



Economic Profile Park City & Summit County, Utah

POPULATION

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Population & Demographics - Introduction

The Utah Population Committee (UPC) prepares state and county-level estimates of the usual, resident population for the state of Utah. The committee is comprised of data analysts and providers with economic and demographic expertise. Each year, UPC meets in the fall to develop consensus on population estimates for the state and its 29 counties. The committee also prepares small area estimates when needed and estimates are not available from the Census Bureau and needed for planning and funds distribution. The U.S. Census Bureau produces national, state, and county-level estimates every year, but their methods lack a contextual understanding of each state. This causes many states (including Utah) to calculate their own set of estimates in order to create a more precise view and explanation of population change each year. For more information about UPC's population estimates methodology, please reference UPC's separate estimates methodology document:¹

- The following population and demographics statistics, tables and figures presented in section 4 are compiled from :
- 2018 Economic Report to the Governor, Prepared By The Utah Economic Council, A Collaborative endeavor of the David Eccles School of Business and Governor's Office of Management and Budget, p. 15
- Emily Harris, M.S., State and County Population Estimates for Utah: 2017, Policy Brief November 2017, Kem C. Gardner Policy Institute, The University Of Utah
- www.co.summit.ut.us/613/Data-Center, data prepared by Jeffery B. Jones, Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022

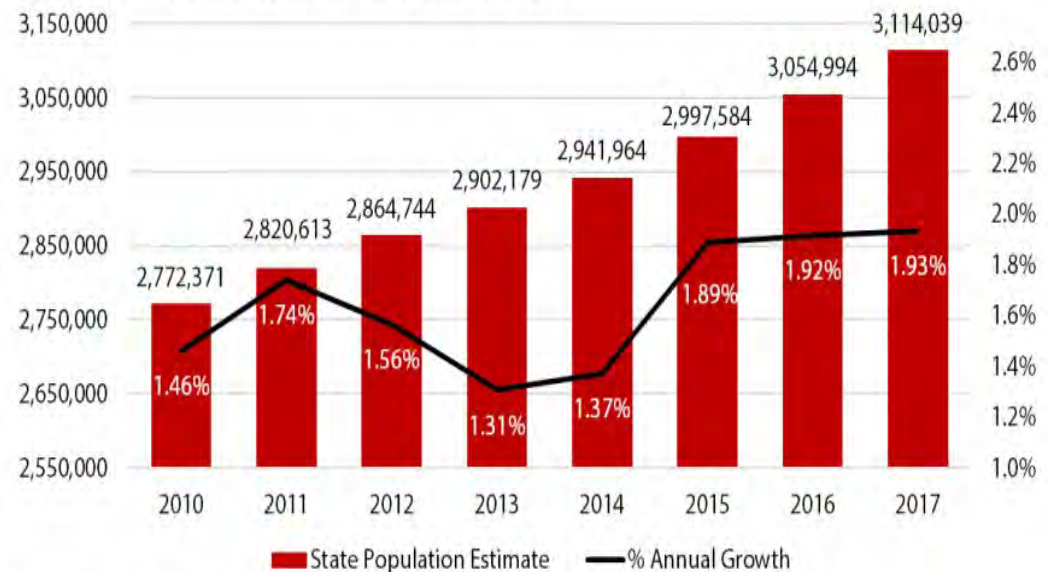
Population & Demographics - Utah

2017 Overview

Utah's 2017 population was estimated at 3,114,039 an increase of 59,045 as of July 1, 2017, according to estimates prepared by the Utah Population Committee (UPC). The state is ranked 3rd in the nation with the highest annual population growth rate at 1.9 percent.² While populations in both the U.S. and in Utah are growing older, as of 2016 Utah had the lowest median age (30.7) among all states, and is ranked first for its total population under 18 years (30.7%).³

Contributing to the strong population growth is migration and natural increase. Net migration (in-migration minus out-migration) continued to increase in 2017, contributing 26,989 new residents or 46 percent of growth. Natural increase (births minus deaths) decreased from 2016, but still contributed more than half of the new growth (54 percent or 32,056 persons). Utah's rate of natural increase remains the highest among all states, at 11.4 per 1,000 population between 2016 and 2017.⁴

Figure 1 : Utah's Population & Annual Growth Rates 2010-2017



Source: Utah Population Committee, Kem C. Gardner Policy Institute

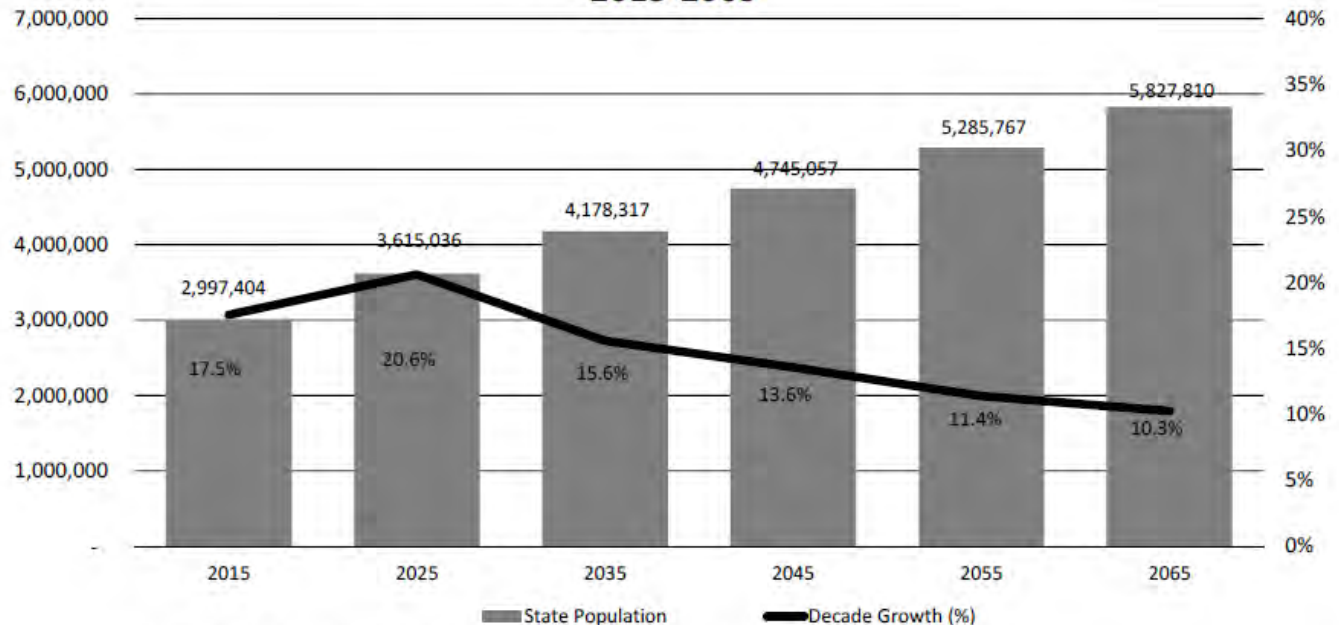
Source <http://gardner.utah.edu/wp-content/uploads/State-and-County-Pop-Estimates-Nov-2017.pdf>, p.1

