

# Ivory-Boyer CONSTRUCTION REPORT

The value of all permit authorized construction in Utah during the first quarter of 2018 was \$2 billion. This is a 7.5 percent increase from first quarter 2017. This rise was led by an increase in residential construction which represented 64 percent of total construction value this quarter. Overall, construction values rose after two consecutive quarterly declines in 2017 (Figure 1).

### Summary of Utah's first quarter, permit authorized construction activity:

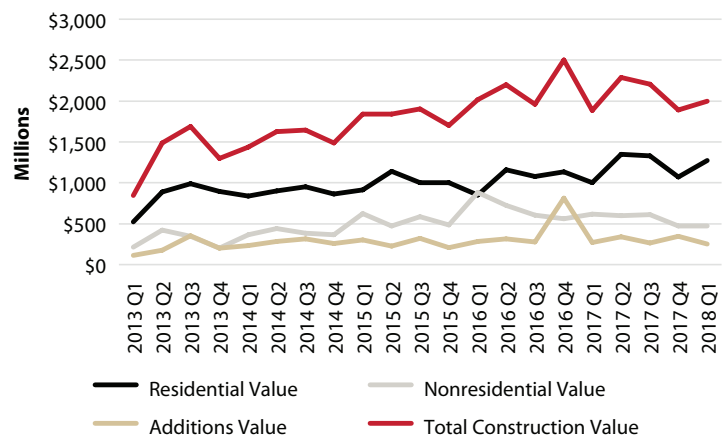
- \$2 billion in total construction value, a 7.5 percent increase from first quarter 2017.
- \$1.27 billion in residential construction value, a 29 percent increase from first quarter 2017.
- \$472.1 million in nonresidential construction value, a 22 percent decrease from first quarter 2017.
- 6,354 permits issued for dwelling units, an all-time high.
- 3,042 permits issued for single-family units, the most permits issued in the first quarter since 2007.
- 1,227 permits issued for condo/townhome units, the fourth straight quarter over 1,000 units.
- 1,853 permits issued for apartments, a 23 percent increase from first quarter 2017.
- \$254.1 million in additions, alterations, and repairs, a four percent decrease from first quarter 2017.

Washington and Wasatch counties eclipsed \$100 million to join Salt Lake, Utah, and Davis as the top five counties for new construction (Table 1). These five counties were responsible for 86 percent of Utah's construction value in the first quarter. Three cities also had over \$100 million in construction: Salt Lake City, Lehi, and St. George (Table 2). St. George alone accounted for over half of Washington County's total value.

### Nonresidential Construction

The value of Utah's first quarter nonresidential construction was \$472 million, a 22 percent decrease from first quarter 2017 (Figure 2). Much of this decline can be attributed to a \$115 million permit for a parking garage for the Salt Lake City International

**Figure 1**  
**Quarterly Value of Permit Authorized Construction in Utah**  
 (2018 dollars)



Source: Ivory-Boyer Construction Database

**Table 1**  
**Top Five Counties Ranked by Value of Permit Authorized Construction in First Quarter 2018**  
 (Million dollars)

County	Value
Salt Lake	\$739.4
Utah	\$515.8
Washington	\$222.3
Davis	\$148.4
Wasatch	\$101.2

Source: Ivory-Boyer Construction Database

Airport in 2017. Without the airport permit, total nonresidential construction only decreased four percent statewide (and 11 percent in Salt Lake City). Despite this decline, 2018 follows three of the strongest first quarters in history, and is the fifth highest first quarter since 1994.

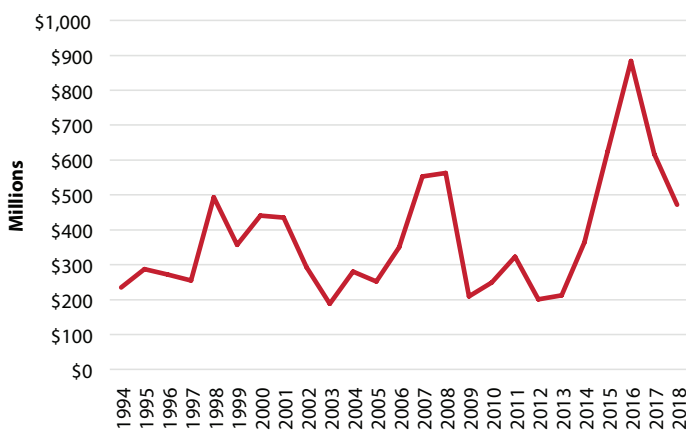
**Table 2**  
**Top Five Cities Ranked by Value of Permit Authorized Construction in First Quarter 2018**

(Million dollars)

City	Value
Salt Lake City	\$157.2
Lehi	\$132.1
St. George	\$122.3
South Jordan	\$89.2
Heber	\$80.3

Source: Ivory-Boyer Construction Database

**Figure 2**  
**Value of First Quarter Nonresidential Construction in Utah**  
 (2018 dollars)



Source: Ivory-Boyer Construction Database

Continuing the trend, Salt Lake and Utah counties accounted for a majority of nonresidential construction growth. Seventy percent of nonresidential construction occurred in these two counties (Table 3).

Office and industrial buildings had the highest permit values of nonresidential construction this quarter totaling \$101.3 million and \$92.9 billion, respectively (Table 4). Office construction was up eight percent from the previous year however, despite the large share of construction value in the first quarter of 2018, industrial and warehouses experienced a 44 percent decline from first quarter 2017. This is due in part to a \$69 million permit for an industrial building for Ebay, Inc in March 2017. Without the Ebay, Inc. permit, industrial building permit value experienced only a five percent decline from first quarter 2017. St. George was the only city outside of Salt Lake and Utah counties to reach the top five cities for nonresidential construction this quarter (Table 5).

