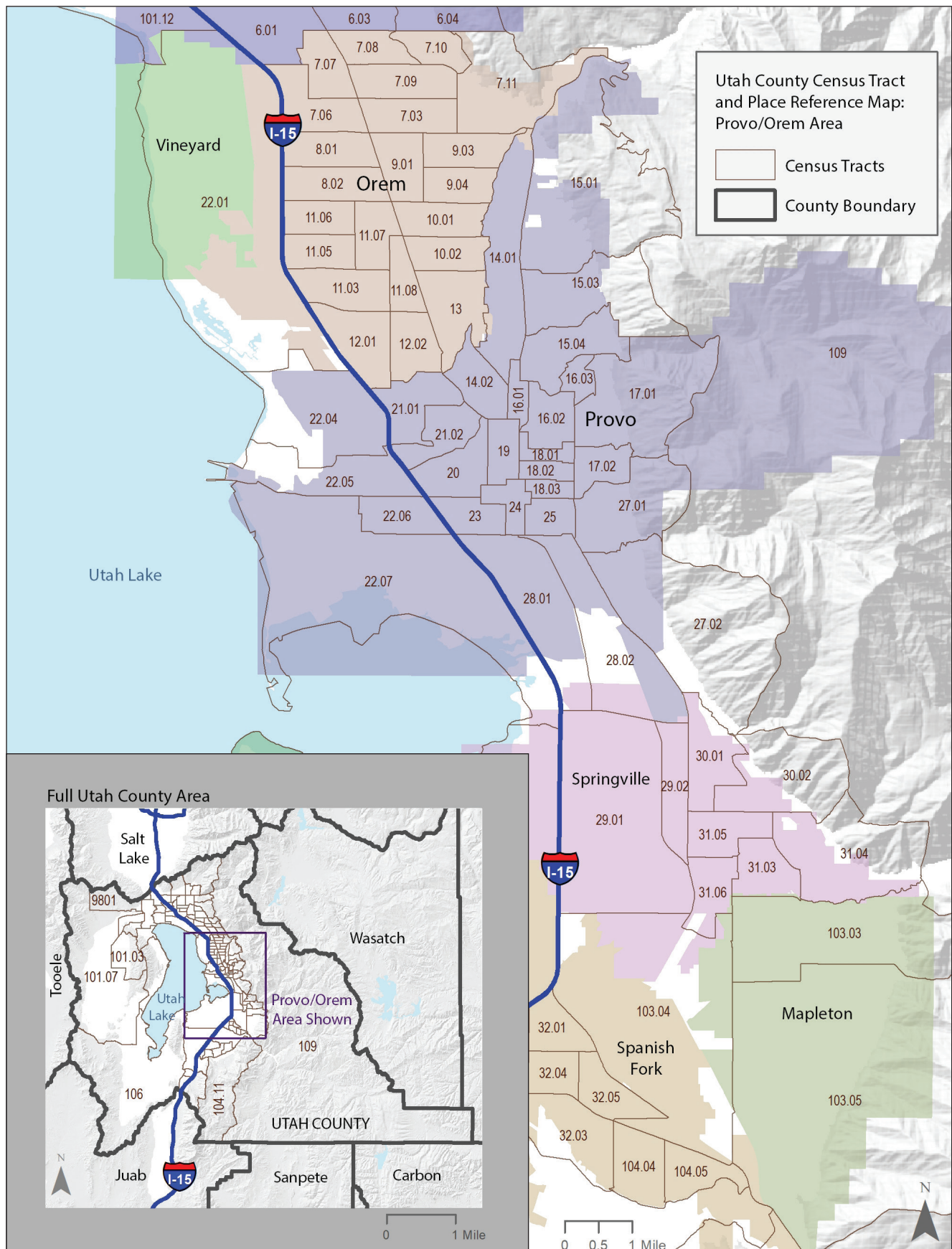
Figure 14, Utah County Census Tract and Place Reference Map



Notes: Numbers for tracts marked with a letter: Springville: A=31.06, B=31.03. Spanish Fork: C=32.04. The full extent of some tracts is not shown on this map. To view the full areas of outlying tracts, see Figure 15. The full area of tract 101.13 covers Utah Lake; the tract has been trimmed for display.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

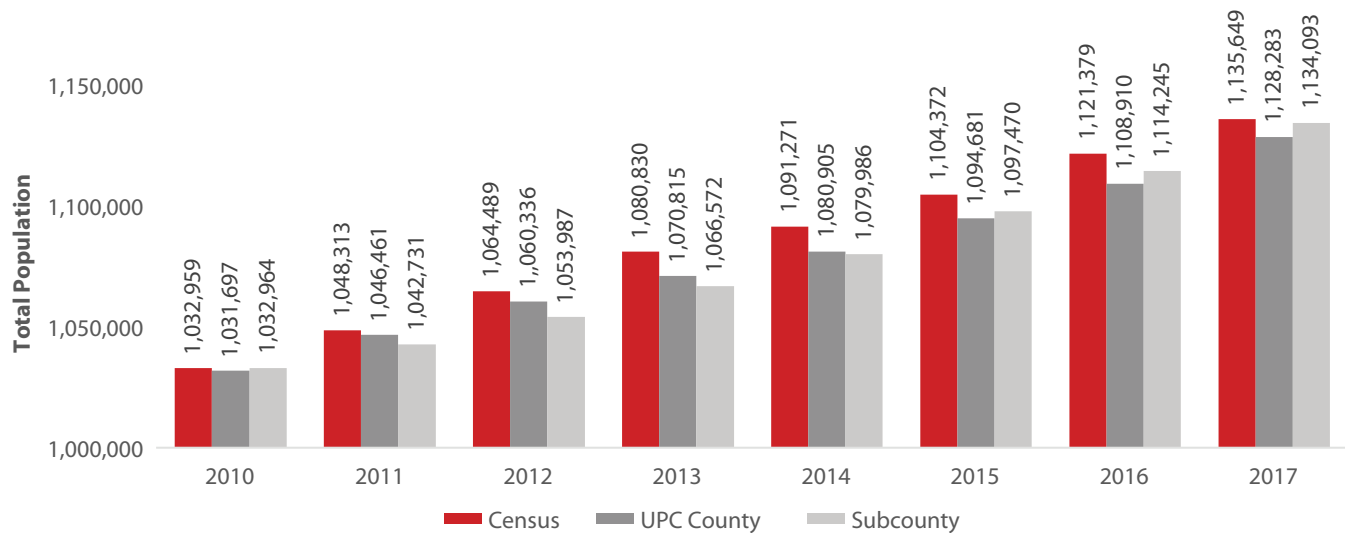
Figure 15, Utah County Census Tract and Place Reference Map: Provo/Orem Detail and County Overview



Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah; U.S. Census Bureau (boundaries)

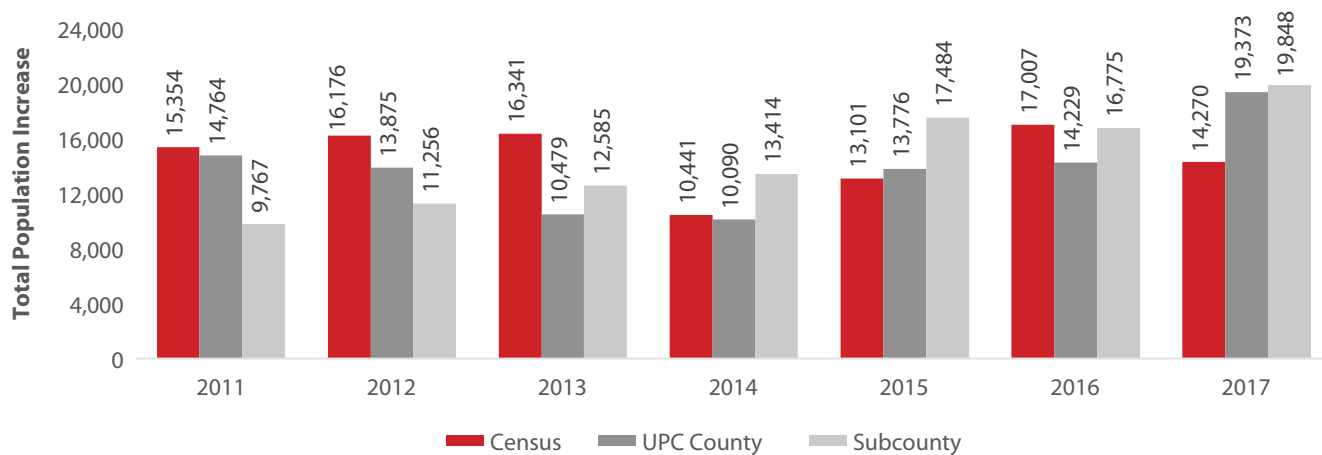
County Estimate Comparison Graphs

Figure 16, Annual Salt Lake County Total Population: Comparison of Census, UPC County, and Subcounty Estimates



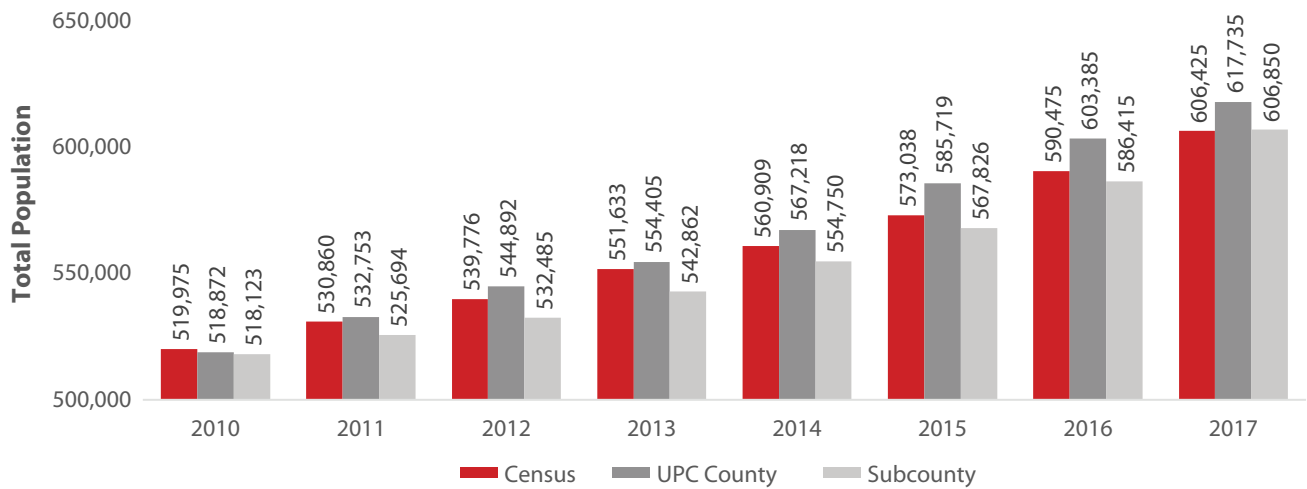
Source: U.S. Census Bureau Population Division Estimates; Utah Population Committee (UPC) 2017 Population Estimates and Subcounty Estimates, Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Figure 17, Salt Lake County Total Population Changes: Comparison of Census, UPC County, and Subcounty Estimates