Population & Demographics - Utah Growth Projections

2018 Outlook

A steady pace with 2017 growth is expected in 2018, with short-term projections indicating a total population of 3,178,000. Natural increase (births minus deaths) is projected to increase slightly, contributing 34,888 people to Utah's population. Net migration is expected to stay on pace and reach 28,000.⁵

Figure 2 Utah Population & Growth Projections by Decade:
2015-2065



Source: Kem C. Gardner Policy Institute 2015-2065 State and County Projections

<http://gardner.utah.edu/wp-content/uploads/2018-ERG-Report.pdf>, p.18

Figure 2 State population projections indicate steady growth through 2065. Peak percentage growth by decade at 20.6% will occur in 2025.

Summit County, Utah

Population & Demographics - Summit County

Along with the state of Utah, and its proximity to the Salt Lake metropolitan area, Summit County has enjoyed phenomenal growth in recent decades. After a population decline following the shutdown of its mining industry, the area struck gold with development of its ski and tourism industry rebounding during the 1980s and 1990s. Summit County's 2017 estimated population of 40,804 is four times its 1980 population of 10,400. Table 1 projects population, households, families, average household size, housing units and median age will all increase from 2017-2022.

Table 1 Summit County Demographic Data

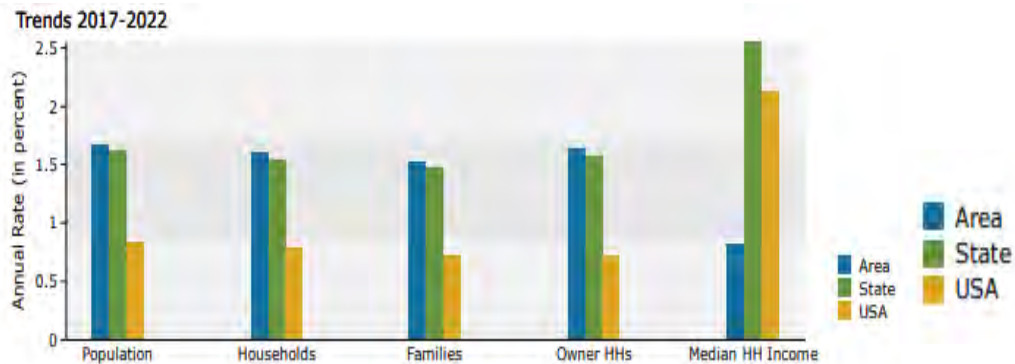
Summary	Census 2010	2017	2022
Population	36,324	40,804	44,307
Households	12,990	14,497	15,697
Families	9,271	10,244	11,041
Average Household Size	2.79	2.81	2.82
Owner Occupied Housing Units	9,897	10,870	11,785
Renter Occupied Housing Units	3,093	3,627	3,912
Median Age	37.0	38.1	39.3

Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.1

Population & Demographics- Comparison

Figure 3 data and corresponding bar chart indicate that the rate of growth for population, households, families and owner household units within the Summit County area is growing at a slightly faster rate on an annualized basis than the state and considerable faster than the nation. In contrast, the local area median household income is considerably less when compared to the state and national data.

Figure 3 Trends 2017 -2022 Annual Rate, Summit County, Utah & USA



Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.2

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.66%	1.61%	0.83%
Households	1.60%	1.53%	0.79%
Families	1.51%	1.48%	0.71%
Owner HHs	1.63%	1.57%	0.72%
Median Household Income	0.81%	2.55%	2.12%

Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p1

Population & Demographics - Census Data & Projections

The 2010 census data records the largest age groups composing Summit County's population are ages 35-44 at 15% and ages 45-54 at 17.7%. (Table 3)

