

The Changing Economic Structure and Current Baseline of South Salt Lake



Left: The new Columbus School in 1917
© 2001 Utah State Historical Society

Below: Artist's rendering of Market Station
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BE|BR
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Introduction

This study was undertaken in 2008 by the Bureau of Economic and Business Research at the University of Utah at the request of the Lotus Community Development Institute. The study analyzes the changes in South Salt Lake's demography and economic structure between 1990 and 2006, and presents a current demographic and economic baseline of the city.

The city's central location and extensive transportation network (two interstates, a railroad and yard, a light rail line, and several major arteries) make it a prime location both for trade and manufacturing establishments and for residents looking for affordable housing with easy access to Salt Lake City's central business district and the rest of the valley.

South Salt Lake is nicknamed the Center of Industry and, according to some versions, its founding in 1938 was promoted by the newly formed South Salt Lake Businessmen's Association in order to provide a sewer system for residents. More recently, with the opening of Elite Model Management in the city, it was given the rather more fashionable moniker of "SoSaLa." From warehouses and manufacturing to upscale home furnishings—and now an international modeling agency—economic activity in South Salt Lake indeed runs the gamut from industrial to urbane.

South Salt Lake has long been known as a blue-collar city. However, recent developments may begin to change this image. The mixed-use Central Pointe condominiums and retail space opened in 2005 on Main Street near 2100 South; Poor Yorick Studios moved from Salt Lake City to a warehouse on Crystal Avenue in 2006 and is home to more than 40 artists; the pending 18-acre Market Station "urban village" between State and Main streets and 2100 South and about 2400 South will feature a mix of condos, offices, and small-scale retail; and a recently approved 5.7-acre "Chinatown" development on State Street near 3400 South will bring dozens of Asian shops, an Asian grocery store, a high-end dim sum restaurant, office space, and eventually condos. South Salt Lake is working to broaden its appeal and become a more cosmopolitan city.

Study Highlights

Demographic and Income Trends

South Salt Lake is characterized by slow population growth since 1990, augmented by annexation. Total residential population (excluding the county jail's approximately 2,000 inmates) is estimated to have increased from 10,179 in 1990 to 23,501 in 2007. A 1998 annexation added approximately 8,000 new residents. South Salt Lake's 2008 year-end population is forecast to be 24,161.

The number of households in South Salt Lake is estimated to more than double between 1990 and the end of 2008, from 4,439 to 8,987. The city's 1998 annexation added about 3,270 households and accounts for about 70 percent of the household growth over the period.

The residential minority population in South Salt Lake grew more than fourfold from 1,691 in 1990 to 6,741 in 2000, doubling its share of the total residential population from 16.7 percent to 33.5 percent.

From 1990 to 2000, South Salt Lake saw its residential working-age population (18 to 64 years old) increase its share of the total population from 60 percent to 65 percent, while the younger end of the age distribution remained fairly stable and the older end lost share. Growth in the working-age population accounted for 70 percent of total growth.

South Salt Lake was among the bottom ten Utah cities for median household income in both 1989 and 1999. Over the decade, its household income increased by 18.0 percent, after adjusting for inflation. South Salt Lake's median household income in 2006 was estimated to be \$40,133. In 1999 the share of people with incomes below the poverty level in South Salt Lake was twice that of the county as a whole: 16.3 percent vs. 8.0 percent.

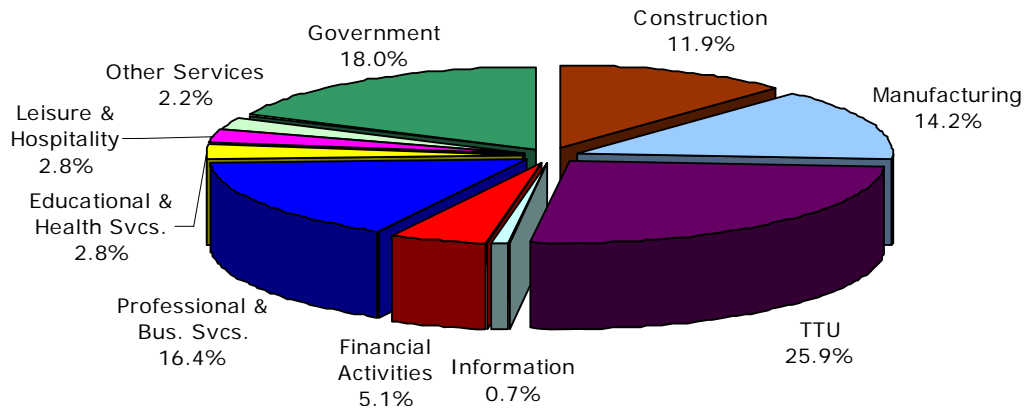
Employment and Wage Trends

From 1990 through 2006, the number of establishments in South Salt Lake grew at an average annual rate of 1.9 percent, from 1,552 to 2,111. Over the same period, total employment increased 1.3 percent annually, from 25,424 to 31,272, just under half the rate of countywide employment growth.

