



Demographic and Economic Trends in Southwestern Utah

Jan Elise Crispin

Bureau of Economic and Business Research
University of Utah

Five-County Association of Governments

Parowan, Utah

April 9, 2008



Southwest Utah Project Overview

- Detailed analysis of economic and demographic changes in the five-county region, past, present and future

- Contributors
 - Jim Wood – Director
 - Jan Crispin – Senior Economist
 - Pam Perlich – Senior Economist
 - John Downen – Research Analyst

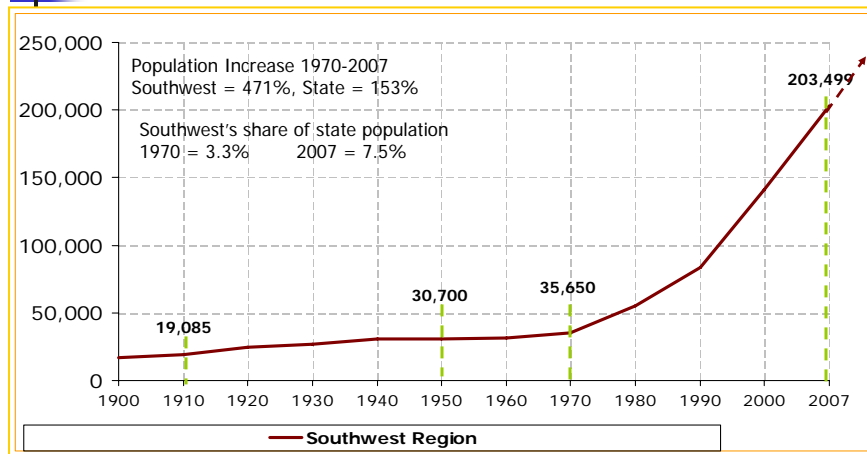


Southwest Utah Trends

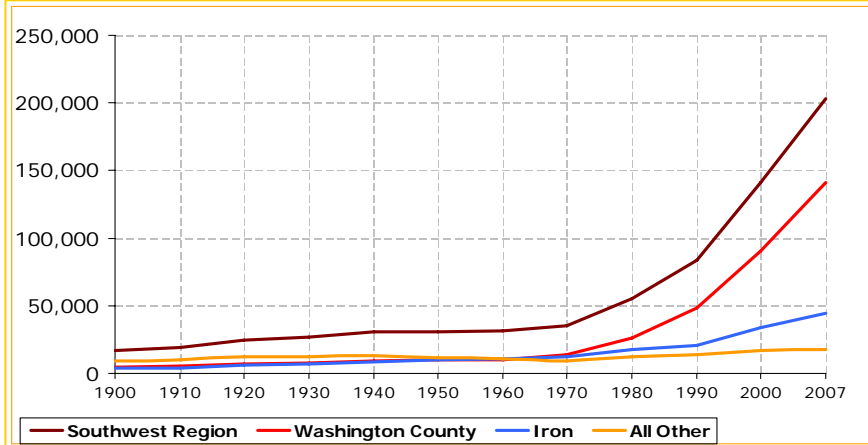
- Are counties in the region becoming more interconnected?
 - *Migration Trends*
 - *Commuting Trends*
- Spillover Effects?