Table 3 Population by Age

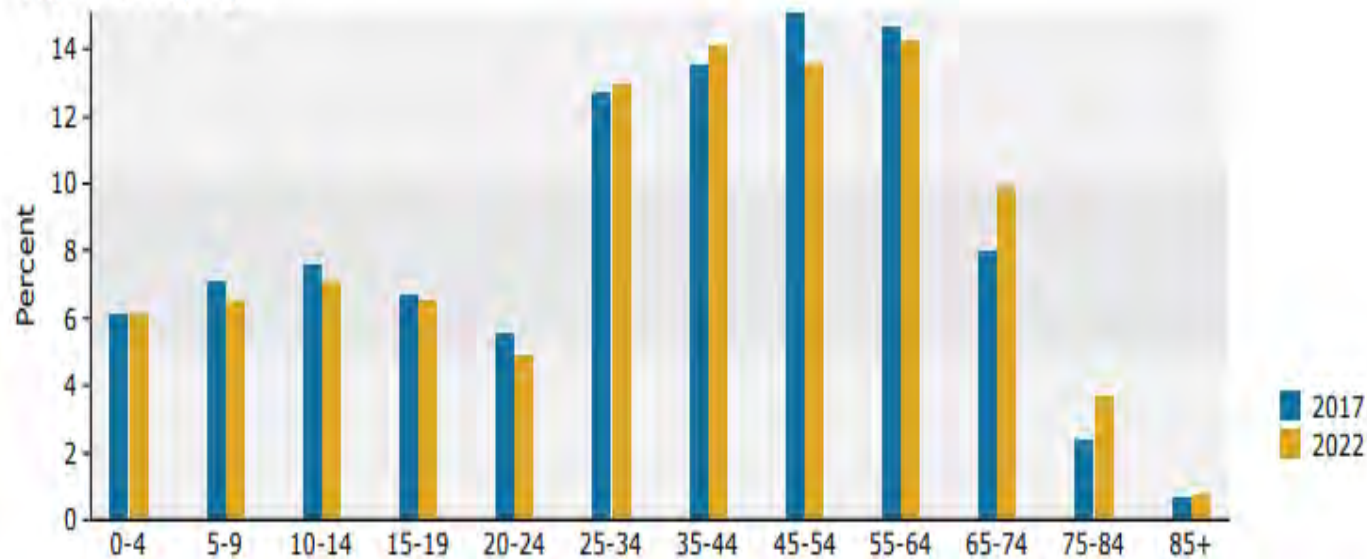
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,468	6.8%	2,504	6.1%	2,685	6.1%
5 - 9	2,873	7.9%	2,879	7.1%	2,878	6.5%
10 - 14	2,943	8.1%	3,116	7.6%	3,146	7.1%
15 - 19	2,566	7.1%	2,749	6.7%	2,868	6.5%
20 - 24	1,846	5.1%	2,245	5.5%	2,149	4.9%
25 - 34	4,429	12.2%	5,176	12.7%	5,707	12.9%
35 - 44	5,453	15.0%	5,503	13.5%	6,235	14.1%
45 - 54	6,430	17.7%	6,161	15.1%	5,962	13.5%
55 - 64	4,548	12.5%	5,994	14.7%	6,298	14.2%
65 - 74	1,945	5.4%	3,256	8.0%	4,404	9.9%
75 - 84	633	1.7%	959	2.4%	1,636	3.7%
85+	190	0.5%	262	0.6%	339	0.8%

Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.1

Population & Demographics - 2017-2022 Estimates

- Data from Table 3 presented graphically comparing age trends for the years 2017 – 2022
- Population projections for 2017, estimate the 45-54 age group at 15.1%, and the 55-64 age population at 14.7% make up almost 30 % of the population. (Table 3)
- Comparing the 2017-2022 population data, shows the 25 - 64 age population does not vary greatly, composing over 50 % of the total population.

Figure 4 2017-2022 Summit County Population comparison by Age from 2017- 2022



Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.2

Population & Demographics - Race and Ethnicity

- Census 2010 data shows the majority of Summit County is predominately white, composing 90.5% of the population, the Hispanic Origin population represents the second largest group. (Table 4)
- Black, American Indian, Asian, Pacific Islander, two or more races and the other category represent 9.3% of the remaining 2010 census population data. (Table 4)
- Race and Ethnicity projections for 2017 and 2022 do not indicate significant change in percent increase or decrease compared to the 2010 census data. (Table 4)

Table 4 Summit County Race and Ethnicity

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,890	90.5%	36,442	89.3%	39,113	88.3%
Black Alone	154	0.4%	234	0.6%	317	0.7%
American Indian Alone	122	0.3%	155	0.4%	189	0.4%
Asian Alone	446	1.2%	717	1.8%	965	2.2%
Pacific Islander Alone	38	0.1%	58	0.1%	72	0.2%
Some Other Race Alone	2,077	5.7%	2,389	5.9%	2,646	6.0%
Two or More Races	597	1.6%	809	2.0%	1,005	2.3%
Hispanic Origin (Any Race)	4,190	11.5%	4,812	11.8%	5,524	12.5%

Population & Demographics - Income

- The \$100,000 – \$149,999 household income bracket projection continues to represent the majority of households by income from 2017 through 2022 .(Table 5)
- **Household income** is a measure of the combined incomes of all people sharing a particular household or place of residence. It includes every form of income, e.g., salaries and wages, retirement income, near cash government transfers like food stamps, and investment gains. From 2017 to 2022 average household income is projected to increase. (Table 5)
- **Per capita income** or average income measures the average income (earned and unearned) per person in a given area (city, region, country, etc.) in a specified year. It is calculated by dividing the area's total income by its total population. Per capita income is projected to rise from \$46,386 in 2017 to \$50,467 by 2022. (Table 5)

Table 5 Summit County Households by Income

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	668	4.6%	555	3.5%
\$15,000 - \$24,999	639	4.4%	527	3.4%
\$25,000 - \$34,999	592	4.1%	484	3.1%
\$35,000 - \$49,999	1,171	8.1%	949	6.0%
\$50,000 - \$74,999	2,055	14.2%	2,473	15.8%
\$75,000 - \$99,999	2,412	16.6%	2,852	18.2%
\$100,000 - \$149,999	2,742	18.9%	3,111	19.8%
\$150,000 - \$199,999	1,758	12.1%	1,963	12.5%
\$200,000+	2,460	17.0%	2,783	17.7%
Median Household Income	\$96,149		\$100,087	
Average Household Income	\$130,282		\$142,194	
Per Capita Income	\$46,386		\$50,467	