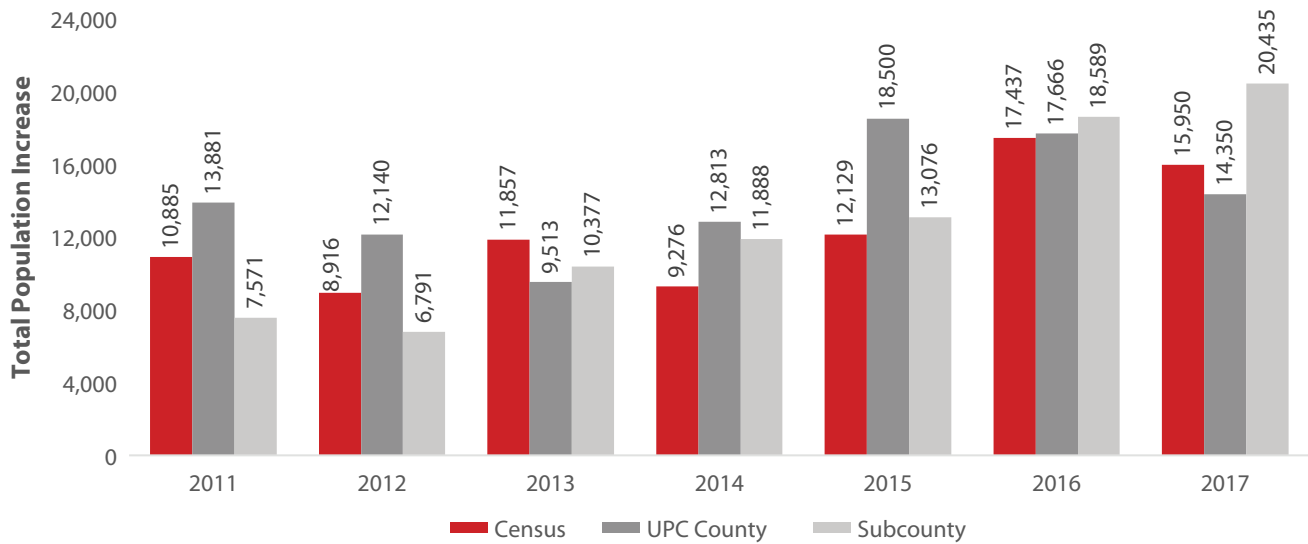
Source: U.S. Census Bureau Population Division Estimates; Utah Population Committee (UPC) 2017 Population Estimates and Subcounty Estimates, Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Figure 18, Annual Utah County Total Population: Comparison of Census, UPC County, and Subcounty Estimates



Source: U.S. Census Bureau Population Division Estimates; Utah Population Committee (UPC) 2017 Population Estimates and Subcounty Estimates, Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Figure 19, Utah County Total Population Changes: Comparison of Census, UPC County, and Subcounty Estimates



Source: U.S. Census Bureau Population Division Estimates; Utah Population Committee (UPC) 2017 Population Estimates and Subcounty Estimates, Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 7, Total Population and Change in Salt Lake County Cities, 2016 to 2017

Rank	Place Name	Population Levels and Change				Percent of Population Change Contributed Through:		
		July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)	Owner Households	Renter Households	Group Quarters
1	Herriman	34,616	38,470	3,854	11.1%	88%	12%	0%
2	South Jordan	69,551	72,610	3,059	4.4%	100%	0%	0%
3	Salt Lake City	195,224	197,772	2,548	1.3%	6%	72%	23%
4	West Jordan	109,673	111,783	2,110	1.9%	65%	35%	0%
5	Bluffdale	11,439	13,291	1,852	16.2%	100%	0%	0%
6	Sandy	93,525	94,822	1,297	1.4%	0%	100%	0%
7	Draper	44,785	46,014	1,229	2.7%	14%	83%	3%
8	Riverton	42,243	43,166	923	2.2%	100%	0%	0%
9	South Salt Lake	24,601	25,257	656	2.7%	6%	94%	0%
10	West Valley City	137,147	137,712	565	0.4%	100%	0%	0%
11	Millcreek	60,130	60,670	540	0.9%	36%	64%	0%
12	Magna	27,286	27,773	487	1.8%	17%	83%	0%
13	Midvale	33,721	33,957	236	0.7%	19%	81%	0%
14	Holladay	30,812	31,001	189	0.6%	100%	0%	0%
15	Murray	49,536	49,665	129	0.3%	100%	0%	0%
16	Taylorsville	60,317	60,395	78	0.1%	100%	0%	0%
17	Unincorporated County	10,317	10,355	38	0.4%	100%	0%	0%
18	Kearns	35,814	35,834	20	0.1%	100%	0%	0%
19	Emigration Canyon	1,609	1,627	18	1.1%	100%	0%	0%
20	Granite	1,328	1,345	17	1.3%	100%	0%	0%
21	Cottonwood Heights	33,668	33,671	3	0.0%	100%	0%	0%
22	Alta	383	383	0	0.0%	n/a	n/a	n/a
23	Copperton	826	826	0	0.0%	n/a	n/a	n/a
24	White City	5,695	5,695	0	0.0%	n/a	n/a	n/a
Salt Lake County Total		1,114,245	1,134,093	19,848	1.8%	62%	35%	3%

Notes: Ranked by largest 2016-2017 population change. Percentages may not add to 100% due to rounding. County total may also differ from sum of places due to rounding. City results are built from Census 2010 blocks fitted to 2017 Census Bureau city boundaries. Draper refers to only the Salt Lake County portion of Draper.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 8, Total Population and Change in Utah County Cities, 2016 to 2017