Southwest Utah Population Trends 1900-2007

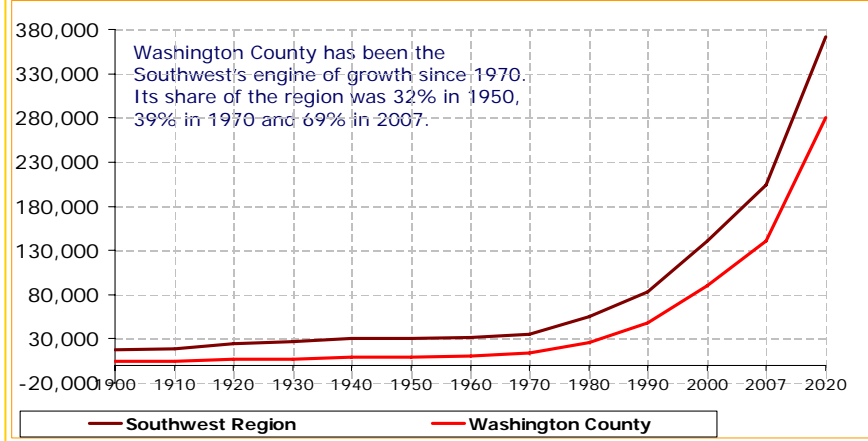


Southwest Utah Population Trends 1900-2007



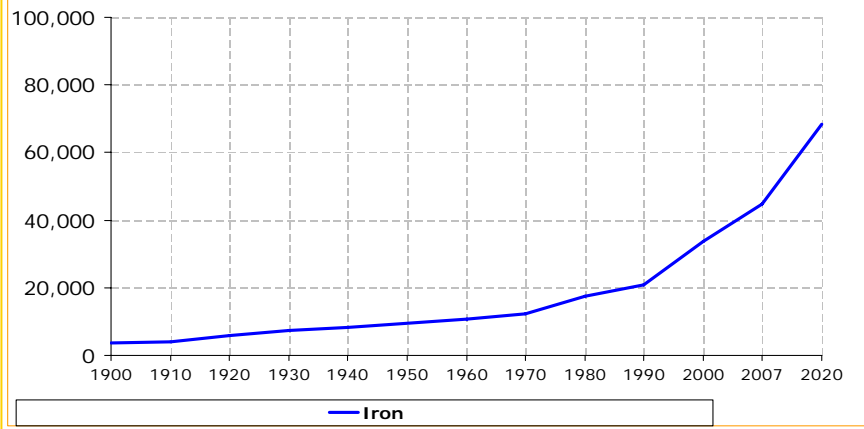
Source: Bureau of the Census and Utah Population Estimates Committee

Washington County Population Trends 1900-2020



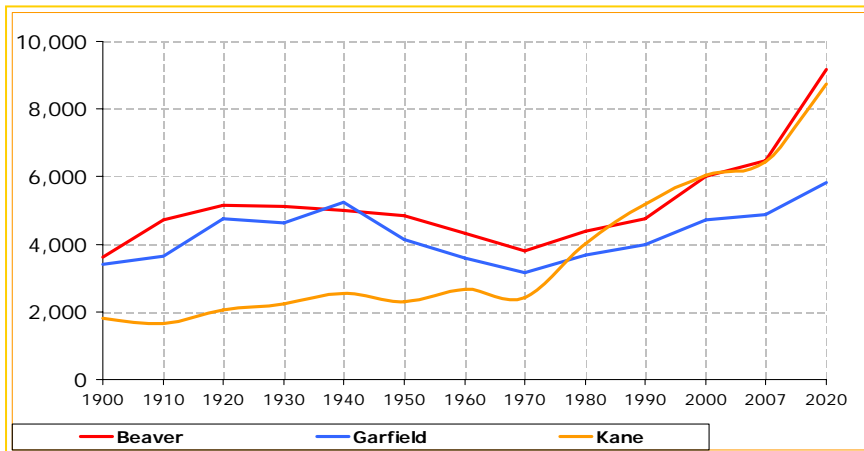
Source: Bureau of the Census and Utah Population Estimates Committee