<http://www.summitcounty.org/DocumentCenter/View/6456>, p.1

Park City, Utah

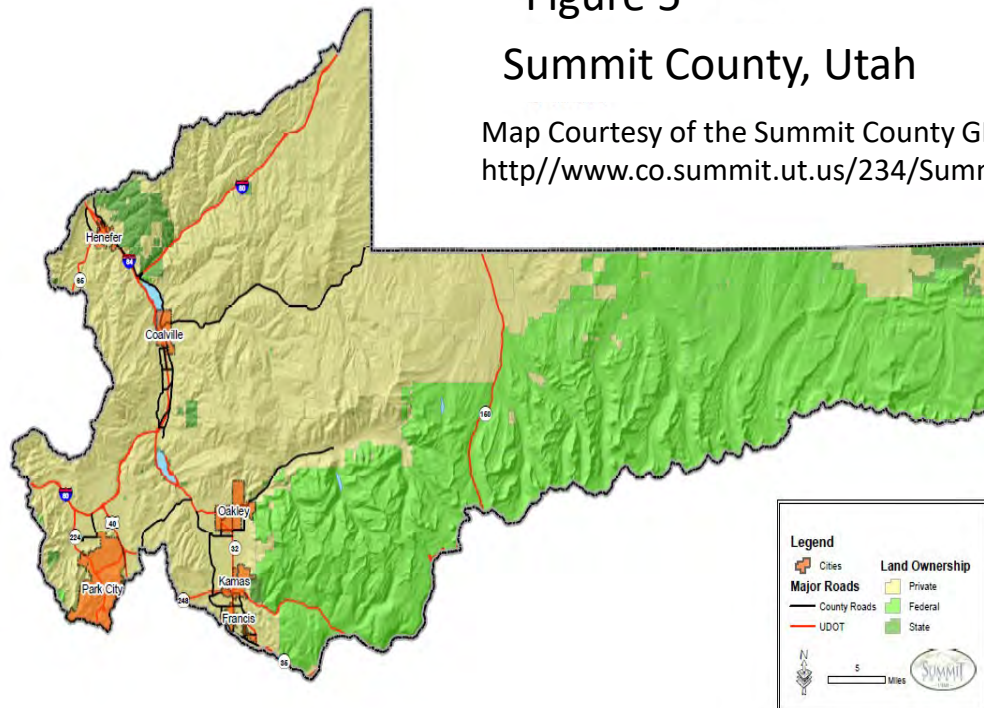
Population & Demographics - Park City

Park City is a resort town offering recreation and a high quality of life. The majority of Summit County's population resides in Park City and the surrounding unincorporated area referred to as Snyderville Basin, where approximately 70% of the county's growth has occurred. Over 20,000 people reside in the Snyderville Basin area, composed of many distinct neighborhoods. These neighborhoods have grown as bedroom communities because of their proximity to Salt Lake City and the appeal to Salt Lake workers seeking a resort town lifestyle. In contrast, the rest of Summit County consists of smaller towns, rural areas and National Forests. The rural towns range in size from approximately 800 to 2,100 people based on 2016 population estimates.⁶

Figure 5

Summit County, Utah

Map Courtesy of the Summit County GIS department
<http://www.co.summit.ut.us/234/Summit-County-GIS>



Population & Demographics - Park City

Table 7 data indicates that Park City's population, households, families, household size, housing units and median age will continue to increase from 2017-2022

Table 6 2017 -2022 Park City Demographic Data Summary

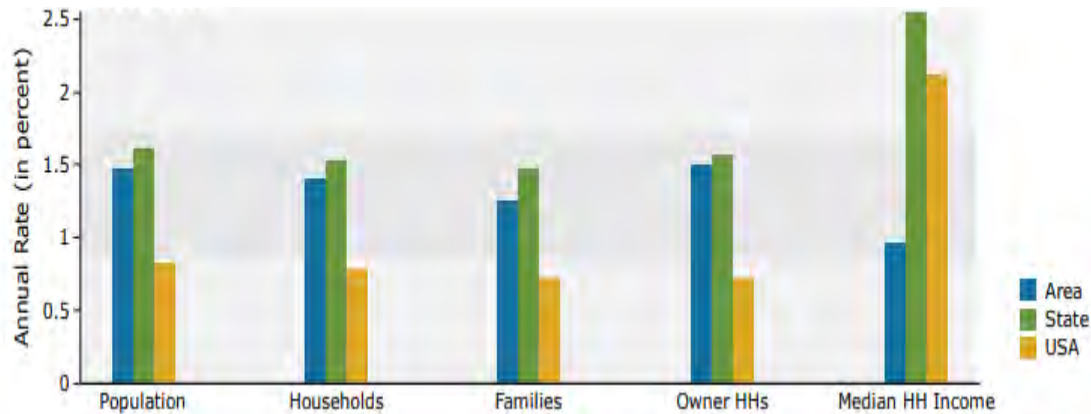
Summary	Census 2010	2017	2022
Population	7,558	8,320	8,948
Households	2,885	3,160	3,387
Families	1,742	1,876	1,997
Average Household Size	2.60	2.62	2.63
Owner Occupied Housing Units	1,775	1,894	2,040
Renter Occupied Housing Units	1,110	1,265	1,347
Median Age	37.5	39.3	40.6

Source : <http://summitcounty.org/DocumentCenter/View/6396p.1>

Population & Demographics - Park City

Figure 6 data and bar chart compare Park City's area annual rate of growth, in percent, to trends at the state and national level. Population, households, families and owner households annual rate of growth are slightly lower than the state but almost twice the national projected data. Median household income annual rate of growth is lower compared to state and national data.