There has been relatively little change in South Salt Lake's economic structure. In 1990, trade was by far the largest employment sector in the city, providing more than one-third of all jobs. Services, manufacturing, and government were also major employers, representing 17.9 percent, 14.8 percent, and 12.6 percent, respectively, of total employment. By 2006, trade had slipped to about one-quarter of total employment; services had grown to about a quarter; manufacturing was relatively unchanged at 14.2 percent; and government had grown to 18.0 percent.

The largest employer in South Salt Lake is Marriott, with four divisions located in the city: Marriott Ownership Resorts, Marriott Rewards, Marriott Reservations, and Marriott International Administration. The Granite School District is also a major employer.

Employment by Industry in South Salt Lake in 2006



Source: Utah Department of Workforce Services.

Total real wages in South Salt Lake grew 2.2 percent annually from \$818 million in 1990 to almost \$1.2 billion in 2006 (in constant 2006 dollars), a 42.4 percent total increase. Inflation-adjusted average monthly wages increased 0.9 percent annually, 15.8 percent total growth, to \$3,105 in 2006.

Retail Sales Trends

Retail sales in South Salt Lake grew 3.5 percent annually, adjusted for inflation, from \$434.2 million in 1990 to \$757.9 million in 2006—a 75 percent increase.

South Salt Lake is a retail center, with per capita sales of \$32,849 in 2006, more than three times the statewide average.

The largest categories are motor vehicles, with \$237.0 million and 31 percent of all retail sales; building and garden supplies, with \$186.5 million and 25 percent of sales; and furniture, with \$148.5 million and 20 percent of sales. Furniture sales grew the fastest from 1990 to 2006, increasing nearly tenfold from just \$15.0 million in 1990.

South Salt Lake households spent approximately \$392 million on retail consumer goods and services in 2006.

New Residential Construction and Real Estate Trends

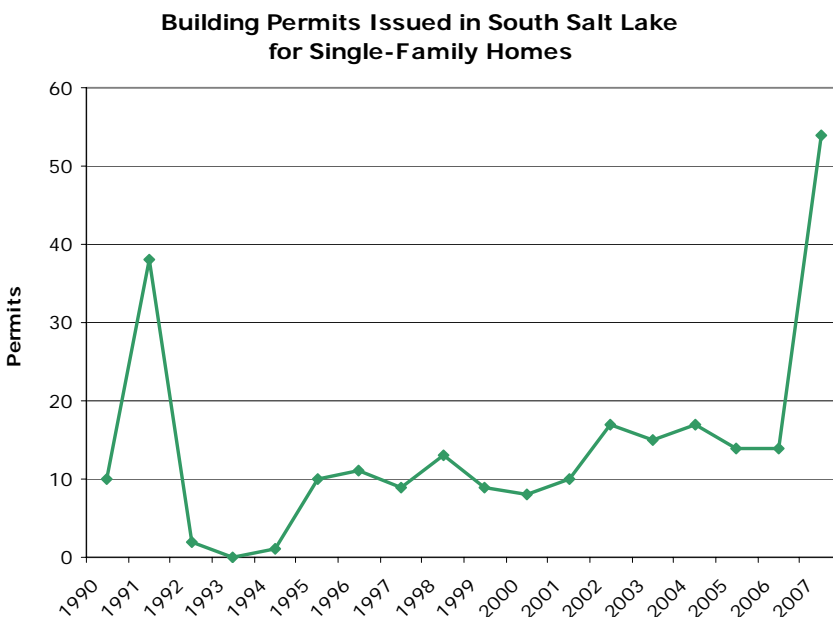
South Salt Lake’s current housing inventory is estimated to be over 9,000 dwelling units, covering both single-family and multifamily homes. This is more than an 80 percent increase over the housing stock in 1990, representing an average annual growth rate of 3.4 percent. Most of this gain came from the 1998 annexation, which added roughly 3,600 housing units. Just 4.6 percent of the current housing inventory was built since 2000.

Since 1990, South Salt Lake has approved new residential construction valued at \$55.8 million (in constant 2007 dollars). Existing home sales have totaled \$46.7 million since 1996.