Iron County Population Trends 1900-2020



Source: Bureau of the Census and Utah Population Estimates Committee

Beaver, Garfield and Kane Population Trends, 1900-2020



Source: Bureau of the Census and Utah Population Estimates Committee

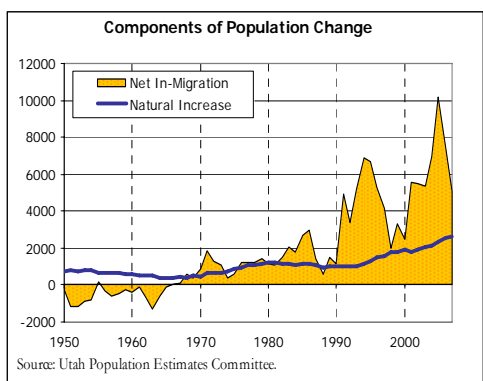


Population Summary

- Unprecedented population in the region
 - Nearly double growth rate of the state
- Concentrated in Washington County
 - Projected to grow at an average annual rate of 5.3% from 2008-2020
 - By 2020, 75% of population in the SW will be in Washington County
- Iron County has posted modest growth which continues
 - Population growth averages 3.2% annually from 2008-2020
- Three smallest counties, (Beaver, Garfield and Kane) remain small
 - Lose more share of the region's population
 - All projected to grow at less than 3% annually over next 12 years.



Southwest Region Components of Population Change, 1950-2007

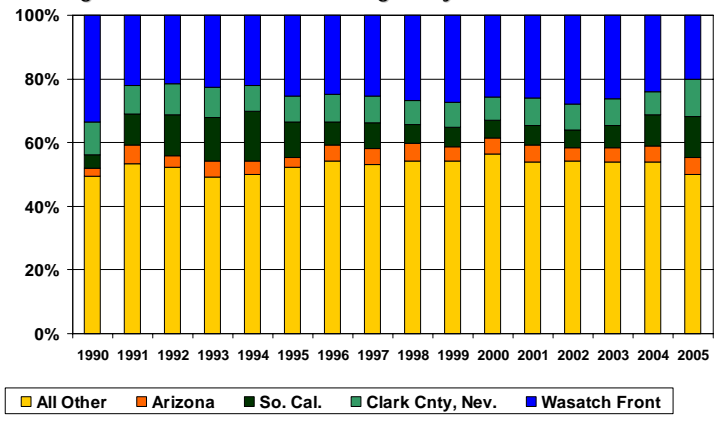


- Largest Sending States:
 - Utah 17,112
 - California 5,308
 - Nevada 3,432
 - Arizona 2,134
- Largest Outflows
 - Utah 8,779
 - Nevada 2,897
 - California 2,428
 - Arizona 1,398
- Population Change
 - 1970-2000 167,849
 - Net In-Migration 119,336

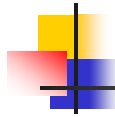


Migration Patterns, Southwest Region

In-Migration to the Southwest Region by Source, 1990-2005

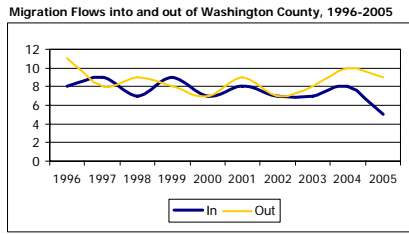
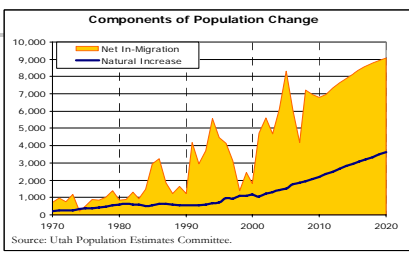


Source: IRS Migration data based on tax returns, from Economy.com



Washington County

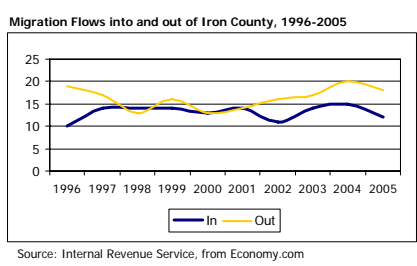
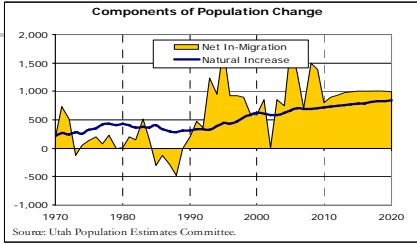
- Population growth is the result of net in-migration
- Census Data:
 - In-flows - 26,656
 - 5% from region
 - Iron County
- Out-flows: 14,604
 - 5% stayed within region
 - Iron County
- IRS data: Flows between counties in the region are low
 - Out-flows - under 10%
 - In-flows - under 8%
- Largest numbers leave for Salt Lake County, followed by So. Nevada.
- In-migration will continue to drive population growth, but at a lower rate