Rank	Place Name	Population Levels and Change				Percent of Population Change Contributed Through:		
		July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)	Owner Households	Renter Households	Group Quarters
1	Saratoga Springs	26,517	29,651	3,134	11.8%	99%	1%	0%
2	Eagle Mountain	28,458	31,151	2,693	9.5%	86%	14%	0%
3	Vineyard	4,181	6,733	2,552	61.0%	96%	4%	0%
4	Lehi	62,092	64,346	2,254	3.6%	100%	0%	0%
5	Provo	116,818	119,015	2,197	1.9%	29%	39%	32%
6	Orem	95,222	97,366	2,144	2.3%	15%	85%	0%
7	Pleasant Grove	37,371	38,268	897	2.4%	40%	60%	0%
8	American Fork	28,402	29,216	814	2.9%	95%	5%	0%
9	Spanish Fork	38,306	39,101	795	2.1%	133%	0%	-33%
10	Santaquin	10,555	11,067	512	4.9%	100%	0%	0%
11	Highland	18,170	18,677	507	2.8%	100%	0%	0%
12	London	11,083	11,547	464	4.2%	29%	71%	0%
13	Salem	7,807	8,207	400	5.1%	100%	0%	0%
14	Mapleton	9,426	9,738	312	3.3%	100%	0%	0%
15	Springville	32,856	33,040	184	0.6%	100%	0%	0%
16	Payson	19,711	19,888	177	0.9%	100%	0%	0%
17	Unincorporated County	4,706	4,865	159	3.4%	100%	0%	0%
18	Elk Ridge	3,345	3,449	104	3.1%	100%	0%	0%
19	Cedar Hills	10,178	10,237	59	0.6%	100%	0%	0%
20	Alpine	10,181	10,205	24	0.2%	100%	0%	0%
21	Benjamin	1,210	1,224	14	1.2%	100%	0%	0%
22	Lake Shore	848	860	12	1.4%	100%	0%	0%
23	Palmyra	500	510	10	2.0%	100%	0%	0%
24	Woodland Hills	1,348	1,356	8	0.6%	100%	0%	0%
25	West Mountain	1,170	1,177	7	0.6%	100%	0%	0%
26	Draper (Utah County portion)	2,427	2,431	4	0.2%	100%	0%	0%
27	Cedar Fort	368	368	0	0.0%	n/a	n/a	n/a
28	Elberta	260	260	0	0.0%	n/a	n/a	n/a
29	Fairfield	119	119	0	0.0%	n/a	n/a	n/a
30	Genola	1,388	1,388	0	0.0%	n/a	n/a	n/a
31	Goshen	921	921	0	0.0%	n/a	n/a	n/a
32	Spring Lake	469	469	0	0.0%	n/a	n/a	n/a
Utah County Total		586,415	606,850	20,435	3.5%	78%	20%	2%

Notes: Ranked by largest 2016-2017 population change. Percentages may not add to 100% due to rounding. County total may also differ from sum of places due to rounding. City results are built from Census 2010 blocks fitted to 2017 Census Bureau city boundaries. The Utah County portion of Bluffdale is not listed. The area is estimated to have no population.

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 9, Total Population and Change in Salt Lake County Census Tracts, 2016 to 2017