Figure 6 2017 -2022 Trends Park City, Utah and US



Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.47%	1.61%	0.83%
Households	1.40%	1.53%	0.79%
Families	1.26%	1.48%	0.71%
Owner HHs	1.50%	1.57%	0.72%
Median Household Income	0.96%	2.55%	2.12%

Source <http://summitcounty.org/DocumentCenter/View/6396>, p.1-2

Population & Demographics - Park City, Population by Age

The 25-34 year old population from the 2010 census data represents 16.4% of the population, the majority age group of people living in Park City, and although dropping slightly to 15.6 % during 2017 and 2022 this age group continues to compose the majority of the total population . (Table 7)

Table 7 Park City Population by Age

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	411	5.4%	420	5.0%	460	5.1%
5 - 9	435	5.8%	447	5.4%	425	4.7%
10 - 14	455	6.0%	494	5.9%	467	5.2%
15 - 19	436	5.8%	481	5.8%	443	4.9%
20 - 24	544	7.2%	495	5.9%	526	5.9%
25 - 34	1,238	16.4%	1,302	15.6%	1,392	15.6%
35 - 44	1,084	14.3%	1,139	13.7%	1,293	14.4%
45 - 54	1,205	15.9%	1,205	14.5%	1,129	12.6%
55 - 64	1,097	14.5%	1,289	15.5%	1,328	14.8%
65 - 74	481	6.4%	780	9.4%	1,035	11.6%
75 - 84	138	1.8%	221	2.7%	380	4.2%
85+	34	0.4%	48	0.6%	72	0.8%

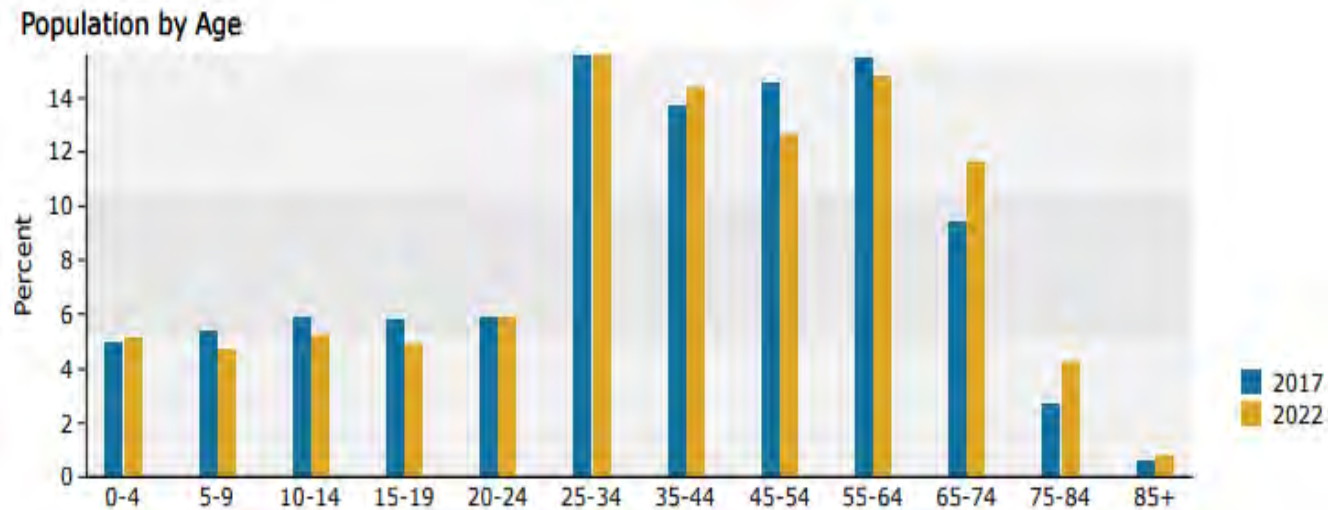
Source <http://summitcounty.org/DocumentCenter/View/6396>, p.1

Population & Demographics - 2017 & 2022 Comparison

Figure 9 compares graphically the Park City projected population by age from 2017 and 2022 by percent of total population, from the Table 8 data.

- The 25-34 age group population at 15.6% is the single largest age group of the total population from 2017 and 2022. The 25-64 year old population makes up about 60% of the total population. (Figure 7)

Figure 7 Park City Population by Age From Table 7



Source <http://summitcounty.org/DocumentCenter/View/6396>, p.2

Population & Demographics Park City

Park City Race and Ethnicity projected growth 2017-2022, Table 8

- Census 2010 data shows the majority of Park City is predominately white , the Hispanic Origin population represents the second largest group.
- Black, American Indian, Asian, Pacific Islander, two or more races and the other category represent 19% of the remaining 2010 Census population data.
- Race and Ethnicity projections into 2017 and 2022 do not indicate significant change in percent increase or decrease compared to the 2010 census data.

Table 8 Park City Race and Ethnicity projected growth 2017-2022

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,120	81.0%	6,604	79.4%	6,992	78.1%
Black Alone	49	0.6%	68	0.8%	89	1.0%
American Indian Alone	26	0.3%	32	0.4%	39	0.4%
Asian Alone	156	2.1%	249	3.0%	328	3.7%
Pacific Islander Alone	19	0.3%	29	0.3%	35	0.4%
Some Other Race Alone	1,017	13.5%	1,129	13.6%	1,218	13.6%
Two or More Races	171	2.3%	209	2.5%	247	2.8%
Hispanic Origin (Any Race)	1,819	24.1%	2,029	24.4%	2,264	25.3%

<http://www.co.summit.ut.us/DocumentCenter/View/6396,p1>

Population & Demographics - Park City, Income

Household income is a measure of the combined incomes of all people sharing a household or place of residence. The \$200,000 + household income bracket represent most households by income in 2017 with the \$100,000 - \$149,000 income bracket coming in second. By 2022 household income ranging from \$ 75,000 - \$99,999 at 20.6% now represents the majority, with the 100,000+ income brackets making up almost 50 % of households. (Table 9)

Per capita income or average income measures the average income, earned and unearned, per person in a given area (city, region, country, etc.) in a specified year. It is calculated by dividing the area's total income by its total population. Park city's per capita income is projected to rise from \$51,122 in 2017 to \$55,847 by 2022.