Source: Internal Revenue Service, from Economy.com

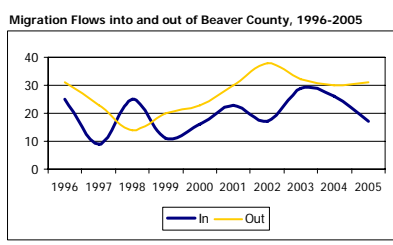
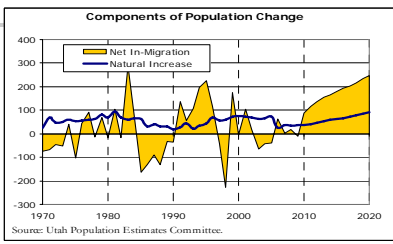
Iron County

- Net in-migration accounted for 52% of pop growth since 1970.
- 2000 Census:
 - In-flows – 10,805
 - 11% came from region
 - Outflows – 7,736
 - 16% stayed within region
- IRS Data
 - In-flows, stable between 10-15%
 - Out-flows, appear to be increasing.
- Natural increase will account for growing share of population increase going forward.



Beaver County

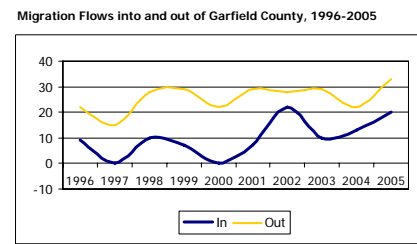
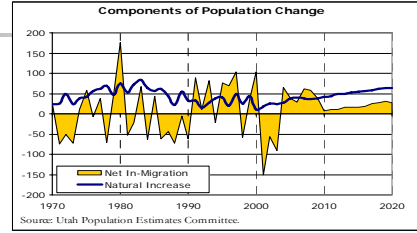
- Natural increase primary driver of population during the century.
- Census data
 - Inflows – 1,232
 - 10% from region
 - Iron
 - Outflows – 1,026
 - 16% remain in region
 - Iron and Washington
- IRS Data:
 - Out-migration from Beaver to other counties in the region increased, but now flat
 - In-flows – trending down
- In-migration will be the driver of population growth going forward.





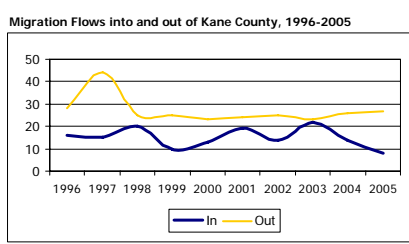
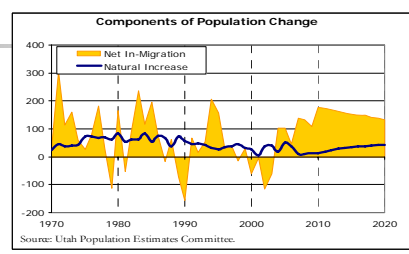
Garfield County

- Natural increase has been primary source of population growth.
- Census Data
 - In-flows – 948
 - 15% from region
 - Iron, Washington
 - Out-flows – 776
 - 25% stayed in region
 - Iron, Washington
- IRS Data
 - In-flows – since 2002, 10-20%
 - Out-flows – 20-30% an increasing
- Nearly all regional flows are between Iron and Washington.
- Natural increase will provide more than 75% of all population growth from 2008 - 2020.