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1001	Salt Lake City	2,054	2,694	640	31.2%
1002	Salt Lake City	1,323	1,326	3	0.2%
1003.06	Salt Lake City	5,494	5,494	0	0.0%
1003.07	Salt Lake City	5,227	5,227	0	0.0%
1003.08	Salt Lake City	4,222	4,222	0	0.0%
1005	Salt Lake City	6,379	6,379	0	0.0%
1006	Salt Lake City	6,570	6,576	6	0.1%
1007	Salt Lake City	2,708	2,710	2	0.1%
1008	Salt Lake City	2,684	2,693	9	0.3%
1010	Salt Lake City	2,966	2,964	-2	-0.1%
1011.01	Salt Lake City	1,971	1,971	0	0.0%
1011.02	Salt Lake City	3,422	3,422	0	0.0%
1012	Salt Lake City	3,884	3,884	0	0.0%
1014	Salt Lake City	5,623	6,028	405	7.2%
1015	Salt Lake City	3,214	3,214	0	0.0%
1016	Salt Lake City	3,628	3,628	0	0.0%
1017	Salt Lake City	3,538	3,538	0	0.0%
1018	Salt Lake City	3,098	3,216	118	3.8%
1019	Salt Lake City	3,156	3,156	0	0.0%
1020	Salt Lake City	2,969	3,024	55	1.9%
1021	Salt Lake City	2,306	2,411	105	4.6%
1023	Salt Lake City	2,979	2,979	0	0.0%
1025	Salt Lake City	4,212	4,776	564	13.4%
1026	Salt Lake City	4,480	4,480	0	0.0%
1027.01	Salt Lake City	5,109	5,109	0	0.0%
1027.02	Salt Lake City	3,875	3,875	0	0.0%
1028.01	Salt Lake City	6,113	6,113	0	0.0%
1028.02	Salt Lake City	5,063	5,063	0	0.0%
1029	Salt Lake City	5,487	5,490	3	0.1%
1030	Salt Lake City	3,089	3,091	2	0.1%
1031	Salt Lake City	4,174	4,174	0	0.0%
1032	Salt Lake City	4,543	4,543	0	0.0%
1033	Salt Lake City	4,614	4,687	73	1.6%
1034	Salt Lake City	4,085	4,085	0	0.0%
1035	Salt Lake City	4,060	4,062	2	0.0%
1036	Salt Lake City	2,683	2,686	3	0.1%
1037	Salt Lake City	2,598	2,600	2	0.1%
1038	Salt Lake City	2,461	2,461	0	0.0%
1039	Salt Lake City	3,794	3,796	2	0.1%
1040	Salt Lake City	3,283	3,283	0	0.0%
1041	Salt Lake City	2,990	2,996	6	0.2%
1042	Salt Lake City	6,402	6,711	309	4.8%
1043	Salt Lake City	2,823	2,823	0	0.0%
1044	Salt Lake City	2,034	2,037	3	0.1%
1047	Salt Lake City	4,783	4,783	0	0.0%
1048	Salt Lake City	5,097	5,097	0	0.0%
1049	Salt Lake City	3,168	3,170	2	0.1%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1101.02	east bench/Big and Little Cottonwood	4,537	4,553	16	0.4%
1101.03	Emigration Canyon/Mill-creek/Parley's Canyon	3,680	3,702	22	0.6%
1101.04	Holladay/mountainous	5,349	5,371	22	0.4%
1102	Millcreek	5,124	5,141	17	0.3%
1103	Millcreek	5,502	5,513	11	0.2%
1104.01	Millcreek	3,493	3,518	25	0.7%
1104.02	Millcreek	3,717	3,737	20	0.5%
1105	Millcreek	6,302	6,332	30	0.5%
1106	Holladay	5,432	5,443	11	0.2%
1107.01	Millcreek	3,681	3,686	5	0.1%
1107.02	Holladay	5,000	5,019	19	0.4%
1108	Holladay	5,467	5,499	32	0.6%
1109	Holladay	4,666	4,690	24	0.5%
1110.01	Holladay	4,606	4,655	49	1.1%
1110.02	Cottonwood Heights	5,659	5,659	0	0.0%
1111.01	Murray	6,403	6,406	3	0.0%
1111.02	Holladay	6,262	6,273	11	0.2%
1111.03	Murray	6,029	6,075	46	0.8%
1112.01	Cottonwood Heights	2,761	2,761	0	0.0%
1112.02	Cottonwood Heights	4,687	4,687	0	0.0%
1113.02	Cottonwood Heights	5,979	5,979	0	0.0%
1113.04	Cottonwood Heights	3,676	3,676	0	0.0%
1113.05	Cottonwood Heights	3,872	3,872	0	0.0%
1113.06	Cottonwood Heights	2,536	2,539	3	0.1%
1114	South Salt Lake	6,564	6,564	0	0.0%
1115	South Salt Lake	2,066	2,066	0	0.0%
1116	South Salt Lake	8,153	9,076	923	11.3%
1117.01	South Salt Lake	5,547	5,547	0	0.0%
1117.02	South Salt Lake	4,366	4,366	0	0.0%
1118.01	Millcreek	5,434	5,472	38	0.7%
1118.02	Salt Lake City/Millcreek	2,931	3,010	79	2.7%
1119.03	Millcreek	3,983	4,008	25	0.6%
1119.04	Millcreek	3,535	3,541	6	0.2%
1119.05	Millcreek	3,609	3,609	0	0.0%
1119.06	Millcreek	4,268	4,268	0	0.0%
1120.01	Murray	3,400	3,402	2	0.1%
1120.02	Murray	4,607	4,618	11	0.2%
1121	Murray	9,809	9,832	23	0.2%
1122.01	Murray	5,258	5,258	0	0.0%
1122.02	Murray	3,922	3,924	2	0.1%
1123.01	Murray	3,859	3,861	2	0.1%
1123.02	Murray	3,576	3,576	0	0.0%
1124.02	Midvale	6,513	6,532	19	0.3%
1124.03	Midvale	9,203	9,220	17	0.2%
1124.04	Midvale	3,908	4,098	190	4.9%
1125.01	Midvale	3,749	3,749	0	0.0%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1125.02	Midvale	6,186	6,192	6	0.1%
1125.03	Midvale	4,734	4,734	0	0.0%
1126.04	Sandy/White City	5,101	5,101	0	0.0%
1126.05	Sandy	7,931	9,222	1,291	16.3%
1126.08	Sandy	5,301	5,301	0	0.0%
1126.09	Sandy	5,563	5,566	3	0.1%
1126.10	Sandy	5,355	5,357	2	0.0%
1126.11	Sandy	6,751	6,751	0	0.0%
1126.12	Sandy	5,005	5,005	0	0.0%
1126.13	Sandy	4,915	4,918	3	0.1%
1126.14	Cottonwood Heights/Sandy	3,392	3,395	3	0.1%
1126.15	Sandy	2,419	2,419	0	0.0%
1126.16	Sandy	4,559	4,559	0	0.0%
1126.17	Sandy	3,558	3,561	3	0.1%
1126.18	Cottonwood Heights	3,304	3,304	0	0.0%