**Table 3**  
**Top Five Counties Ranked by Value of Nonresidential Construction in First Quarter 2018**

(Million dollars)

County	Value
Salt Lake	\$201.5
Utah	\$126.9
Washington	\$48.2
Davis	\$30.7
Weber	\$26.6

Source: Ivory-Boyer Construction Database

**Table 4**  
**Nonresidential Buildings Ranked by Value of Construction in First Quarter 2018**

(Million dollars)

Building Type	Value
Office, Bank, Professional Building	\$101.3
Industrial, Warehouse, Manufacturing Building	\$92.9
Structures Other Than Buildings	\$47.7
Retail, Mercantile, Restaurant Buildings	\$44.0
Hotels & Motels	\$32.6

Source: Ivory-Boyer Construction Database

**Table 5**  
**Top Five Cities Ranked by Value of Nonresidential Construction in First Quarter 2018**

(Million dollars)

City	Value
Salt Lake City	\$60.4
Pleasant Grove	\$49.2
West Valley City	\$43.4
Lehi	\$40.7
St. George	\$38.3

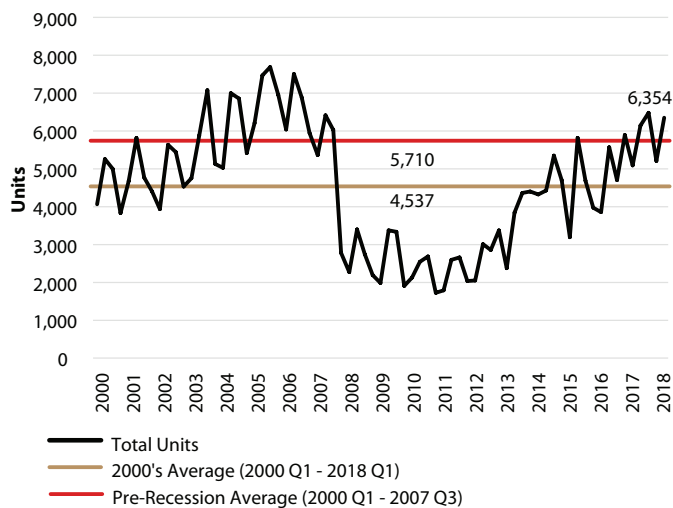
Source: Ivory-Boyer Construction Database

**Residential Construction**

Residential construction remained strong in the first quarter of 2018. There were 6,354 units permitted, nearly 2,000 units above the quarterly average since 2000. This is the second highest quarter since 2007. Permits for this quarter were 11 percent higher than the 2000-2007 average and 40 percent higher than the 2000-2018 average (Figure 3).

Continuing the recent trend, Utah experienced an increase in single-family homes, up nearly 2,000 from the decade low in 2010. St. George led the state in number of permits issued for single-family units, with neighboring Washington ranking fourth (Table 6).

**Figure 3**  
Permitted Dwelling Units by Quarter



Source: Ivory-Boyer Construction Database

**Table 6**  
Top Five Cities Ranked by Number of Single-Family Units in First Quarter 2018

City	Units
St. George	226
Lehi	207
South Jordan	166
Washington	165
Herriman	145

Source: Ivory-Boyer Construction Database

However, similar to 2017, this quarter saw more multifamily units permitted than single-family units (Table 7). While single-family home construction has doubled since first quarter 2010, multifamily construction has experienced a high level of activity since 2014.

For the fourth straight quarter more than 1,000 condo/townhome permits were issued, 985 (80 percent) were issued in Salt Lake and Utah counties (Table 8). Lehi led the cities in the state with 209 condo/townhome units, with Herriman (185) and South Jordan (133) rounding out the top three (Table 9).

First quarter apartment construction set a new record, with 1,853 new units. An increase of 349 units from the first quarter of 2017. A majority (70 percent) of these units were permitted in Salt Lake County, led by Millcreek which issued permits for 378 units (Table 10).

Despite the increase in number of multifamily units, 69 percent of the first quarter of 2018 residential value was attributable to new single-family home construction (Table 11). In 2018, single-family permits totaled \$871 million, a 32 percent increase over first quarter 2017.

**Table 7**  
First Quarter New Residential Construction

	Single-Family Detached Units	Multifamily Units	All Other Units*	Percent Single-Family
2010	1,528	562	37	71.84%
2011	1,051	711	30	58.65%
2012	1,329	692	25	64.96%
2013	1,730	629	21	72.69%
2014	1,978	2,307	36	45.78%
2015	2,149	1,000	46	67.26%
2016	2,346	1,400	109	60.86%
2017	2,444	2,436	212	48.00%
2018	3,042	3,146	166	47.88%

Source: Ivory-Boyer Construction Database

\*Multifamily Units includes: Condo/Townhomes, Duplexes, and apartments.

\*\*All Other Units includes: Group quarters, mobile/manufactured homes, cabins, casitas, etc.

**Table 8**  
Top Five Counties Ranked by Number of Condo/Townhome Units in First Quarter 2018

County	Units
Salt Lake	532
Utah	453
Washington	84
Davis	48
Wasatch	39

Source: Ivory-Boyer Construction Database

**Table 9**  
Top Five Cities Ranked by Number of Condo/Townhome Units in First Quarter 2018

City	Units
Lehi	209
Herriman	185
South Jordan	133
Orem	83
Sandy	61

Source: Ivory-Boyer Construction Database

**Table 10**  
Top Five Cities Ranked by Number of Apartment Units in First Quarter 2018

City	Units
Millcreek	378
Bluffdale	337
Salt Lake City	239
South Ogden	168
Murray	165

Source: Ivory-Boyer Construction Database

**Table 11**  
**First Quarter Value of Residential Construction Types**  
(Million 2018 dollars)

Year	Single-Family Detached	Multifamily	All Other
2014	\$524.4	\$308.6	\$1.5
2015	\$766.5	\$143.9	\$2.3
2016	\$640.8	\$209.9	\$12.0
2017	\$670.3	\$325.0	\$13.8
2018	\$871.1	\$393.9	\$13.6
2017-18 % Change	30.1%	21.2%	-1.3%