Since 1990, 252 new single-family homes have been built in South Salt Lake, 186 condominiums and townhomes, 100 apartment units, and 28 twin homes. Single-family homes account for 44 percent of total new residential construction in the city from 1990 through 2007. Condominiums and townhomes account for almost one-third of new residential construction, with most of the activity occurring in the last five years, including the 76-unit Central Pointe development. The nascent Market Station mixed-use development will add approximately 900 condominium units over the next several years, almost 10 percent of the current housing stock.

Permit-Authorized New Dwelling Units in South Salt Lake, 1990–2007

Year	Single-Family Homes	Duplexes and Twin Homes	Condominiums and Townhomes	Apartments (3 or more units)	Manufactured / Mobile Homes	Total
1990	10	0	0	0	0	10
1991	38	0	0	0	0	38
1992	2	0	0	0	0	2
1993	0	0	16	4	0	20
1994	1	4	0	0	0	5
1995	10	0	0	12	0	22
1996	11	0	0	0	1	12
1997	9	0	0	0	1	10
1998	13	0	0	0	0	13
1999	9	4	0	0	0	13
2000	8	8	8	0	0	24
2001	10	0	0	0	2	12
2002	17	0	0	0	3	20
2003	15	0	8	0	0	23
2004	17	0	22	0	0	39
2005	14	0	80	0	1	95
2006	14	0	30	0	0	44
2007	54	12	22	84	0	172
Total	252	28	186	100	8	574



Source: *Construction Monitor and South Salt Lake planning department.*

New home prices have seen consistent, real gains since 1995, with the exception of 2003, when the median price declined 4.3 percent. The median price of a new home in South Salt Lake increased 83 percent over the period, from \$136,597 in 1995 to \$250,546 in 2007.

Sales of existing homes in South Salt Lake have been fairly volatile over the past decade. While the real median sales price increased almost 27 percent from \$123,847 in 1996 to \$156,878 in 2007, annual price changes have fluctuated from declines of as much as 20.5 percent to gains as large as 22.2 percent. In the first quarter of 2008, the median sales price of existing homes fell 19.5 percent to \$126,250, barely above its level in 1996.

Nonresidential Construction

Since 1995, \$231.7 million in new nonresidential construction permits have been issued in South Salt Lake. Almost three-quarters of this was due to additions and alterations (\$80.2 million), industrial buildings (\$47.2 million), and public buildings and projects (\$42.7 million).

Since 2001, the permit value of new nonresidential construction in South Salt Lake has fluctuated between about \$9 million and about \$26 million in constant 2007 dollars.

Over the period 1970 to 2006, industrial space in South Salt Lake grew by 8.7 million square feet, retail space increased by 1.7 million square feet, and office space grew by 1.1 million square feet. RC Willey's 310,000-square-foot store on 300 West was by far the single largest retail project.

Major Projects

Market Station is an 18-acre mixed-use development proposed between State and Main streets and from 2100 South to about 2400 South. It will feature about 900 for-sale condominium units, about 300,000 sq ft of Class A office space, and about 85,000 sq ft of retail space.

The developer plans to break ground on Phase I, which is mainly residential, in mid-summer 2008 and expects to have 260 condo units available in 18 months. The whole project is expected to be completed in five to seven years.

Two additional large residential projects have been granted preliminary approval by the planning department: the former site of Woodrow Wilson Elementary School will eventually feature 52 single-family residences, and the Granite Administrative Office Property will have 47 SFRs.

City Finances

Total city revenues have increased 136 percent, adjusted for inflation, from 1990 to 2007; expenditure grew by one-third.

Property taxes saw the largest relative increase over the period, 468 percent, and their share of total revenue more than doubled. However, this large increase was driven mainly by a 134 percent tax rate hike in 2007 due to decreased sales tax disbursements from the state.

Sales and use tax receipts grew 111 percent, which was influenced by recent changes to the sales tax distribution formula that reduced South Salt Lake's share.

The assessed value of primary use residential real estate increased 110 percent from 1996 to 2006. Commercial and industrial real estate values grew 56 percent.

Transportation Infrastructure

South Salt Lake is served by a well-developed transportation infrastructure. Interstate 15 crosses the city north-south and Interstate 80 runs east-west.

The Union Pacific railroad runs north-south through the city, with a yard between about 2300 South and 2900 South and 600 West and 800 West.

TRAX light rail runs north-south through the city, with three stops within city limits. UTA is currently conducting initial work for an extension to West Valley that would connect to the Sandy line just south of the Central Pointe station. Salt Lake City Mayor Ralph Becker has promoted the creation of a streetcar line running from the Central Pointe TRAX station east to Sugar House.