1126.19	Sandy	3,119	3,119	0	0.0%
1127	Sandy	5,896	5,896	0	0.0%
1128.04	Sandy	5,619	5,619	0	0.0%
1128.05	Sandy	5,343	5,343	0	0.0%
1128.10	Bluffdale	10,723	12,576	1,853	17.3%
1128.12	Sandy/White City	5,676	5,676	0	0.0%
1128.13	Sandy	5,543	5,543	0	0.0%
1128.14	Sandy	4,974	4,987	13	0.3%
1128.15	Sandy/Draper	5,169	5,172	3	0.1%
1128.16	Draper	6,311	6,318	7	0.1%
1128.17	Draper	8,483	9,062	579	6.8%
1128.18	Draper	3,089	3,126	37	1.2%
1128.19	Draper	7,924	7,927	3	0.0%
1128.20	Draper	8,045	8,080	35	0.4%
1128.21	Draper	6,459	6,473	14	0.2%
1128.22	Sandy	5,005	5,005	0	0.0%
1128.23	Draper	5,746	6,300	554	9.6%
1129.04	Taylorsville/West Jordan	6,734	6,734	0	0.0%
1129.05	Taylorsville/West Jordan	5,536	5,543	7	0.1%
1129.07	West Jordan	4,648	4,648	0	0.0%
1129.12	West Jordan	2,773	2,773	0	0.0%
1129.13	West Jordan	5,190	5,200	10	0.2%
1129.14	West Jordan	6,501	6,501	0	0.0%
1129.16	West Jordan	4,789	4,789	0	0.0%
1129.17	West Jordan	3,915	3,959	44	1.1%
1129.18	West Jordan	5,322	5,341	19	0.4%
1129.20	West Jordan	4,817	4,922	105	2.2%
1129.21	West Jordan	3,573	4,278	705	19.7%
1130.07	South Jordan	5,062	5,100	38	0.8%
1130.08	South Jordan	6,400	6,431	31	0.5%
1130.10	South Jordan	7,340	7,694	354	4.8%
1130.11	South Jordan	6,499	6,568	69	1.1%
1130.12	South Jordan	5,604	5,729	125	2.2%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1130.13	Riverton	5,346	5,471	125	2.3%
1130.14	Riverton	4,698	4,857	159	3.4%
1130.16	Riverton	6,846	6,958	112	1.6%
1130.17	Riverton	7,577	7,696	119	1.6%
1130.19	South Jordan	9,801	10,195	394	4.0%
1130.20	South Jordan	19,096	19,896	800	4.2%
1131.01	West Jordan	7,169	7,173	4	0.1%
1131.02	West Jordan	4,036	4,024	-12	-0.3%
1131.05	Copperton/Herriman/ west bench	5,565	5,892	327	5.9%
1131.07	Herriman	27,862	29,975	2,113	7.6%
1131.08	West Jordan	4,444	4,444	0	0.0%
1133.05	West Valley City	8,224	8,237	13	0.2%
1133.06	West Valley City	6,106	6,106	0	0.0%
1133.07	West Valley City	7,049	7,049	0	0.0%
1133.08	West Valley City	5,085	5,085	0	0.0%
1133.09	West Valley City	4,931	4,949	18	0.4%
1133.10	West Valley City	3,679	3,685	6	0.2%
1134.06	West Valley City	6,750	6,750	0	0.0%
1134.07	West Valley City	12,413	12,509	96	0.8%
1134.08	West Valley City	6,688	6,793	105	1.6%
1134.09	West Valley City	5,424	5,435	11	0.2%
1134.10	West Valley City	6,571	6,571	0	0.0%
1134.11	West Valley City	2,696	2,696	0	0.0%
1134.12	West Valley City	2,885	2,885	0	0.0%
1134.13	West Valley City	5,689	5,689	0	0.0%
1135.05	West Valley City	6,799	6,799	0	0.0%
1135.09	West Valley City	6,615	6,679	64	1.0%
1135.10	Taylorsville	3,764	3,764	0	0.0%
1135.11	Taylorsville	3,675	3,675	0	0.0%
1135.12	Taylorsville	3,510	3,510	0	0.0%
1135.13	Taylorsville	6,352	6,413	61	1.0%
1135.14	Taylorsville	5,837	5,837	0	0.0%
1135.15	Taylorsville	5,857	5,865	8	0.1%
1135.20	West Valley City	3,986	3,986	0	0.0%
1135.21	Taylorsville	6,509	6,509	0	0.0%
1135.22	Taylorsville	3,296	3,299	3	0.1%
1135.23	Taylorsville	6,255	6,255	0	0.0%
1135.25	West Valley City	8,355	8,401	46	0.6%
1135.26	West Valley City	5,699	5,740	41	0.7%
1135.27	West Jordan	4,566	4,566	0	0.0%
1135.28	West Jordan	5,320	5,320	0	0.0%
1135.32	Taylorsville	3,251	3,251	0	0.0%
1135.33	Taylorsville	4,852	4,901	49	1.0%
1135.34	West Valley City/ West Jordan	7,550	7,550	0	0.0%
1135.35	West Jordan	7,376	7,825	449	6.1%
1135.36	West Valley City	4,205	4,233	28	0.7%
1135.37	West Valley City	3,589	3,589	0	0.0%
1135.38	West Valley City	3,285	3,289	4	0.1%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1135.39	West Valley City	4,817	4,859	42	0.9%
1136	Kearns	5,291	5,297	6	0.1%
1137.01	Kearns	4,074	4,074	0	0.0%
1137.02	Kearns	2,756	2,770	14	0.5%
1138.01	Kearns	5,813	5,813	0	0.0%
1138.02	Kearns	4,008	4,008	0	0.0%
1138.03	Kearns/West Valley City	8,675	8,675	0	0.0%
1139.03	Magna	5,065	5,121	56	1.1%
1139.04	Magna	5,664	5,670	6	0.1%
1139.05	Magna	7,429	7,448	19	0.3%
1139.06	Salt Lake City	4,408	4,814	406	9.2%
1139.07	Magna/west bench	7,774	7,892	118	1.5%
1140	Salt Lake City	1,974	2,136	162	8.2%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1141	Salt Lake City	3,423	3,426	3	0.1%
1142	West Jordan	4,795	4,852	57	1.2%
1143	West Jordan	18,445	19,011	566	3.1%
1145	West Valley City/Salt Lake City	7,875	7,963	88	1.1%
1146	Riverton	7,149	7,287	138	1.9%
1147	Salt Lake City	4,720	4,720	0	0.0%
1148	Salt Lake City	3,589	3,594	5	0.1%
1151.06	Herriman	13,485	15,187	1,702	12.6%
1152.09	South Jordan/West Jordan	10,863	12,252	1,389	12.8%
9800	Salt Lake City	0	0	0	0.0%