Kane County

- Net in-migration provided 56% of pop growth since 1970, but only 44% since 2002.
- Census data:
 - In-flows – 1,695
 - 15% came from region
 - Iron and Washington
 - Out-flows – 1,540
 - 24% stayed in region
 - Iron and Washington
- IRS Data
 - In-flows from other counties 10-20%, but declining.
 - Out-flows have been stable at 22 – 23%.
- In-migration will be the driver of population growth going forward, but gradually starts to decline by 2020.





Summary

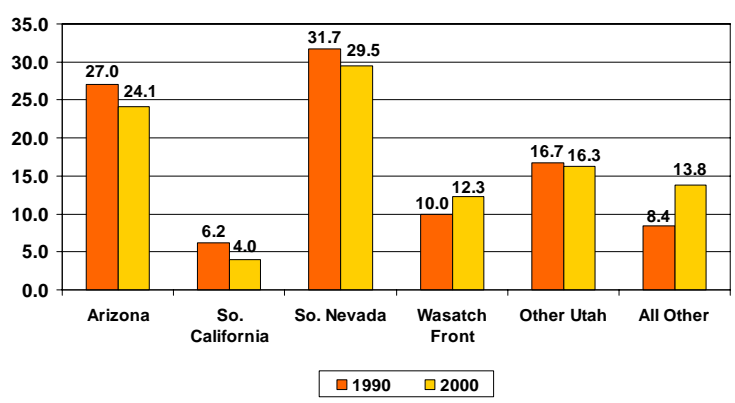
- All counties had higher than state migration rate 1995-2000
 - Situation unique to the Southwest Region
- Washington County
 - Sustained net in-migration
 - 78% from 1970-2007
 - Mig. ties with region modest
- Iron, Beaver, Kane and Garfield
 - More dependent on natural increase
 - Stronger ties with region
- Evidence that migrants are older and/or retired
 - Kane is the exception, possibly because of SUU

	Migration 1995 - 2000	HH 55+ (2000 BOC)
Beaver	23%	34%
Garfield	22%	38%
Iron	35%	27%
Kane	30%	42%
Washington	32%	41%
Salt Lake	15%	24%
State	12%	26%



Commuting Patterns in the Southwest, 1990 and 2000

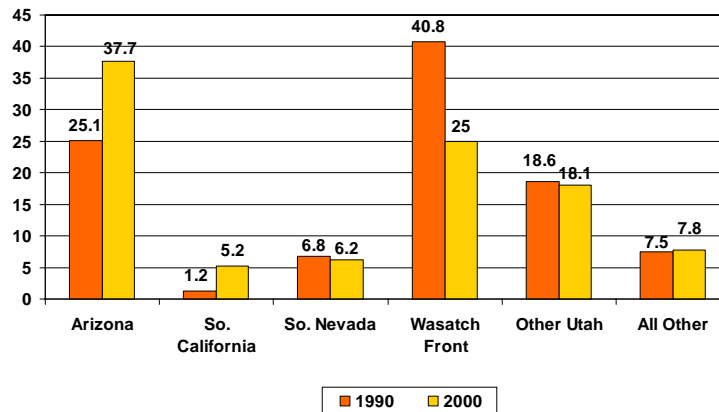
Five-County Region Commuting Patterns, 1990 and 2000
Primary Out-Commuting Destinations





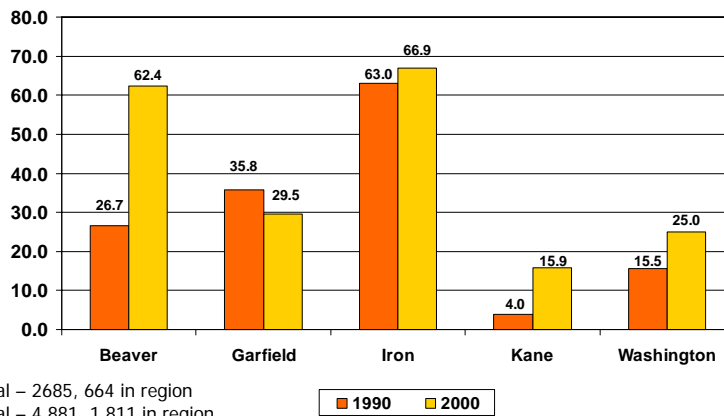
Commuting Patterns in the Southwest 1990 and 2000