This high degree of connectivity and accessibility makes South Salt Lake a prime commercial location.

South Salt Lake in a Countywide Context

South Salt Lake is the 13th largest city, or fourth smallest, in the county and accounts for just 2 percent of the population.

South Salt Lake's population is projected to reach 27,983 in 2050, making it the smallest city in the county next to the town of Alta. In fact, the city will have achieved this status by 2030.

South Salt Lake ranks sixth in the county for number of firms and fifth for average employment, total wages paid, and average monthly wages.

South Salt Lake is among the top five cities in the county for employment in construction; manufacturing; trade, transportation, and utilities; professional and business services; and government. In fact, it is third to Salt Lake City and West Valley for manufacturing jobs.

The top three retail centers in Salt Lake County, by 2006 total retail sales, are Salt Lake City with more than \$2.5 billion in sales, Sandy with almost \$1.4 billion, and Murray with \$1.3 billion. South Salt Lake falls in the middle of the pack for total 2006 retail sales at \$757.9 million. However, the top three in per capita sales are Murray at \$37,121, South Salt Lake at \$32,849, and Sandy a distant third with \$14,813.

Draper, South Jordan, and Riverton have seen the fastest housing growth since 1990, increasing their inventories by 684 percent, 343 percent, and 269 percent, respectively. By comparison, South Salt Lake's housing stock grew 81 percent.

Among the cities of Salt Lake County, South Salt Lake has the lowest share of single-family homes in its housing inventory at just under 40 percent.

South Salt Lake offers some of the most affordable housing in the county; its 2007 median new home price of \$274,383 was the fourth lowest.

1 Demographic and Socioeconomic Changes

Population Change

South Salt Lake was incorporated in 1938. The 1940 census reported the city's population as 5,701 (Table 1.1). By 1980 it had grown to 10,561, through annexation as well as natural increase and migration. South Salt Lake's population declined slightly during the 1980s, then almost doubled during the 1990s, due largely to annexation. In 1998, the city extended its southern border from 3300 South to 3900 South, increasing its population by an estimated 8,000 persons. In addition to residential neighborhoods, the annexation also captured industrial areas and the land on which the new county jail was being built. The new Salt Lake County Jail opened in January 2000, with 1,978 beds; the 2000 census recorded the inmate population as 1,940. As of 2007, South Salt Lake's estimated residential population, exclusive of the jail, was 23,501; jail inmates numbered 1,998.

From 1940 to 1980, the city's population grew at an average annual rate of 1.6 percent, adding 4,860 residents. From 1980 to 1990, the population declined 0.4 percent annually, for a loss of 432 people. In the following decade, South Salt Lake's residential population grew by 98.4 percent, with almost 10,000 additional residents (Table 1.1); in 2000, approximately 8,400 of them lived in the area annexed in 1998. The annexation accounted for about 80 percent of the population growth during the 1990s. Most recently, between 2000 and 2007, the city added an estimated 3,400 residents at an average annual growth rate of 2.3 percent. The average rate over most of the life of the city, from 1940 to 2007, is 2.1 percent, with a total increase of 312.2 percent and 17,800 residents.

Table 1.1
Population Estimates for South Salt Lake

Year	Total	Jail	Residential
1940	5,701		5,701
1980	10,561		10,561
1990	10,129		10,129
2000	22,038	1,940	20,098
2007	25,499	1,998	23,501

Note: Decadal figures are as of April 1; 2007 figures are end of year. "Residential" includes those living in group quarters other than the jail, e.g., nursing homes.

Source: U.S. Census Bureau, Bureau of Economic and Business Research, Salt Lake County Metropolitan Jail.

Table 1.2a
Rank of Salt Lake County Places by Percent Population Change, 1990–2000

Place	1990	2000	Percent Change
Draper†	4,995	21,596	332.4%
South Jordan	12,220	29,437	140.9%
Midvale	11,886	27,029	127.4%
Riverton	11,261	25,011	122.1%
Bluffdale	2,152	4,700	118.4%
South Salt Lake†	10,129	20,098	98.4%
West Jordan	42,892	68,336	59.3%
West Valley City	86,976	108,896	25.2%
Sandy	75,058	88,418	17.8%
Salt Lake City	159,936	181,743	13.6%
Taylorsville*	52,351	57,439	9.7%
Murray	31,282	34,024	8.8%
Cottonwood Heights	28,766	27,569	-4.2%
Alta	397	370	-6.8%

†Excludes inmate populations at state prison and county jail.

*Was Taylorsville-Bennion Census-designated place in 1990, then incorporated as the City of Taylorsville in 1996.