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Table 10, Total Population and Change in Utah County Census Tracts, 2016 to 2017

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
1.02	Lehi	4,688	4,735	47	1.0%
1.03	Lehi	4,190	4,215	25	0.6%
1.04	Lehi	3,247	3,263	16	0.5%
1.05	Lehi	4,244	4,260	16	0.4%
2.03	American Fork	4,708	4,816	108	2.3%
2.04	American Fork	6,002	6,197	195	3.2%
2.05	American Fork	3,967	3,980	13	0.3%
2.06	American Fork	3,618	3,646	28	0.8%
4	American Fork	3,660	3,950	290	7.9%
5.04	Pleasant Grove	4,240	4,254	14	0.3%
5.05	Pleasant Grove	3,113	3,141	28	0.9%
5.06	Pleasant Grove	3,961	4,051	90	2.3%
5.07	Pleasant Grove	2,327	2,327	0	0.0%
5.08	Pleasant Grove	5,197	5,759	562	10.8%
5.09	Pleasant Grove	8,521	8,640	119	1.4%
6.01	Lindon	3,731	4,091	360	9.6%
6.03	Lindon	4,197	4,248	51	1.2%
6.04	Lindon	3,271	3,313	42	1.3%
7.03	Orem	5,380	5,384	4	0.1%
7.06	Orem	6,755	6,755	0	0.0%
7.07	Orem	3,733	3,741	8	0.2%
7.08	Orem	3,023	3,043	20	0.7%
7.09	Orem	3,170	3,174	4	0.1%
7.10	Orem	3,082	3,082	0	0.0%
7.11	Orem	2,443	2,447	4	0.2%
8.01	Orem	5,671	5,674	3	0.1%
8.02	Orem	5,826	6,098	272	4.7%
9.01	Orem	5,673	5,686	13	0.2%
9.03	Orem	3,586	3,622	36	1.0%
9.04	Orem	3,099	3,109	10	0.3%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
10.01	Orem	4,104	4,107	3	0.1%
10.02	Orem	2,654	2,658	4	0.2%
11.03	Orem	2,696	2,696	0	0.0%
11.05	Orem	3,587	3,591	4	0.1%
11.06	Orem	2,963	2,969	6	0.2%
11.07	Orem	3,949	4,364	415	10.5%
11.08	Orem	3,244	3,470	226	7.0%
12.01	Orem	4,380	4,417	37	0.8%
12.02	Orem	5,462	5,465	3	0.1%
13	Orem	4,437	4,814	377	8.5%
14.01	Provo	3,845	3,848	3	0.1%
14.02	Provo	6,693	6,693	0	0.0%
15.01	Provo	4,316	4,380	64	1.5%
15.03	Provo	3,739	3,756	17	0.5%
15.04	Provo	4,666	4,672	6	0.1%
16.01	Provo	5,470	5,459	-11	-0.2%
16.02	Provo	4,580	4,811	231	5.0%
16.03	Provo	4,292	4,783	491	11.4%
17.01	Provo	3,663	3,670	7	0.2%
17.02	Provo	4,657	4,680	23	0.5%
18.01	Provo	6,245	6,517	272	4.4%
18.02	Provo	6,787	6,787	0	0.0%
18.03	Provo	2,180	2,180	0	0.0%
19	Provo	4,318	4,318	0	0.0%
20	Provo	6,288	6,309	21	0.3%
21.01	Provo	4,171	4,175	4	0.1%
21.02	Provo	3,003	3,007	4	0.1%
22.01	Vineyard/Orem	10,463	13,712	3,249	31.1%
22.04	Provo	3,935	4,068	133	3.4%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
22.05	Provo	4,198	4,214	16	0.4%
22.06	Provo	3,511	3,511	0	0.0%
22.07	Provo	3,720	3,884	164	4.4%
23	Provo	3,653	3,845	192	5.3%
24	Provo	1,673	2,097	424	25.3%
25	Provo	4,303	4,306	3	0.1%
27.01	Provo	3,208	3,219	11	0.3%
27.02	Provo	4,716	4,837	121	2.6%
28.01	Provo	3,634	3,637	3	0.1%
28.02	Provo/Springville	1,452	1,452	0	0.0%
29.01	Springville	6,674	6,735	61	0.9%
29.02	Springville	3,630	3,636	6	0.2%
30.01	Springville	4,295	4,313	18	0.4%
30.02	Springville	2,263	2,263	0	0.0%
31.03	Springville	2,802	2,813	11	0.4%
31.04	Springville	4,115	4,135	20	0.5%
31.05	Springville	3,776	3,776	0	0.0%
31.06	Springville	2,783	2,783	0	0.0%
32.01	Spanish Fork	2,616	2,616	0	0.0%
32.03	Spanish Fork	4,250	4,300	50	1.2%
32.04	Spanish Fork	2,743	2,743	0	0.0%
32.05	Spanish Fork	4,317	4,321	4	0.1%
33	Spanish Fork	6,460	6,567	107	1.7%
34.01	Payson	3,745	3,769	24	0.6%
34.02	Payson	6,229	6,259	30	0.5%
34.03	Payson	5,242	5,242	0	0.0%
101.03	Eagle Mountain	8,131	8,811	680	8.4%
101.04	Eagle Mountain	9,145	9,827	682	7.5%
101.05	Eagle Mountain	9,943	10,921	978	9.8%
101.06	Saratoga Springs	5,730	6,982	1,252	21.8%
101.07	Cedar Fort/Fairfield/unincorporated	3,337	3,893	556	16.7%
101.08	Lehi	8,144	8,292	148	1.8%
101.09	Saratoga Springs	10,705	11,455	750	7.0%
101.10	Lehi	2,348	2,910	562	23.9%
101.11	Lehi	8,553	8,672	119	1.4%
101.12	Lehi/American Fork	6,924	7,424	500	7.2%
101.13	Saratoga Springs/Utah Lake	7,788	8,718	930	11.9%
102.08	Alpine	4,201	4,242	41	1.0%

