



ZIONS BANK.

2025 WASATCH BACK

**ECONOMIC
SUMMIT**

Embracing Understanding, Empowering Our Future

COMPREHENDING LAND USE: KEY UNDERSTANDINGS FOR HOUSING & ECONOMIC EXPANSION

MODERATOR



TONY TYLER
Columbus Pacific
Development

PANELISTS



PETER BARNES
Summit County Planner



RYAN DAVIS
J. Fisher Companies



DOUG SMITH
Wasatch County Planner

Thanks to Jeff Jones with Summit County for providing community demographic and economic data for Summit and Wasatch counties

Presented by



Introduction

Land Use: Key Understandings for Housing and Economic Expansion

Employment Growth: 2025 - 2035

Area	2025 Employment	2035 Employment	Change	% Change
Summit County	53,547	63,627	10,080	18.8%
Wasatch County	24,648	30,645	5,997	24.3%
Utah	2,548,996	2,990,748	441,752	17.3%
United States	225,829,511	245,096,718	19,267,207	8.5%

Combined Household Demand	Annual	10 YR
Summit & Wasatch Counties	938	9,380

QCEW

Non QCEW

Self Employed

Extended Proprietor

Source: Lightcast Developer/ESRI Business Solutions

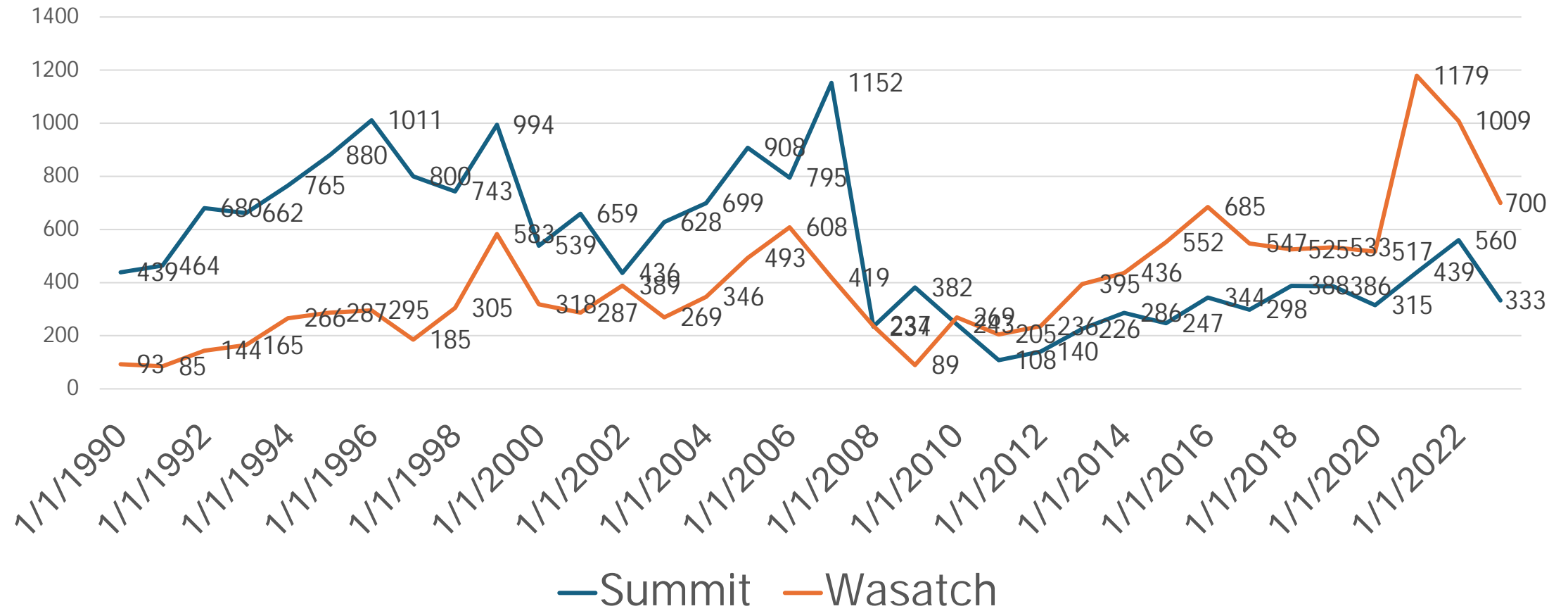
Population Growth: 2025 - 2035

Area	2025 Population	2035 Population	Change	% Change
Summit County	42,880	42,624	-256	-1%
Wasatch County	38,362	42,830	4,468	12%
Utah	3,515,126	3,988,160	473,034	13%
United States	338,122,827	352,261,062	14,138,235	4%