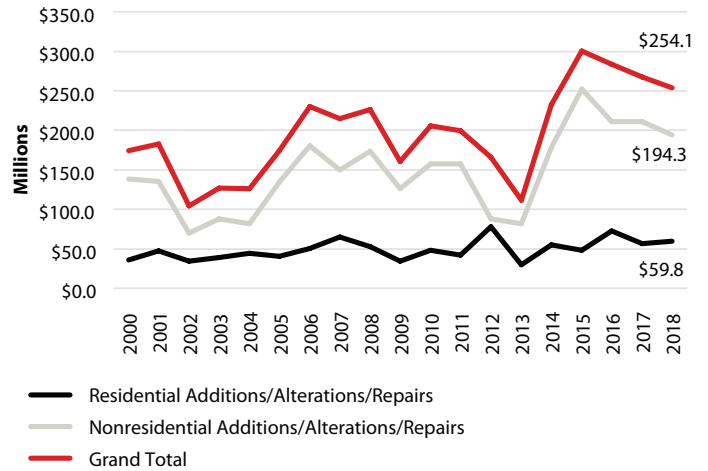
Source: Ivory-Boyer Construction Database

**Additions, Alterations, and Repairs**

The first quarter saw a five percent decline in permit value of additions, alterations, and repairs compared to 2017. This is due to a \$13 million decline in the nonresidential sector. As Figure 4 shows, the total value of additions, alterations, and repairs is driven by activity in the nonresidential sector. Since 2000, the inflation adjusted value of residential additions and alterations has remained relatively flat, while nonresidential additions, alterations, and repairs has remained stable.

See Tables 12 and 13 for construction data at state, county, and city level.

**Figure 4**  
**First Quarter Value of Additions, Alterations, and Repairs**  
(2018 dollars)



Source: Ivory-Boyer Construction Database

**Table 12**  
**Summary Table, First Quarter 2016-2018**

(Values in thousands of dollars)

January	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,013	1,149	1,960	70.6%	1,013	1,149	1,960	70.6%
Single Family	632	611	920	50.6%	632	611	920	50.6%
Multifamily	375	515	1,025	99.0%	375	515	1,025	99.0%
Condos/Townhome/Duplex	219	327	353	8.0%	219	327	353	8.0%
Apartments (3+ units)	156	188	634	237.2%	156	188	634	237.2%
Group Quarters	0	0	38	—	0	0	38	—
Mobile Homes/Manufactured/Cabins	6	23	15	-34.8%	6	23	15	-34.8%
Residential Valuation	\$209,832.1	\$223,736.0	\$420,090.3	87.8%	\$209,832.1	\$223,736.0	\$420,090.3	87.8%
Nonresidential Valuation	\$318,572.8	\$140,947.8	\$126,527.0	-10.2%	\$318,572.8	\$140,947.8	\$126,527.0	-10.2%
Additions, Alterations, and Repairs	\$82,719.1	\$46,346.7	\$90,414.1	95.1%	\$82,719.1	\$46,346.7	\$90,414.1	95.1%
Total Construction Value	\$611,123.9	\$411,030.4	\$637,031.5	55.0%	\$611,123.9	\$411,030.4	\$637,031.5	55.0%

February	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,207	1,412	1,638	16.0%	2,220	2,561	3,598	40.5%
Single Family	808	778	936	20.3%	1,440	1,389	1,856	33.6%
Multifamily	389	620	675	8.9%	764	1,135	1,700	49.8%
Condos/Townhome/Duplex	200	291	448	54.0%	419	618	801	29.6%
Apartments (3+ units)	143	193	160	-17.1%	299	381	794	108.4%
Group Quarters	46	136	67	-50.7%	46	136	105	-22.8%
Mobile Homes/Manufactured/Cabins	10	14	27	92.9%	16	37	42	13.5%
Residential Valuation	\$291,479.8	\$289,848.3	\$342,147.1	18.0%	\$501,311.9	\$513,584.3	\$762,237.5	48.4%
Nonresidential Valuation	\$182,438.3	\$96,080.9	\$166,203.0	73.0%	\$501,011.0	\$237,028.7	\$292,730.0	23.5%
Additions, Alterations, and Repairs	\$97,477.8	\$124,228.8	\$89,734.3	-27.8%	\$180,196.9	\$170,575.5	\$180,148.4	5.6%
Total Construction Value	\$571,395.9	\$510,158.0	\$598,084.4	17.2%	\$1,182,519.8	\$921,188.4	\$1,235,115.8	34.1%

March	Month			Percent Change 17-18	Year-to-date			Percent Change 17-18
	2016	2017	2018		2016	2017	2018	
Total New Dwelling Units	1,635	2,531	2,756	8.9%	3,855	5,092	6,354	24.8%
Single-Family	906	1,055	1,186	12.4%	2,346	2,444	3,042	24.5%
Multifamily	715	1,437	1,551	7.9%	1,479	2,572	3,251	26.4%
Condos/Twin Homes	287	314	492	56.7%	706	932	1,293	38.7%
Apartments (3+ units)	395	1,123	1,059	-5.7%	694	1,504	1,853	23.2%
Group Quarters	33	0	0	—	79	136	105	-22.8%
Mobile Homes/Manufactured/Cabins	14	39	19	-51.3%	30	76	61	-19.7%
Residential Valuation	\$320,910.1	\$472,755.6	\$508,827.8	7.6%	\$822,222.0	\$986,339.9	\$1,271,065.3	28.9%
Nonresidential Valuation	\$351,618.3	\$370,354.8	\$179,333.0	-51.6%	\$852,629.3	\$607,383.5	\$472,063.0	-22.3%
Additions, Alterations, and Repairs	\$93,191.9	\$93,383.5	\$73,921.8	-20.8%	\$273,388.8	\$263,959.0	\$254,070.2	-3.7%
Total Construction Value	\$765,720.2	\$936,493.9	\$762,082.6	-18.6%	\$1,948,240.0	\$1,857,682.4	\$1,997,198.4	7.5%