Source: U.S. Census Bureau.

Among places in Salt Lake County, South Salt Lake ranked sixth for percent population change from 1990 to 2000, after Draper, South Jordan, Midvale, Riverton, and Bluffdale (Table 1.2a, above). This excludes the inmate populations at the Utah State Prison in Draper and the Salt Lake County Jail, but does include South Salt Lake's annexation of about 8,000 people in 1998. South Salt Lake ranked ninth in the county for absolute population change over the period (Table 1.2b); without the annexation it would have ranked 12th, above only Alta and Cottonwood Heights, which both lost population. Among all of Utah's cities, South Salt Lake ranked 13th for percent change in population during the 1990s, and 16th for absolute change.

Table 1.2b
Rank of Salt Lake County Places by
Absolute Population Change, 1990–2000

Place	1990	2000	Absolute Change
West Jordan	42,892	68,336	25,444
West Valley City	86,976	108,896	21,920
Salt Lake City	159,936	181,743	21,807
South Jordan	12,220	29,437	17,217
Draper†	4,995	21,596	16,601
Midvale	11,886	27,029	15,143
Riverton	11,261	25,011	13,750
Sandy	75,058	88,418	13,360
South Salt Lake†	10,129	20,098	9,969
Taylorsville*	52,351	57,439	5,088
Murray	31,282	34,024	2,742
Bluffdale	2,152	4,700	2,548
Alta	397	370	-27
Cottonwood Heights	28,766	27,569	-1,197

†Excludes inmate populations at state prison and county jail.

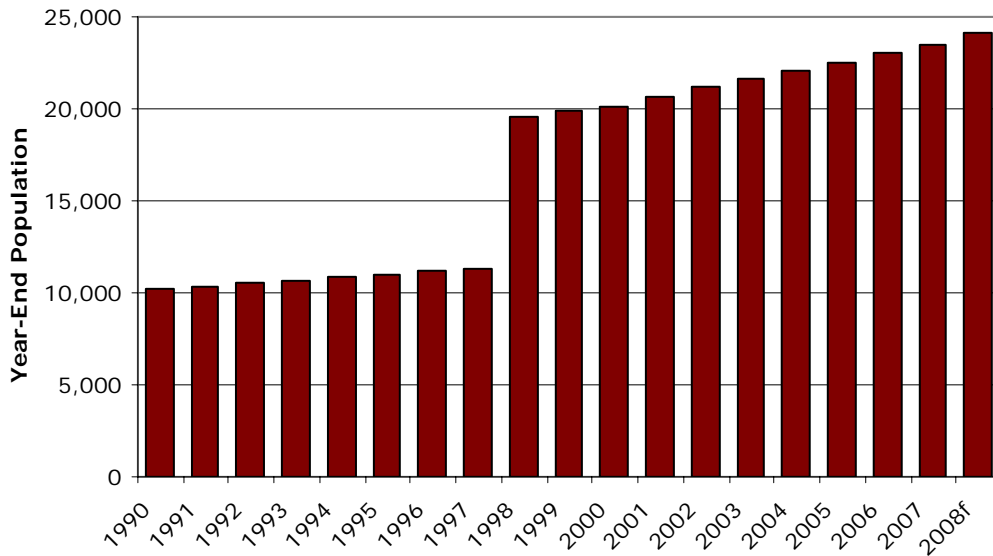
*Was Taylorsville-Bennion Census-designated place in 1990, then incorporated as the City of Taylorsville in 1996.

Source: U.S. Census Bureau.

The Bureau of Economic and Business Research developed annual population and household estimates for South Salt Lake based on new residential construction. These year-end estimates exclude the jail population, but the total population figures do include others living in group quarters (e.g., nursing homes and juvenile institutions). See the Appendix for details on how the estimates were calculated.

South Salt Lake is characterized by slow population growth from 1990 to 2008, augmented by annexation (Figure 1.1). Total population is estimated to have increased from 10,179 in 1990 to 23,501 in 2007. Annual rates of change range from 1.3 to 2.7 percent, with a 72.9 percent jump in 1998 due primarily to the city's extension of its southern border from 3300 South to 3900 South (Table 1.3). This added approximately 8,000 new residents, 40 percent of the city's year-end population. BEBR forecasts South Salt Lake's 2008 year-end population to be 24,161, a 2.8 percent gain over 2007.

Figure 1.1
Population in South Salt Lake, 1990-2008



Source: Bureau of Economic and Business Research, University of Utah.