Table 9 Park City Household by Income Projections 2017-2022

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	120	3.8%	88	2.6%
\$15,000 - \$24,999	133	4.2%	97	2.9%
\$25,000 - \$34,999	145	4.6%	107	3.2%
\$35,000 - \$49,999	288	9.1%	215	6.3%
\$50,000 - \$74,999	425	13.4%	507	15.0%
\$75,000 - \$99,999	566	17.9%	697	20.6%
\$100,000 - \$149,999	587	18.6%	672	19.8%
\$150,000 - \$199,999	296	9.4%	335	9.9%
\$200,000+	600	19.0%	668	19.7%
Median Household Income	\$94,518		\$99,120	
Average Household Income	\$134,647		\$147,713	
Per Capita Income	\$51,122		\$55,847	

Source: <http://www.co.summit.ut.us/DocumentCenter/View/6396>

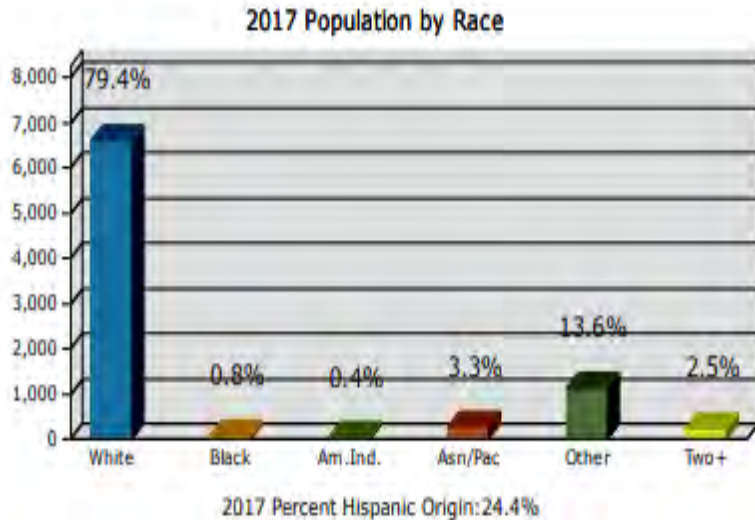
Summit County & Park City Population & Demographics

Park City and Summit County Comparison

2017 Summit and Park City Population by Race Comparison

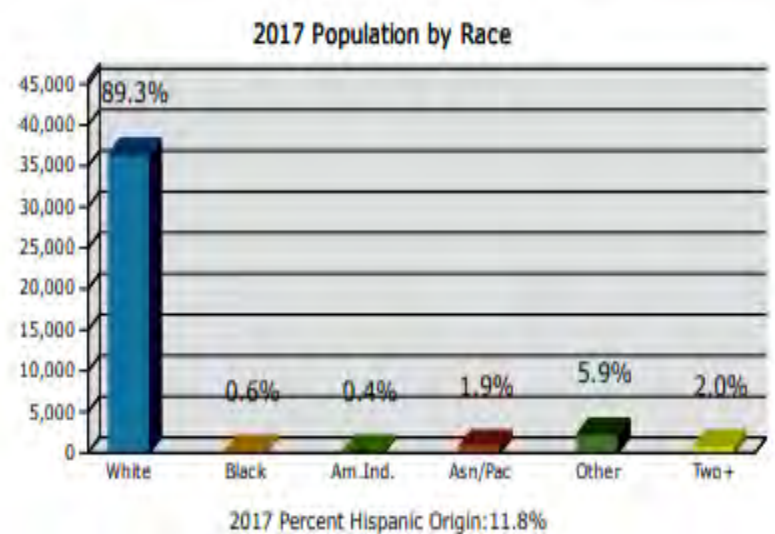
Park City and Summit County 2017 population by race projected data indicates both areas are predominately white, with Park City having slightly more population diversity than Summit County. (Figures 11 & 12)

Figure 8 Park City



<http://www.co.summit.ut.us/DocumentCenter/View/6399>

Figure 9 Summit County



<http://www.co.summit.ut.us/DocumentCenter/View/6459>

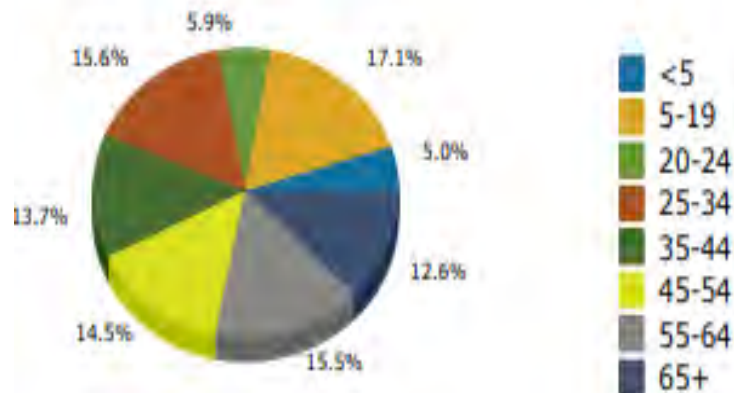
Park City and Summit County Comparison

2017 Summit and Park City Population by Age Comparison

Population by age 2017 data indicates Summit County has the largest population of ages 5-19 at 21.4% , while Park City has the largest 25-34 age population at 15.6% followed closely by the 55-64 age population at 15.5%. (Figures 10 & 11)