Source: Ivory-Boyer Construction Database

**Table 13**  
**First Quarter 2018 Permit Authorized Construction**

(Values in 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	\$17.1	\$19.8	\$0	\$36.9
Milford	0	\$0	\$20.0	\$7.3	\$4.6	\$31.8
Other Beaver Co	0	\$0	\$11,366.9	\$0	\$0	\$11,366.9
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$11,404.0</b>	<b>\$27.0</b>	<b>\$4.6</b>	<b>\$11,435.6</b>
<b>Percent Change</b>	<b>-100.0%</b>	<b>-100.0%</b>	<b>566.4%</b>	<b>-74.0%</b>	<b>-96.0%</b>	<b>191.2%</b>

**Box Elder County**

Brigham City	9	\$0	\$2,785.0	\$0	\$888.8	\$0
Corinne	1	\$0	\$173.8	\$0	\$0	\$0
Deweyville	1	\$0	\$250.0	\$0	\$5	\$0
Elwood	1	\$0	\$207.6	\$0	\$0	\$0
Garland	5	\$0	\$700.8	\$0	\$0	\$0
Howell	0	\$0	\$0	\$0	\$0	\$0
Mantua	3	\$0	\$1,100.2	\$0	\$16.0	\$0
Perry	7	\$0	\$1,468.3	\$0	\$15.0	\$0
Plymouth	0	\$0	\$0	\$0	\$0	\$0
Portage	0	\$0	\$0	\$0	\$0	\$0
Snowville	0	\$0	\$0	\$0	\$0	\$0
Tremonton	20	\$3,758.2	\$3,327.3	\$1,106.9	\$0	\$8,192.3
Willard	0	\$0	\$35.3	\$88.3	\$0	\$123.6
Other Box Elder Co	12	\$3,163.9	\$1,691.7	\$62.8	\$0	\$4,918.4
<b>Total</b>	<b>59</b>	<b>\$13,607.8</b>	<b>\$5,974.6</b>	<b>\$1,823.0</b>	<b>\$1,273.2</b>	<b>\$22,678.6</b>
<b>Percent Change</b>	<b>-31.4%</b>	<b>11.3%</b>	<b>145.6%</b>	<b>65.7%</b>	<b>184.0%</b>	<b>39.9%</b>

**Cache County**

Amalga	0	\$0	\$18.0	\$0	\$0	\$18.0
Clarkston	0	\$0	\$0	\$0	\$0	\$0
Cornish	0	\$0	\$0	\$0	\$0	\$0
Hyde Park	17	\$4,416.8	\$203.5	\$70.4	\$105.0	\$4,795.7
Hyrum	10	\$2,094.5	\$620.4	\$28.8	\$0	\$2,743.8
Lewiston	0	\$0	\$0	\$0	\$0	\$0
Logan	21	\$3,664.3	\$2,631.6	\$76.6	\$10,119.5	\$16,492.0
Mendon	0	\$0	\$18.0	\$0	\$0	\$18.0
Millville	1	\$510.9	\$0	\$0	\$0	\$510.9
Newton	0	\$0	\$25.0	\$0	\$0	\$25.0
Nibley	1	\$325.0	\$0	\$145.0	\$0	\$470.0
North Logan	23	\$2,665.6	\$0	\$85.7	\$0	\$2,751.2
Paradise	5	\$1,582.4	\$151.8	\$0	\$0	\$1,734.2
Providence	11	\$4,004.1	\$799.7	\$12.2	\$1.0	\$4,817.0
Richmond	3	\$518.4	\$9.3	\$0	\$0	\$527.7
River Heights	5	\$903.6	\$0	\$1	\$0	\$903.6
Smithfield	16	\$3,272.4	\$79.1	\$263.8	\$78.5	\$3,693.9
Trenton	1	\$199.5	\$0	\$0	\$0	\$199.5
Wellsville	4	\$1,085.8	\$26.5	\$8.0	\$0	\$1,120.3
Other Cache Co	6	\$2,010.1	\$291.9	\$35.5	\$0	\$2,337.4
<b>Total</b>	<b>124</b>	<b>\$27,253.4</b>	<b>\$4,874.7</b>	<b>\$726.0</b>	<b>\$10,304.0</b>	<b>\$43,158.2</b>
<b>Percent Change</b>	<b>-7.5%</b>	<b>12.9%</b>	<b>-49.4%</b>	<b>-15.8%</b>	<b>196.9%</b>	<b>13.2%</b>