Table 1.3
Population Change in South Salt Lake, 1990–2008
 (year-end estimates)

Year	Population	Absolute Change	Percent Change
1990	10,179		
1991	10,331	152	1.5%
1992	10,542	211	2.0%
1993	10,679	137	1.3%
1994	10,854	176	1.6%
1995	10,999	145	1.3%
1996	11,182	183	1.7%
1997	11,344	162	1.4%
1998	19,619	8,275	72.9%
1999	19,882	263	1.3%
2000	20,146	264	1.3%
2001	20,691	545	2.7%
2002	21,163	473	2.3%
2003	21,618	455	2.1%
2004	22,051	432	2.0%
2005	22,499	448	2.0%
2006	23,072	573	2.5%
2007	23,501	429	1.9%
2008f	24,161	660	2.8%

Note: Excludes inmate population at county jail.
 The large increase in 1998 is due to the city's annexation of an area containing approximately 8,000 people.

f: forecast

Source: Bureau of Economic and Business Research, University of Utah.

Households: Size and Number

The number of households in South Salt Lake grew more than 80 percent between 1990 and 2000, from 4,421 to 8,022 (Table 1.4). The city's 1998 annexation added about 3,270 households and accounted for almost 95 percent of the household growth over the decade. The annexed area also represented more than 40 percent of the city's total households in 2000.

Table 1.4
Change in Households by Type, 1990–2000

	1990	Share	2000	Share
Total households	4,421	100%	8,022	100%
Family households (families)	2,451	55.4%	4,592	57.2%
Married-couple families	1,703	38.5%	3,025	37.7%
Other family, male householder	184	4.2%	522	6.5%
Other family, female householder	564	12.8%	1,045	13.0%
Nonfamily households	1,970	44.6%	3,430	42.8%
Householder living alone	1,633	36.9%	2,610	32.5%
Householder 65 years and over	487	11.0%	569	7.1%
Average Household Size	2.26		2.47	

Source: U.S. Census Bureau.

Looking at types of households, Census data show that family households represent a larger share of total households than nonfamily households, 57.2 percent in 2000 vs. 42.8 percent.

About two-thirds of family households are married couples, and they accounted for 37.7 percent of total households in 2000. About 20 percent of all households in the city were single-parent families, with twice as many single mothers as single fathers. Just over half of family households, 53.4 percent, included children under 18. Among nonfamily households, the share of people 65 years and older living alone declined from 11.0 percent in 1990 to 7.1 percent in 2000.

Contrary to national and statewide trends, average household size in South Salt Lake increased slightly during the 1990s, from 2.26 to 2.47. This may be due to the large increase in minorities in the city, whose share of the population doubled from 16.7 percent in 1990 to 33.5 percent in 2000,¹ and who tend to have larger families than whites.

Using construction data, BEBR made year-end estimates of the number of households in South Salt Lake for 1990 through 2008 (Table 1.5). Total households are estimated to have doubled, from 4,439 in 1990 to 8,987 by the end of 2008. Annual increases are on the order of 0.4 to 1.9 percent, except for 1998

Table 1.5
Households in South Salt Lake, 1990–2008
(year-end estimates)

Year	Households	Absolute Change	Percent Change
1990	4,439		
1991	4,465	26	0.6%
1992	4,516	51	1.1%
1993	4,535	18	0.4%
1994	4,569	34	0.8%
1995	4,589	20	0.4%
1996	4,624	35	0.8%
1997	4,650	26	0.6%
1998	7,971	3,321	71.4%
1999	8,007	36	0.4%
2000	8,042	35	0.4%
2001	8,187	145	1.8%
2002	8,300	113	1.4%
2003	8,404	104	1.3%
2004	8,497	93	1.1%
2005	8,593	96	1.1%
2006	8,735	141	1.6%
2007	8,819	84	1.0%
2008f	8,987	168	1.9%

Note: The large increase in 1998 is due to the city's annexation of approximately 3,300 households.
f: forecast

Source: Bureau of Economic and Business Research, University of Utah.

¹ This excludes the jail population, which was 42.3 percent minorities in 2000.

of course, when the number of households grew 71.4 percent due to the annexation. In fact, the annexation represents about 72 percent of total household growth from 1990 to 2008.

Age, Sex, Race, and Ethnicity

From 1990 to 2000, South Salt Lake saw its working-age population (18 to 64 years old) increase its share of the total population, while the younger end of the age distribution remained fairly stable and the older end lost share (Table 1.6). The population that is school aged (5 to 17 years old) and younger represents about one-quarter of South Salt Lake's total population, although its share shrank slightly between 1990 and 2000, from 26.3 percent to 24.0 percent. It contributed 22.2 percent of the city's growth. The share of those aged 65 and older declined significantly from 13.4 percent to 7.6 percent, and growth in this group contributed only 2.7 percent of total population growth. However, the working-age population (18 to 64 years old) grew from 60.4 percent to 68.4 percent, and was responsible for three-quarters of total growth. Because of these changes, particularly the large decline in the 65+ population share, the median age in South Salt Lake declined slightly from 29.4 to 28.9 between 1990 and 2000.