Combined Household Demand	Annual	10 YR
Summit & Wasatch Counties	135	1,345

Source: Lightcast Developer

Residential Units

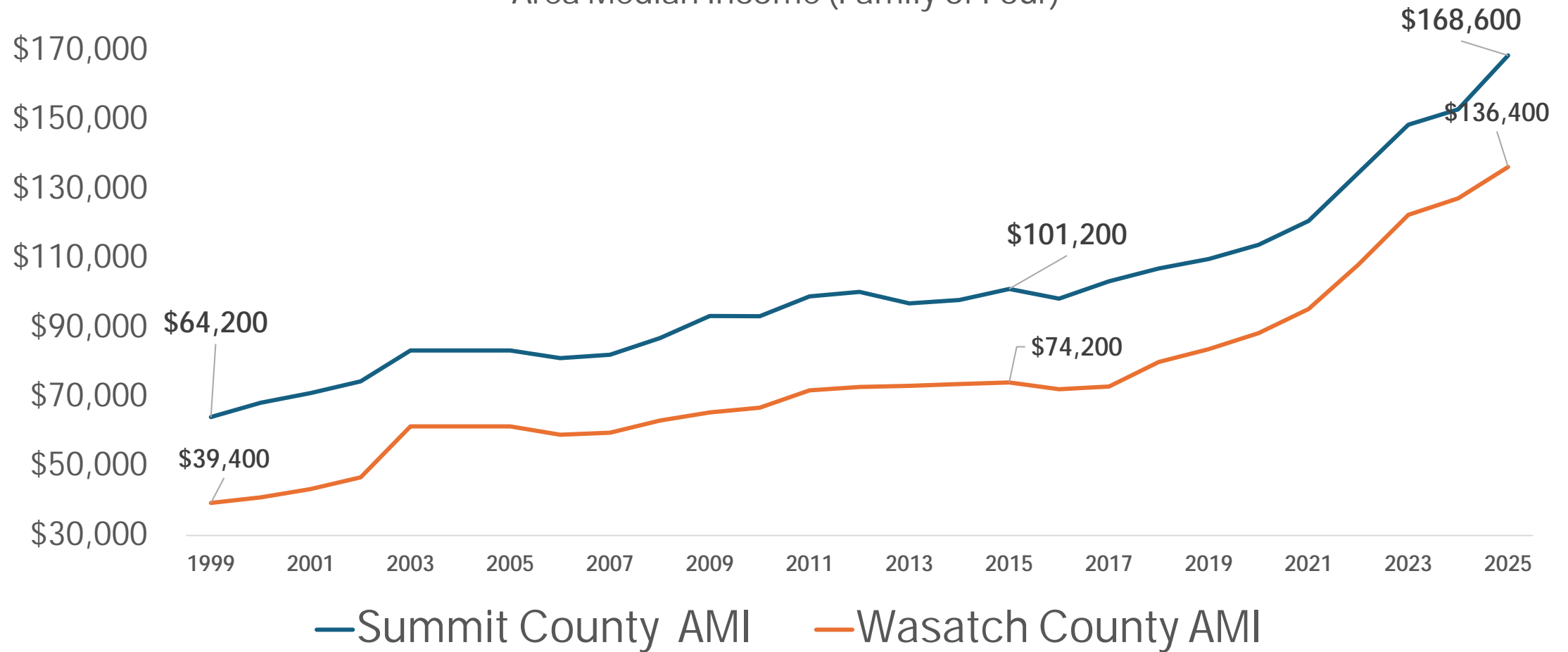


Wasatch Back Housing Profile (2024)

	2024	
Housing Units by Occupancy Status and Tenure	Number	Percent
Total Housing Units	43,663	100.0%
Occupied	29,337	67.2%
Owner	23,426	53.7%
Renter	5,911	13.5%
Vacant	14,326	32.8%

Changes in Area Median Income (AMI)

Area Median Income (Family of Four)



Source: HUD