**Table 13** (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>Carbon County</b>						
East Carbon	0	\$0	\$0	\$0	\$0	\$0
Helper	0	\$0	\$96.1	\$54.0	\$13.0	\$163.1
Price	0	\$0	\$82.3	\$140.8	\$345.8	\$568.8
Scofield	0	\$0	\$0	\$0	\$0	\$0
Sunnyside	0	\$0	\$0	\$0	\$0	\$0
Wellington	0	\$0	\$0	\$2.5	\$0	\$2.5
Other Carbon Co	1	\$293.3	\$54.4	\$135.8	\$136.5	\$620.1
<b>Total</b>	<b>1</b>	<b>\$293.3</b>	<b>\$232.8</b>	<b>\$333.1</b>	<b>\$495.3</b>	<b>\$1,354.5</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>-19.2%</b>	<b>-98.1%</b>	<b>-9.2%</b>	<b>8.2%</b>	<b>-90.1%</b>
<b>Daggett County</b>						
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>
<b>Davis County</b>						
Bountiful	68	\$9,094.8	\$4,216.4	\$691.7	\$2,560.0	\$16,562.8
Centerville	3	\$882.7	\$2,910.1	\$81.1	\$1,959.1	\$5,833.0
Clearfield	1	\$150.9	\$1,948.4	\$425.2	\$3,230.4	\$5,754.9
Clinton	35	\$8,348.1	\$1,362.0	\$569.1	\$1,339.9	\$11,619.1
Farmington	21	\$8,684.1	\$5,813.4	\$1,193.8	\$113.9	\$15,805.2
Fruit Heights	1	\$484.8	\$177.7	\$226.6	\$73.0	\$962.3
Kaysville	41	\$15,525.2	\$8,339.7	\$4,212.0	\$31.0	\$28,108.0
Layton	92	\$18,448.4	\$1,421.6	\$1,001.0	\$1,257.2	\$22,128.2
North Salt Lake	4	\$1,616.0	\$1,747.7	\$740.9	\$943.3	\$5,047.8
South Weber	23	\$6,472.0	\$193.7	\$5.9	\$0	\$6,671.6
Sunset	0	\$0	\$78.4	\$122.2	\$26.9	\$227.5
Syracuse	89	\$18,715.4	\$1,323.2	\$520.7	\$10.0	\$20,569.3
West Bountiful	3	\$640.0	\$133.5	\$8.0	\$0	\$781.5
West Point	30	\$4,862.0	\$826.0	\$168.0	\$0	\$5,856.0
Woods Cross	1	\$584.3	\$9.5	\$0	\$0	\$593.8
Other Davis Co	0	\$0	\$146.0	\$307.7	\$1,435.6	\$1,889.2
<b>Total</b>	<b>412</b>	<b>\$94,508.9</b>	<b>\$30,647.3</b>	<b>\$10,274.0</b>	<b>\$12,980.2</b>	<b>\$148,410.3</b>
<b>Percent Change</b>	<b>-39.3%</b>	<b>-8.6%</b>	<b>-36.5%</b>	<b>92.0%</b>	<b>71.7%</b>	<b>-9.8%</b>
<b>Duchesne County</b>						
Duchesne	0	\$0	\$0	\$0	\$0	\$0
Roosevelt	0	\$0	\$0	\$0	\$0	\$0
Other Duchesne Co	10	\$3,445.4	\$293.4	\$227.1	\$0	\$3,965.9
<b>Total</b>	<b>10</b>	<b>\$3,445.4</b>	<b>\$293.4</b>	<b>\$227.1</b>	<b>\$0</b>	<b>\$3,965.9</b>
<b>Percent Change</b>	<b>42.9%</b>	<b>95.8%</b>	<b>-49.1%</b>	<b>33.1%</b>	<b>0.0%</b>	<b>58.2%</b>
<b>Emery County</b>						
Castle Dale	1	\$322.9	\$17.0	\$0	\$0	\$339.9
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

**Table 13** (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)	
Ferron	2	\$209.4	\$20.0	\$0.0	\$21.9	\$251.3
Green River	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Huntington	2	\$456.3	\$82.5	\$0.0	\$50.0	\$588.8
Orangeville	0	\$0.0	\$0.0	\$16.0	\$0.0	\$16.0
Other Emery Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>5</b>	<b>\$988.6</b>	<b>\$119.5</b>	<b>\$16.0</b>	<b>\$71.9</b>	<b>\$1,196.0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>-0.7%</b>	<b>-81.3%</b>	<b>-92.8%</b>	<b>-83.0%</b>	<b>-47.5%</b>

**Garfield County**

Antimony	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Boulder	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Cannonville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Escalante	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hatch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Henrieville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Panguitch	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Tropic	1	\$14.0	\$0.0	\$0.0	\$0.0	\$14.0
Bryce Canyon City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Garfield Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>1</b>	<b>\$14.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$14.0</b>
<b>Percent Change</b>	<b>-50.0%</b>	<b>-97.9%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-98.6%</b>

**Grand County**

Moab	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Grand 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>-100.0%</b>	<b>-100.0%</b>	<b>-100.0%</b>	<b>-100.0%</b>	<b>-100.0%</b>	<b>-100.0%</b>

**Iron County**

Cedar City	134	\$20,354.0	\$387.5	\$348.6	\$2,746.0	\$23,836.1
Enoch	13	\$3,731.3	\$81.0	\$0.0	\$0.0	\$3,812.3
Paragonah	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Parowan	3	\$738.5	\$98.9	\$22.0	\$0.0	\$859.4
Other Iron Co	32	\$4,752.5	\$318.3	\$179.3	\$183.3	\$5,433.3
<b>Total</b>	<b>182</b>	<b>\$29,576.3</b>	<b>\$885.6</b>	<b>\$550.0</b>	<b>\$2,929.3</b>	<b>\$33,941.2</b>
<b>Percent Change</b>	<b>116.7%</b>	<b>70.5%</b>	<b>-62.4%</b>	<b>3.2%</b>	<b>244.7%</b>	<b>61.0%</b>

**Juab County**

Eureka	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Levan	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mona	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Nephi	10	\$2,676.8	\$62.8	\$95.2	\$0.0	\$2,834.8
Other Juab Co	1	\$370.8	\$190.7	\$0.0	\$0.0	\$561.5
<b>Total</b>	<b>11</b>	<b>\$3,047.6</b>	<b>\$253.4</b>	<b>\$95.2</b>	<b>\$0.0</b>	<b>\$3,396.2</b>
<b>Percent Change</b>	<b>175.0%</b>	<b>263.7%</b>	<b>176.6%</b>	<b>23,700.0%</b>	<b>-100.0%</b>	<b>183.0%</b>

**Kane County**

Glendale	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanab	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Orderville	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0



**Table 13** (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 Kane Co	14	\$3,485.8	\$143.5	\$59.6	\$0.0	\$3,688.9
<b>Total</b>	<b>14</b>	<b>\$3,485.8</b>	<b>\$143.5</b>	<b>\$59.6</b>	<b>\$0.0</b>	<b>\$3,688.9</b>
<b>Percent Change</b>	<b>16.7%</b>	<b>119.4%</b>	<b>173.5%</b>	<b>-16.3%</b>	<b>0.0%</b>	<b>115.4%</b>