Five-County Region Commuting Patterns, 1990 and 2000
Primary In-Commuting Sources



Commuting Patterns in the Southwest 1990 and 2000

Regional Commuting Patterns, 1990 and 2000
Out-Commuting Between Counties in the Region





Commuting Trends

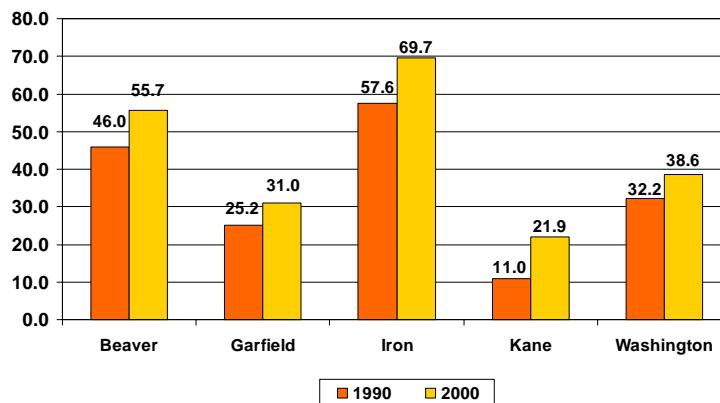
Out-Commuting

	1990	Region	%	2000	Region	%	Gain
WASHINGTON	1,232	191	15.5%	2,356	589	25.0%	398
IRON	600	378	63.0%	1,367	915	66.9%	537
BEAVER	116	31	26.7%	202	126	62.4%	87
GARFIELD	109	39	35.8%	207	61	29.5%	30
KANE	628	25	4.0%	754	120	15.9%	95
TOTALS	2,685	664	25.0%	4,886	1,811	37.1%	1,147



Commuting Patterns in the Southwest 1990 and 2000

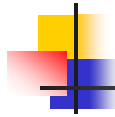
Regional Commuting Patterns, 1990 and 2000
In-Commuting Between Counties in the Region





Summary

- Region is more *economically* interconnected than in 1990
 - Washington County still defines the region
 - Migrants more likely to come from outside the state than inside the region.
- Increased commuter flows within the region
 - 63% of commuters still travel outside the region to work, down from 75% in 1990
- Washington County must grow significantly larger before spill-over effects occur



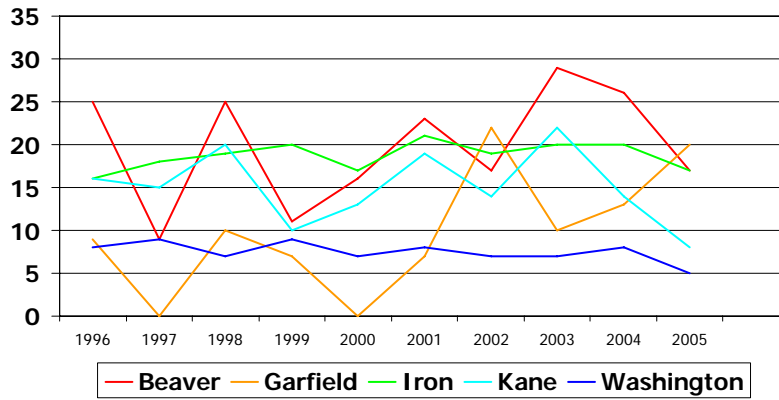
Population Trends, 1970 - 2007

- SW Regional population increase: 36,650 - 203,499
 - *AAGR of 4.8% : State AAGR of 2.5%*
- Washington County drives growth in the region
 - 76% of population increase occurred in WC
 - County's share of regional population increased
 - 1970 - 39% : 2007 - 69%
- Iron County – second largest population base
 - From 1970 to 2007, grew by 32,513 to 44,813
 - 10,734 since 2000
- Beaver, Garfield and Kane
 - Total combined pop increase = 8,328
 - Declining share of population within the region