All of these changes were influenced by the opening of the county jail, which accounts for 16.3 percent of total population growth from 1990 to 2000 and 21.4 percent of the growth in the working-age population. Removing the prison population, the working-age population's share of the residential population still grew to 65.4 percent in 2000, and it contributed 70.6 percent of residential population growth. More detailed data on the age distribution of the jail population are not available, but presumably a significant portion of prisoners are in the 25–44 age group, which contributed 40.2 percent of the city's population growth over the period.

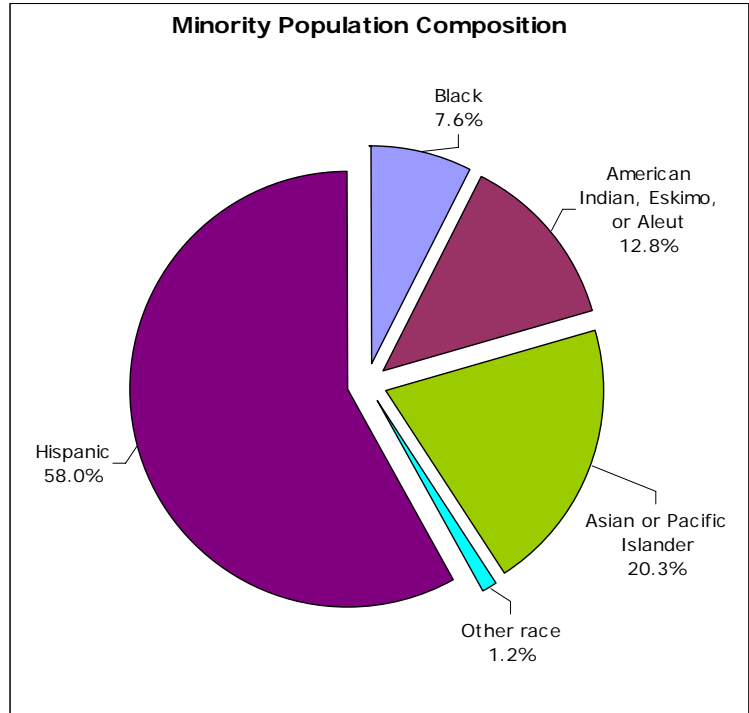
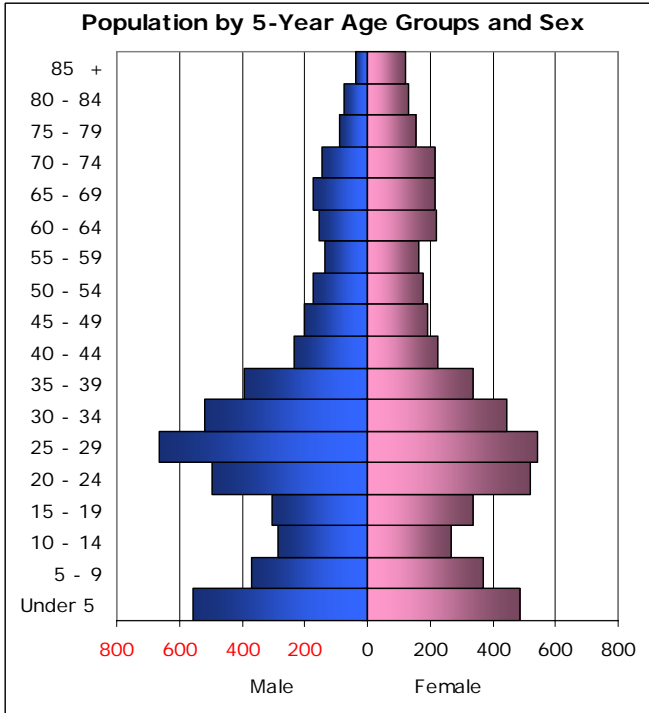
Table 1.6
Change in Population by Age Group, 1990–2000