**Millard County**

Delta	1	\$292.0	\$207.0	\$0.0	\$0.0	\$499.0
Fillmore	0	\$0.0	\$1,041.8	\$174.1	\$256.0	\$1,471.9
Hinckley	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Kanosh	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Lynndyl	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Oak City	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Millard Co	3	\$438.8	\$117.3	\$0.0	\$0.0	\$556.1
<b>Total</b>	<b>4</b>	<b>\$730.8</b>	<b>\$1,366.1</b>	<b>\$174.1</b>	<b>\$256.0</b>	<b>\$2,527.0</b>
<b>Percent Change</b>	<b>-20.0%</b>	<b>-23.3%</b>	<b>79.2%</b>	<b>30.7%</b>	<b>-39.9%</b>	<b>11.1%</b>

**Morgan County**

Morgan	2	\$698.4	\$0.0	\$109.2	\$0.0	\$807.6
Other Morgan Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>2</b>	<b>\$698.4</b>	<b>\$0.0</b>	<b>\$109.2</b>	<b>\$0.0</b>	<b>\$807.6</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1,694.8%</b>

**Piute County**

Kingston	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Other Piute 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>0.0%</b>	<b>0.0%</b>

**Rich County**

Garden City	2	\$734.0	\$0.0	\$0.0	\$0.0	\$734.0
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>2</b>	<b>\$734.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$734.0</b>
<b>Percent Change</b>	<b>100.0%</b>	<b>148.8%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>-100.0%</b>	<b>72.7%</b>

**Salt Lake County**

Alta	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Bluffdale	408	\$45,812.0	\$8,606.0	\$162.0	\$37.0	\$54,617.0
Draper	47	\$17,513.3	\$26,750.8	\$591.1	\$450.4	\$45,305.7
Midvale	55	\$8,759.5	\$22,005.4	\$676.8	\$1,189.9	\$32,631.6
Millcreek	393	\$38,532.2	\$5,086.2	\$2,002.4	\$2,191.4	\$47,812.3
Murray	187	\$34,020.9	\$3,233.0	\$364.3	\$2,069.3	\$39,687.6
Riverton	66	\$14,049.0	\$3,081.6	\$446.8	\$2,784.6	\$20,361.9
Salt Lake City	260	\$34,669.0	\$60,363.5	\$8,988.1	\$53,162.5	\$157,183.1
Sandy	66	\$10,976.9	\$969.0	\$800.1	\$24,450.4	\$37,196.4
South Jordan	366	\$72,807.0	\$10,528.0	\$591.0	\$5,311.0	\$89,237.0
South Salt Lake	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
West Jordan	212	\$42,712.0	\$6,827.8	\$834.8	\$780.1	\$51,154.7
West Valley City	50	\$13,276.9	\$43,424.4	\$860.7	\$7,480.9	\$65,042.9
Taylorsville	21	\$3,823.6	\$514.1	\$918.0	\$1,873.7	\$7,129.5
Herriman	370	\$68,847.0	\$7,967.4	\$705.4	\$272.0	\$77,791.8

**Table 13 (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)	
Holladay	1	\$319.0	\$482.0	\$781.7	\$542.0	\$2,124.7
Cottonwood Heights	12	\$3,955.0	\$389.9	\$719.4	\$211.0	\$5,275.3
Other Salt Lake Co	14	\$3,527.9	\$1,247.4	\$1,498.6	\$542.2	\$6,816.1
<b>Total</b>	<b>2,528</b>	<b>\$413,601.2</b>	<b>\$201,476.6</b>	<b>\$20,941.3</b>	<b>\$103,348.5</b>	<b>\$739,367.5</b>
<b>Percent Change</b>	<b>85.5%</b>	<b>53.7%</b>	<b>-39.9%</b>	<b>2.3%</b>	<b>-4.8%</b>	<b>0.8%</b>

**San Juan County**

Blanding	0	\$0	\$0	\$0	\$0	\$0
Monticello	0	\$0	\$0	\$0	\$6.0	\$6.0
Other San Juan Co	0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6.0</b>	<b>\$6.0</b>
<b>Percent Change</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-26.5%</b>

**Sanpete County**

Centerfield	2	\$317.0	\$56.4	\$0	\$0	\$373.4
Ephraim	7	\$1,237.6	\$51.7	\$0	\$100.0	\$1,389.4
Fairview	2	\$313.7	\$141.8	\$74.6	\$0	\$530.1
Fayette	0	\$0	\$0	\$0	\$0	\$0
Fountain Green	1	\$137.4	\$18.0	\$103.2	\$0	\$258.6
Gunnison	2	\$375.0	\$47.8	\$0	\$0	\$422.7
Manti	3	\$508.8	\$28.8	\$0	\$0	\$537.6
Mayfield	0	\$0	\$47.2	\$0	\$0	\$47.2
Moroni	1	\$112.7	\$99.2	\$0	\$0	\$211.9
Mt. Pleasant	5	\$753.2	\$88.0	\$0	\$0	\$841.2
Spring City	2	\$276.6	\$0	\$65.6	\$0	\$342.2
Sterling	1	\$206.1	\$19.4	\$0	\$0	\$225.5
Wales	1	\$16.6	\$0	\$0	\$0	\$16.6
Other Sanpete Co	2	\$588.8	\$69.1	\$0	\$0	\$657.8
<b>Total</b>	<b>29</b>	<b>\$4,843.4</b>	<b>\$667.3</b>	<b>\$243.5</b>	<b>\$100.0</b>	<b>\$5,854.2</b>
<b>Percent Change</b>	<b>45.0%</b>	<b>44.0%</b>	<b>77.0%</b>	<b>133.5%</b>	<b>-9.9%</b>	<b>48.0%</b>