Figure 10 Park City

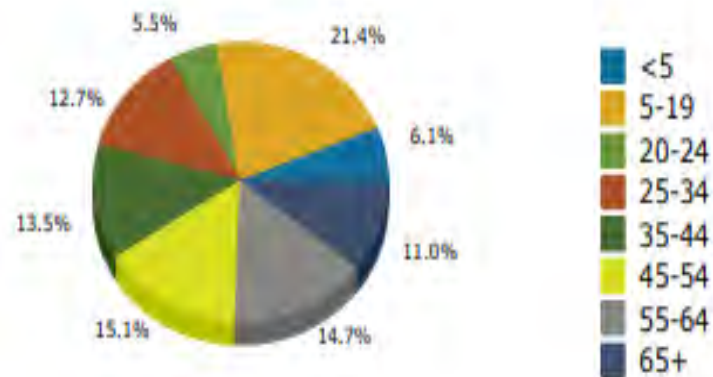
2017 Population by Age



<http://www.co.summit.ut.us/DocumentCenter/View/6399>

Figure 11 Summit County

2017 Population by Age



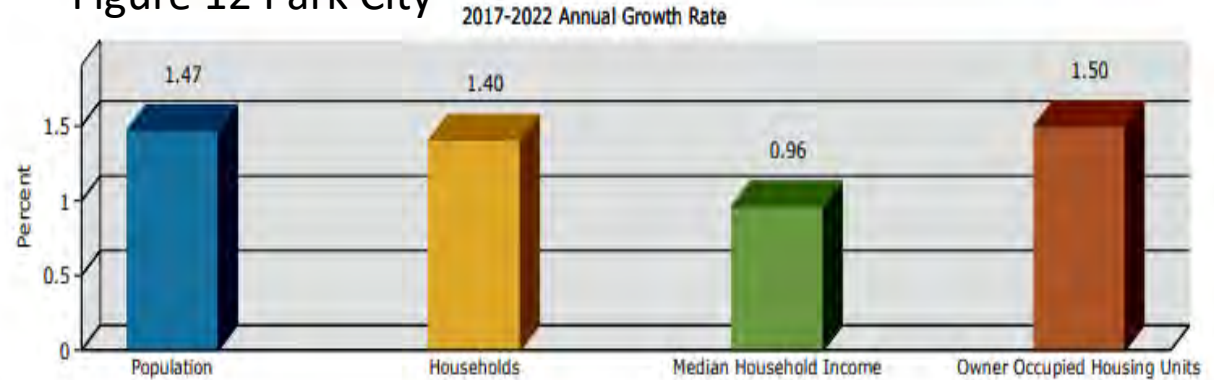
<http://www.co.summit.ut.us/DocumentCenter/View/6459>

Park City and Summit County Comparison

Comparing Population, Households, Income and Housing Units

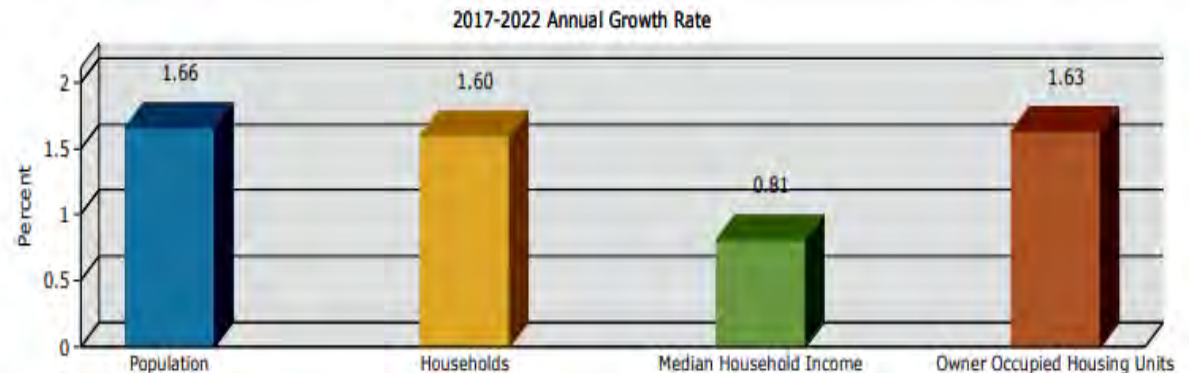
- Figure 12 and 13 indicate both Park City's and Summit County's population, households, median household income and owner-occupied housing units will have positive annual growth rates from 2017-2022.
- Comparing the projected data for 2017-2022, population, households and owner-occupied housing units annual growth rates for Summit County are slightly greater than for Park City, while Park City's median household income annual growth rate is higher than Summit County.

Figure 12 Park City



Source: <http://www.co.summit.ut.us/DocumentCenter/View/6399>

Figure 13 Summit County



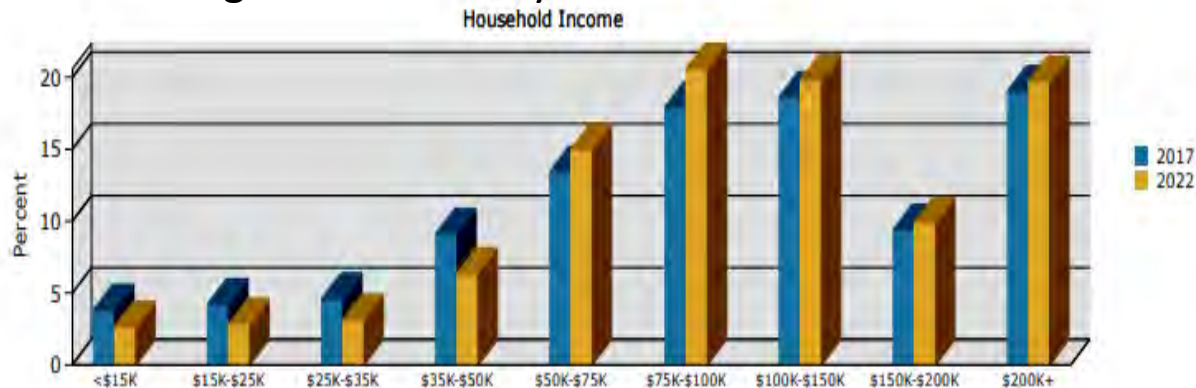
Source: <http://www.co.summit.ut.us/DocumentCenter/View/6459>