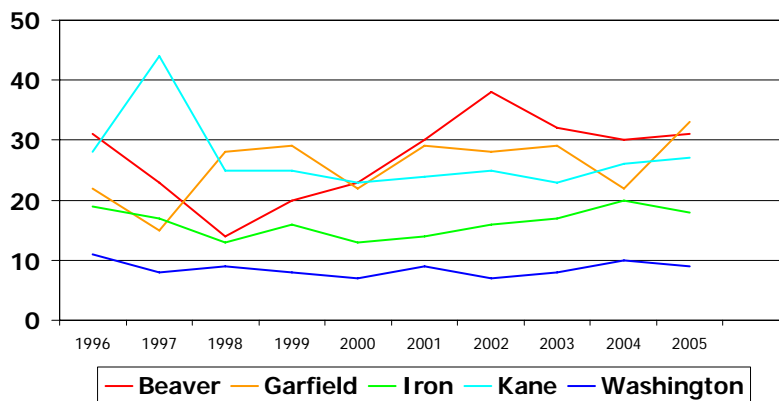
Region-wide Migration Flows

Migration Flows Between Counties in the Southwest Region,
In-Migration: 1996 to 2005



Region-wide Migration Flows

Migration Flows Between Counties in the Southwest Region,
Out-Migration: 1996 to 2005





Southwest Region

Contributing Factors to Economic and Demographic Growth

- National Trends
 - Geographic shift of population to the South and West from the Midwest and Northeast
 - Aging Baby Boomers – increased affluence
 - Migration preferences favoring nonmetropolitan/rural areas
- Washington County
 - Weather
 - Rich natural resource endowment/federal land
 - Transportation – I-15 and St. George Municipal Airport
 - Establishment of the “Sun City” concept with development of Bloomington Country Club and Bloomington Ranches



Southwest Region

Contributing Factors to Economic and Demographic Growth

- Iron County
 - Cedar City has been a commercial and population center since 1930
 - Expansion of Southern Utah University – BA program
 - Art and Cultural Community
- Beaver
 - Largely rural and highly dependent on agriculture
- Garfield
 - Transportation hampers economic development potential
 - Highly dependent on tourism and agricultural
- Kane
 - Despite strong employment growth (2nd only to Washington County) 2/3 thirds of workers travel outside the county to work

Southwest Region Employment Trends

Nonagricultural Employment by NAICS Sector, 2001, 2003, 2006

	2001		2003		2006		2001-2006 Change
	Number	Share	Number	Share	Number	Share	
Mining	241	0.4%	194	0.3%	370	0.5%	129
Construction	5,338	9.4%	5,942	9.9%	10,515	13.9%	5,177
Manufacturing	4,454	7.9%	4,318	7.2%	5,417	7.2%	963
TTU	12,708	22.2%	13,256	22.2%	16,043	21.2%	3,335
Trade	901	1.6%	1,095	1.8%	1,149	1.5%	248
FIRE	2,120	3.7%	2,443	4.1%	3,232	4.3%	1,112
Prof. & Bus. Svcs.	4,129	7.3%	4,059	6.8%	5,154	6.8%	1,025
Ed. & Health Svcs.	5,571	9.8%	6,573	11.0%	8,859	11.7%	3,288
Leis. & Hospitality	8,436	14.9%	8,662	14.5%	10,385	13.7%	1,949
Other Services	1,539	2.7%	1,849	3.1%	2,214	2.9%	675
Government	11,154	19.7%	11,383	19.0%	12,322	16.3%	1,168
Total	56,591	100%	59,774	100%	75,660	100%	19,069

TTU=Trade, Transportation, Utilities Source: Utah Department of Employment Security