Census Tract Name	Tract Area Description	July 1, 2016 Pop.	July 1, 2017 Pop.	Change	Change (%)
102.09	Alpine	5,858	5,883	25	0.4%
102.10	Cedar Hills/Pleasant Grove	6,285	6,319	34	0.5%
102.11	Alpine	3,545	3,568	23	0.6%
102.12	Lehi	8,870	9,483	613	6.9%
102.13	Pleasant Grove	3,020	3,043	23	0.8%
102.14	Lehi	7,859	8,206	347	4.4%
102.15	Pleasant Grove	7,802	7,858	56	0.7%
102.16	Lehi	3,434	3,479	45	1.3%
102.17	Highland/Draper	5,348	5,666	318	5.9%
102.18	Highland	6,008	6,072	64	1.1%
102.19	Highland	5,649	5,727	78	1.4%
102.20	Cedar Hills/Highland	6,200	6,249	49	0.8%
103.03	Mapleton	4,674	4,775	101	2.2%
103.04	Spanish Fork	8,766	9,554	788	9.0%
103.05	Mapleton	3,360	3,491	131	3.9%
104.04	Spanish Fork	4,992	5,050	58	1.2%
104.05	Spanish Fork	4,262	4,262	0	0.0%
104.06	Spanish Fork/Salem	2,670	2,833	163	6.1%
104.07	Salem	2,606	2,648	42	1.6%
104.08	Salem	4,209	4,427	218	5.2%
104.09	Santaquin	3,079	3,148	69	2.2%
104.10	Spring Lake	3,879	4,000	121	3.1%
104.11	Salem/Elk Ridge/Woodland Hills	5,748	5,971	223	3.9%
105.03	Spanish Fork/Springville/Lake Shore	4,223	4,058	-165	-3.9%
105.04	Payson/Benjamin/West Mountain	3,409	3,426	17	0.5%
105.05	Santaquin	4,385	4,498	113	2.6%
105.06	Santaquin	1,926	1,979	53	2.8%
106	Genola/Santaquin/unincorporated	4,098	4,388	290	7.1%
107	American Fork	5,065	5,154	89	1.8%
109	Unincorporated Utah County/mountainous	1,118	1,140	22	2.0%
9801	Unincorporated Utah County	0	0	0	0.0%

Source: Kem C. Gardner Policy Institute, David Eccles School of Business, University of Utah

Endnotes

- 1 David A. Swanson and Jeff Tayman, *Subnational Population Estimates* (New York: Springer, 2012), 137-163.
- 2 Visualizations and downloadable datasets for these estimates are also available with this release on our website: gardner.utah.edu
- 3 The “Comparison to Alternative Estimates” section of this brief compares county estimates to published county estimates from other sources.
- 4 College housing facilities house students in a group living arrangement and must be owned, leased, or managed by a college or university according to Census 2010 rules. In the 2010 Census, there were 8,564 people in college housing in Utah County, compared to 2,112 in Salt Lake County. Within Utah County, 85 percent of those in college housing in Utah County live in Provo, home to Brigham Young University. The remaining college housing population lives in Orem, where Utah Valley University is located (U.S. Census Bureau, 2010 Census Summary File 1).
- 5 4th West, Liberty Crest, and Downtown 360 were estimated to have half of their units available for the July 1, 2017 estimates; the remaining units will bring population for next year’s 2018 estimates.
- 6 The Utah Population Committee (UPC) is convened by the Kem C. Gardner Policy Institute. While these subcounty estimates are a branch of UPC research, here we compare to the UPC county-level results, which are produced annually using a methodology that is distinct from the methodology used to produce these tract-level results. In the future 2010-2018 subcounty estimates release, we plan to harmonize subcounty estimates with the UPC county estimates so that the subcounty estimates equal UPC county estimates when aggregated.
- 7 Census Bureau annual city and town estimates are available here: <https://www.census.gov/data/datasets/2017/demo/popest/total-cities-and-towns.html>
- 8 The Utah AGRC is the Utah Automated Geographic Reference Center. <https://gis.utah.gov/data/address-geocoders-locators/>
- 9 Building Permit Survey: <https://www.census.gov/construction/bps/Ivory-Boyer-Construction-Database>: <http://gardner.utah.edu/economics/ivory-boyer-construction-database/>
- 10 Persons per household values are household populations divided by occupied housing units. For example, renter persons per household is the total population in renter-occupied households divided by the total number of renter-occupied households.
- 11 Annual populations at the Salt Lake County Jail vary, but do not indicate a sustained increase or decrease compared to the 2010 Census. The 2017 population is only 10 people higher than the jail population inferred from Census 2010 block data.
- 12 The population in college housing in Orem, home of Utah Valley University, was 1,266 in the 2010 Census. Several UVU students live in neighboring Provo, which has a much larger population in college housing: 7,298 people in the 2010 Census (U.S. Census Bureau, 2010 Census Summary File 1).
- 13 Emily Harris, “State and County Population Estimates for Utah: 2017”, Kem C. Gardner Policy Institute, available at gardner.utah.edu.

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