Park City and Summit County Comparison

Summit and Park City Household Income Comparison

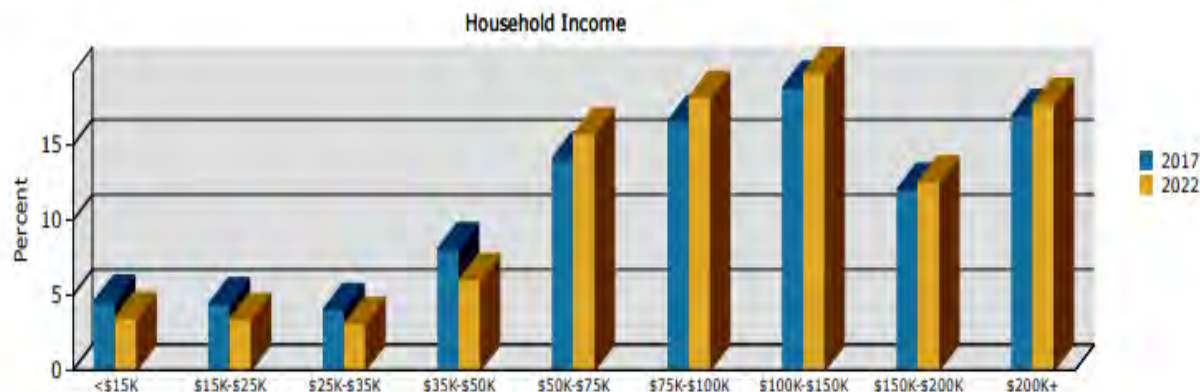
Comparing Park City's and Summit County's projected 2017 and 2022 household income, data indicates percentage of household income in both areas will increase at the \$50,000 and greater income ranges, while percentage of households with income ranges below \$50,000 will decrease from 2017 to 2022.

Figure 14 Park City



Source: <http://www.co.summit.ut.us/DocumentCenter/View/6399>

Figure 15 Summit County



Source: <http://www.co.summit.ut.us/DocumentCenter/View/6459>

Utah, Summit County, and Park City

Summary

- State population projections indicate steady growth through 2065. Peak percentage growth by decade at 20.6% will occur in 2025. (Figure 2)
- Population Growth for both Summit County, Park City and Utah is projected to outpace the national growth rate from 2017-2022, with Summit County growing at twice the percentage rate compared to U.S. growth rates. (Figures 3 & 8)
- The 25-64 population by age groups represent the majority of total population for both Park City and Summit County from 2017-2022, with a fairly even distribution differing by 1-3 percent when comparing age break out groups. (Tables 3 & 8)
- Census 2010 data shows the majority of Summit County is predominately White , while the Hispanic origin population represents the second largest group. Race and Ethnicity projections into 2017 and 2022 do not indicate significant change in percent increase or decrease compared to the 2010 census data. (Table 4 & 9)
- Median, average and per capita income for both Summit County and Park City are projected to increase from 2017-2022. Park City's per capita income by 2022 is 10% more at \$55,847 compared to Summit County's per capita income at \$50,467.(Tables 5 & 10)

ENDNOTES

Referenced Documents, Websites,
Tables and Figures

End Notes -References

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¹ Source <http://gardner.utah.edu/wp-content/uploads/State-and-County-Pop-Estimates-Nov-2017.pdf> p.6

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² 2018 Economic Report to the Governor, Prepared By The Utah Economic Council, A Collaborative endeavor of the David Eccles School of Business and Governor's Office of Management and Budget, p. 15

³ Ibid, p.15

⁴ Ibid, p.15

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⁵ Mallory Bateman, Kem C. Gardner Policy Institute, 2017 State Population Estimates 2018 Outlook, 2018 Economic Report to the Governor, Sec. 1 Demographics, p.4
Retrieved from <http://gardner.utah.edu/wp-content/uploads/2018-ERG-Report.pdf>, p.16

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⁶Table 1 County and Community Population - Summit County and Communities
Mallory Bateman, Kem C. Gardner Policy Institute, **2018** Economic Report to the Governor, Section 1, Demographics, Table 1.12 Total Population by City p.20
Retrieved from <http://gardner.utah.edu/wp-content/uploads/2018-ERG-Report.pdf>, p.34

End Notes - Figures

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- **Figure 1 Utah's Population & Annual Growth Rates 2010-2017**
- Source <http://gardner.utah.edu/wp-content/uploads/State-and-County-Pop-Estimates-Nov-2017.pdf>, p.1

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Figure 2 Utah Population & Growth Projections by Decade: 2015-2065

Mallory Bateman, Kem C. Gardner Policy Institute, 2017 State Population Estimates 2018 Outlook, 2018 Economic Report to the Governor, Sec. 1 Demographics, Figure 1.3, p.6

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- **Figure 3 Trends 2017 -2022 Annual Rate, Summit County, Utah & USA Comparison**
- Bar Chart - Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.2
- Data Table - Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.1

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- **Figure 4 Bar Chart 2017-2022 Population comparison by Age from Table 3 Data**
- Source <http://www.summitcounty.org/DocumentCenter/View/6456>, p.2

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- Figure 5 Summit County, Utah Map
- Map Courtesy of the Summit County GIS department by request

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- Figure 6 2017 -2022 Trends Park City, Utah and US
- Bar Chart -Source <http://summitcounty.org/DocumentCenter/View/6396>, p.2
- Data Table - Source <http://www.co.summit.ut.us/DocumentCenter/View/6396>

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- Figure 7 Park City Population by Age From Table 8
- <http://summitcounty.org/DocumentCenter/View/6396>, p.2

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