Southwest Region Employment Trends

Total Nonagricultural Employment, 1970-2006

	1970	1980	1990	2000	2005	2006	Change		2006 % of State
							Total	Avg. An.	
State	358,654	551,833	724,013	1,074,879	1,148,320	1,203,733	235.6%	3.5%	100.0%
Southwest	9,583	16,052	26,851	54,518	70,084	75,650	689.4%	6.1%	6.3%
Beaver	929	1,052	1,283	1,886	1,944	1,972	112.3%	2.2%	0.1%
Garfield	984	1,789	1,474	2,175	2,237	2,258	129.5%	2.4%	0.2%
Iron	3,830	5,662	7,655	14,070	15,782	16,802	338.7%	4.3%	1.4%
Kane	643	1,016	1,572	2,808	2,874	3,091	380.7%	4.6%	0.3%
Washington	3,197	6,533	14,867	33,579	47,247	51,529	1511.7%	8.3%	4.3%

Source: Utah Department of Workforce Services



Southwest Region GOPB Population Projections, 2000-2020

POPULATION

Age Group	2000	2005	2010	2015	2020	2000-2020		Shares	
						Amount	Percent	2000	2020
0-17	42,490	50,200	62,600	79,761	98,104	55,614	130.9%	31.2%	29.3%
18-64	73,610	100,637	130,569	161,228	191,700	118,090	160.4%	54.1%	57.2%
65+	19,869	25,365	30,677	37,377	45,221	25,352	127.6%	14.6%	13.5%
Total	135,969	176,202	223,846	278,366	335,025	199,056	146.4%	100%	100%
Area									
Beaver	6,023	6,335	7,575	9,682	11,549	5,526	2.8%	4.4%	3.4%
Garfield	4,763	4,645	4,955	5,469	5,973	1,210	0.6%	3.5%	1.8%
Iron	34,079	40,212	48,772	58,190	65,607	31,528	15.8%	25.1%	19.6%
Kane	6,037	6,093	6,618	7,476	8,359	2,322	1.2%	4.4%	2.5%
Washington	91,104	125,010	162,544	205,025	251,896	160,792	80.8%	67.0%	75.2%
Southwest	135,969	176,202	223,846	278,366	335,025	199,056	100%	100%	100%

† Figures in the 2000-2020 Percent column for the counties represent each county's contribution to the region's growth.



Southwest Region GOPB Employment Projections, 2000-2020

Employment

NAICS Sector	2005	2010	2015	2020	2005-2020		Shares	
					Amount	Percent	2005	2020
Natural Resources and Mining	3,142	3,255	3,398	3,497	355	11.3%	3.5%	2.2%
Construction	9,413	12,305	14,956	17,467	8,054	85.6%	10.5%	10.8%
Manufacturing	4,431	5,266	6,118	6,969	2,538	57.3%	5.0%	4.3%
Trade, Trans., Utilities	17,954	22,186	25,567	28,923	10,969	61.1%	20.1%	17.8%
Information	813	992	1,133	1,261	448	55.1%	0.9%	0.8%
Financial Activity	8,501	10,643	12,732	14,800	6,299	74.1%	9.5%	9.1%
Professional & Business Services	8,564	11,358	14,208	17,236	8,672	101.3%	9.6%	10.6%
Education & Health Services	9,090	12,333	16,793	23,018	13,928	153.2%	10.2%	14.2%
Leisure & Hospitality	10,085	12,412	14,575	16,589	6,504	64.5%	11.3%	10.2%
Other Services	5,150	6,556	7,941	9,315	4,165	80.9%	5.8%	5.7%
Government	12,198	15,636	19,596	23,138	10,940	89.7%	13.7%	14.3%
Total	89,341	112,942	137,017	162,213	72,872	81.6%	100%	100%

Source: Utah Governor's Office of Planning and Budget, 2005 Baseline.



Washington County Trends

- Advantages

- Climate

- Proximity to other more expensive communities in the southwestern U.S. is an advantage for the region, but especially Washington County

- Demographics

- Aging Baby Boomers—trend towards retirement in small, rural communities