**Sevier County**

Annabella	0	\$0	\$0	\$0	\$0	\$0
Aurora	0	\$0	\$0	\$0	\$0	\$0
Elsinore	0	\$0	\$0	\$0	\$0	\$0
Glenwood	0	\$0	\$0	\$0	\$0	\$0
Joseph	0	\$0	\$0	\$0	\$0	\$0
Koosharem	0	\$0	\$0	\$0	\$0	\$0
Monroe	0	\$0	\$0	\$0	\$0	\$0
Redmond	0	\$0	\$0	\$0	\$0	\$0
Richfield	2	\$607.0	\$4,930.3	\$5.0	\$45.0	\$5,587.3
Salina	0	\$0	\$0	\$0	\$0	\$0
Sigurd	0	\$0	\$0	\$0	\$0	\$0
Central Valley	0	\$0	\$0	\$0	\$0	\$0
Other Sevier Co	0	\$0	\$1,851.1	\$0	\$0	\$1,851.1
<b>Total</b>	<b>2</b>	<b>\$607.0</b>	<b>\$6,781.4</b>	<b>\$5.0</b>	<b>\$45.0</b>	<b>\$7,438.4</b>
<b>Percent Change</b>	<b>-75.0%</b>	<b>-80.8%</b>	<b>1,632.9%</b>	<b>-94.7%</b>	<b>350.0%</b>	<b>103.7%</b>

**Table 13 (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>Summit County</b>						
Coalville	6	\$319.6	\$80.0	\$59.2	\$0.0	\$458.9
Kamas	2	\$1,761.5	\$608.6	\$0.0	\$0.0	\$2,370.1
Oakley	0	\$0.0	\$23.3	\$0.0	\$0.0	\$23.3
Park City	5	\$1,806.2	\$328.8	\$4,638.3	\$797.7	\$7,571.0
Other Summit Co	5	\$3,987.0	\$259.9	\$696.9	\$45.0	\$4,988.7
<b>Total</b>	<b>18</b>	<b>\$7,874.3</b>	<b>\$1,300.6</b>	<b>\$5,394.4</b>	<b>\$842.7</b>	<b>\$15,412.0</b>
<b>Percent Change</b>	<b>-21.7%</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
<b>Tooele County</b>						
Grantsville	27	\$5,452.5	\$1,880.9	\$178.0	\$13.0	\$7,524.4
Tooele	25	\$3,152.3	\$327.3	\$147.2	\$108.8	\$3,735.6
Wendover	3	\$315.0	\$0.0	\$3.5	\$15.0	\$333.5
Other Tooele Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>55</b>	<b>\$8,919.8</b>	<b>\$2,208.2</b>	<b>\$328.7</b>	<b>\$136.8</b>	<b>\$11,593.4</b>
<b>Percent Change</b>	<b>22.2%</b>	<b>12.3%</b>	<b>-69.8%</b>	<b>76.0%</b>	<b>-50.2%</b>	<b>-26.2%</b>
<b>Uintah County</b>						
Ballard	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Naples	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Vernal	1	\$180.0	\$0.0	\$192.7	\$788.2	\$1,160.8
Other Uintah Co	6	\$2,065.5	\$416.8	\$0.0	\$107.4	\$2,589.7
<b>Total</b>	<b>7</b>	<b>\$2,245.5</b>	<b>\$416.8</b>	<b>\$192.7</b>	<b>\$895.6</b>	<b>\$3,750.5</b>
<b>Percent Change</b>	<b>75.0%</b>	<b>153.9%</b>	<b>58.8%</b>	<b>-73.3%</b>	<b>-95.7%</b>	<b>-83.5%</b>
<b>Utah County</b>						
Alpine	11	\$5,939.0	\$1,995.8	\$233.0	\$34.0	\$8,201.8
American Fork	53	\$12,048.5	\$1,802.1	\$461.2	\$4,067.2	\$18,379.0
Cedar Hills	2	\$766.4	\$79.4	\$198.4	\$562.3	\$1,606.4
Elk Ridge	13	\$3,895.0	\$0.0	\$0.0	\$0.0	\$3,895.0
Eagle Mountain	170	\$41,745.4	\$1,883.6	\$404.2	\$0.0	\$44,033.1
Goshen	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Highland	15	\$7,571.6	\$813.5	\$546.3	\$654.0	\$9,585.4
Lehi	416	\$85,262.9	\$40,698.0	\$2,199.0	\$3,928.4	\$132,088.3
Lindon	37	\$7,050.0	\$5,284.3	\$367.2	\$2,768.9	\$15,470.4
Mapleton	41	\$13,125.0	\$137.0	\$290.0	\$70.0	\$13,622.0
Orem	131	\$26,871.2	\$7,208.3	\$1,044.7	\$2,845.8	\$37,970.0
Payson	68	\$5,609.8	\$1,676.5	\$323.3	\$31.0	\$7,640.7
Pleasant Grove	48	\$16,449.9	\$49,223.7	\$611.8	\$1,165.1	\$67,450.5
Provo	49	\$8,950.1	\$7,616.8	\$379.0	\$4,753.9	\$21,699.8
Salem	11	\$4,135.9	\$80.0	\$453.2	\$0.0	\$4,669.1
Santaquin	30	\$9,283.8	\$85.9	\$421.5	\$0.0	\$9,791.3
Spanish Fork	67	\$18,760.3	\$2,604.5	\$1,414.3	\$358.2	\$23,137.3
Springville	25	\$7,791.7	\$176.2	\$351.4	\$623.8	\$8,943.2
Vineyard	171	\$41,253.9	\$1,652.6	\$510.5	\$1,789.1	\$45,206.1
Woodland Hills	162	\$33,287.0	\$2,030.0	\$978.1	\$214.0	\$36,509.1
Saratoga Springs	9	\$4,060.7	\$1,833.1	\$0.0	\$0.0	\$5,893.8
Other Utah Co	0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>Total</b>	<b>1,529</b>	<b>\$353,858.0</b>	<b>\$126,881.3</b>	<b>\$11,187.1</b>	<b>\$23,865.8</b>	<b>\$515,792.2</b>
<b>Percent Change</b>	<b>-5.5%</b>	<b>9.8%</b>	<b>-0.9%</b>	<b>-0.9%</b>	<b>-23.2%</b>	<b>-4.8%</b>

**Table 13** (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>Wasatch County</b>						
Heber City	113	\$76,461.2	\$924.2	\$2,671.2	\$287.9	\$80,344.4
Midway	3	\$1,528.1	\$202.0	\$49.4	\$617.5	\$2,397.0
Other Wasatch Co	27	\$17,711.7	\$275.4	\$504.0	\$0	\$18,491.1
<b>Total</b>	<b>-44.9%</b>	<b>-39.1%</b>	<b>-97.1%</b>	<b>13.0%</b>	<b>-100.0%</b>	<b>-57.3%</b>
<b>Percent Change</b>	<b>27.7%</b>	<b>88.8%</b>	<b>-89.8%</b>	<b>48.3%</b>	<b>-79.2%</b>	<b>42.6%</b>
<b>Washington County</b>						
Enterprise	0	\$0	\$0	\$0	\$0	\$0
Hurricane	105	\$17,135.2	\$2,092.7	\$305.3	\$499.0	\$20,032.2
Ivins	37	\$10,191.9	\$653.4	\$180.3	\$0	\$11,025.5
La Verkin	7	\$1,381.0	\$801.9	\$0	\$730.0	\$2,912.9
Leeds	0	\$0	\$38.8	\$38.4	\$0	\$77.2
Santa Clara	42	\$10,840.9	\$2,764.8	\$159.4	\$54.0	\$13,819.0
Springdale	0	\$0	\$0	\$0	\$0	\$0
St. George	381	\$54,250.5	\$38,277.9	\$622.9	\$29,195.7	\$122,347.0
Virgin	0	\$0	\$0	\$0	\$0	\$0
Washington	183	\$44,132.0	\$2,778.7	\$274.3	\$206.0	\$47,391.1
Other Washington Co	16	\$3,511.9	\$751.1	\$395.4	\$8	\$4,659.2
<b>Total</b>	<b>771</b>	<b>\$141,443.4</b>	<b>\$48,159.3</b>	<b>\$1,976.0</b>	<b>\$30,685.5</b>	<b>\$222,264.2</b>
<b>Percent Change</b>	<b>40.4%</b>	<b>56.0%</b>	<b>93.2%</b>	<b>-32.8%</b>	<b>411.8%</b>	<b>78.5%</b>
<b>Wayne County</b>						
Hanksville	0	\$0	\$0	\$0	\$0	\$0
Loa	0	\$0	\$0	\$0	\$0	\$0
Torrey	1	\$195.0	\$0	\$0	\$0	\$195.0
Other Wayne Co	1	\$459.2	\$5.0	\$0	\$0	\$464.2
<b>Total</b>	<b>2</b>	<b>\$654.2</b>	<b>\$5.0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$659.2</b>
<b>Percent Change</b>	<b>100.0%</b>	<b>118.1%</b>	<b>-91.5%</b>	<b>-100.0%</b>	<b>0.0%</b>	<b>73.9%</b>
<b>Weber County</b>						
Farr West	15	\$3,437.8	\$483.8	\$64.2	\$181.0	\$4,166.7
Harrisville	12	\$2,445.4	\$40.1	\$0	\$375.0	\$2,860.5
Huntsville	0	\$0	\$1,341.3	\$50.0	\$0	\$1,391.3
North Ogden	30	\$7,641.7	\$1,687.8	\$175.9	\$0	\$9,505.5
Ogden	5	\$936.0	\$9,264.1	\$669.1	\$3,489.3	\$14,358.5
Plain City	39	\$9,636.9	\$350.4	\$164.8	\$0	\$10,152.1
Pleasant View	5	\$841.2	\$7,251.4	\$0	\$0	\$8,092.7
Riverdale	1	\$2.0	\$86.3	\$80.9	\$104.5	\$273.7
Roy	80	\$6,807.3	\$906.6	\$190.8	\$70.0	\$7,974.8
South Ogden	170	\$12,551.4	\$2,203.5	\$318.4	\$877.0	\$15,950.3
Uintah	4	\$575.9	\$486.0	\$1.0	\$0	\$1,062.9
Washington Terrace	2	\$521.1	\$66.8	\$14.0	\$0	\$601.9
West Haven	56	\$10,302.0	\$710.6	\$99.0	\$50.0	\$11,161.6
Other Weber Co	24	\$7,234.7	\$1,691.0	\$41.9	\$0	\$8,967.6
<b>Total</b>	<b>443</b>	<b>\$62,933.4</b>	<b>\$26,569.9</b>	<b>\$1,870.0</b>	<b>\$5,146.9</b>	<b>\$96,520.1</b>
<b>Percent Change</b>	<b>56.5%</b>	<b>29.0%</b>	<b>105.3%</b>	<b>-39.9%</b>	<b>-47.0%</b>	<b>29.5%</b>
<b>State Total</b>						
<b>Total</b>	<b>6,354</b>	<b>\$1,271,065.3</b>	<b>\$472,063.0</b>	<b>\$59,777.5</b>	<b>\$194,292.7</b>	<b>\$1,997,198.4</b>
<b>Percent Change</b>	<b>24.8%</b>	<b>28.9%</b>	<b>-22.3%</b>	<b>7.2%</b>	<b>-6.7%</b>	<b>7.5%</b>

Source: Ivory-Boyer Construction Database





The Ivory-Boyer Real Estate Center partners with the Kem C. Gardner Policy Institute to prepare this report. Both entities are located in the David Eccles School of Business. Together they seek to share data and analysis and train real estate professionals to support a vibrant housing, construction, and real estate industry in Utah. To learn more visit [www.eccles.utah.edu](http://www.eccles.utah.edu) or contact the Eccles School at 801-581-5588.

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