	1990		2000		Change		Share of Growth
	Number	Share	Number	Share	Absolute	Percent	
Total Population	10,129		22,038		11,909	117.6%	100%
Population by Age							
Under 5 Years	1,044	10.3%	2,040	9.3%	996	95.4%	8.4%
5 to 17 Years	1,607	15.9%	3,247	14.7%	1,640	102.1%	13.8%
18 to 20 Years	517	5.1%	1,334	6.1%	817	158.0%	6.9%
21 to 24 Years	815	8.0%	2,309	10.5%	1,494	183.3%	12.5%
25 to 44 Years	3,361	33.2%	8,146	37.0%	4,785	142.4%	40.2%
45 to 54 Years	746	7.4%	2,142	9.7%	1,396	187.1%	11.7%
55 to 59 Years	300	3.0%	657	3.0%	357	119.0%	3.0%
60 to 64 Years	377	3.7%	484	2.2%	107	28.4%	0.9%
65 Years and Over	1,362	13.4%	1,679	7.6%	317	23.3%	2.7%
Median Age	29.4		28.9				

Source: U.S. Census Bureau.

Exhibits 1.1a and 1.1b present population pyramids for South Salt Lake in 1990 and 2000, showing more detailed population distributions by sex and five-year age group. One immediately noticeable change is the increase in the male population, particularly in the 20–24 and 25–29 age groups. The sex ratio for the entire population went from 0.98 in 1990, with 5,002 males to 5,127 females, to 1.21 in 2000 with 12,067 males to 9,971 females. This is due to the opening of the county jail in January 2000, since the majority of prisoners are men. In 1990, the sex ratio was highest in the 25–29 age group, with 1.22 males per female. In 2000, the ratio peaked in the 30–34 age group with 1.60 males for every female.

Exhibit 1.1a
South Salt Lake Population by Age and Sex, Race and Ethnicity
1990



Age Distribution of the South Salt Lake Population

Age Group	Sex		Ratio	Share	Share of County
	Male	Female			
Under 5	557	487	1.14	10.3%	1.5%
5-9	369	370	1.00	7.3%	1.0%
10-14	284	265	1.07	5.4%	0.8%
15-19	303	337	0.90	6.3%	1.1%
20-24	494	517	0.96	10.0%	1.9%
25-29	664	545	1.22	11.9%	1.9%
30-34	520	444	1.17	9.5%	1.5%
35-39	393	338	1.16	7.2%	1.3%
40-44	233	224	1.04	4.5%	1.0%
45-49	199	194	1.03	3.9%	1.1%
50-54	173	180	0.96	3.5%	1.3%
55-59	138	162	0.85	3.0%	1.3%
60-64	156	221	0.71	3.7%	1.7%
65-69	172	217	0.79	3.8%	2.0%
70-74	146	216	0.68	3.6%	2.3%
75-79	90	156	0.58	2.4%	2.1%
80-84	73	133	0.55	2.0%	2.7%
85 +	38	121	0.31	1.6%	2.7%
Total	5,002	5,127	0.98	100%	1.4%
Share 65 years+		13.4%			2.2%
Median Age		29.4			

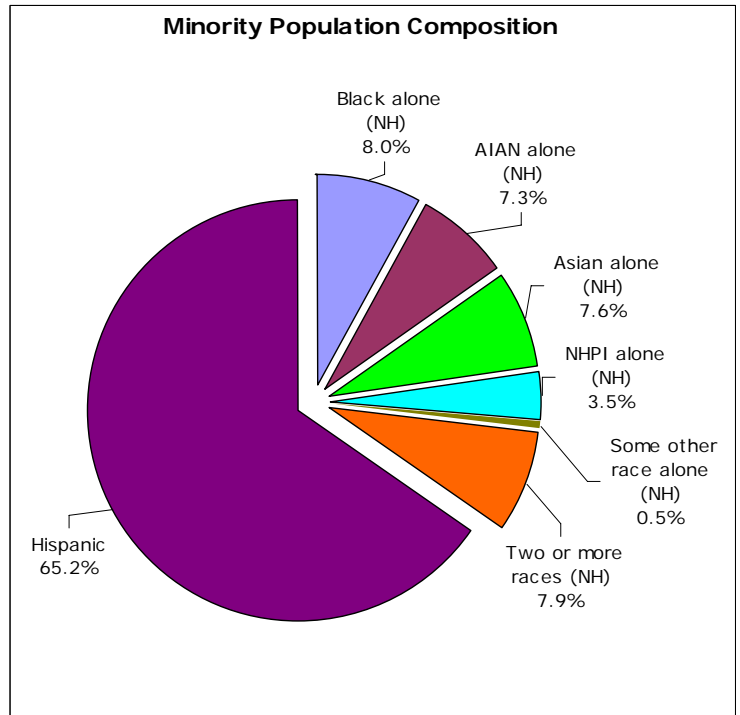
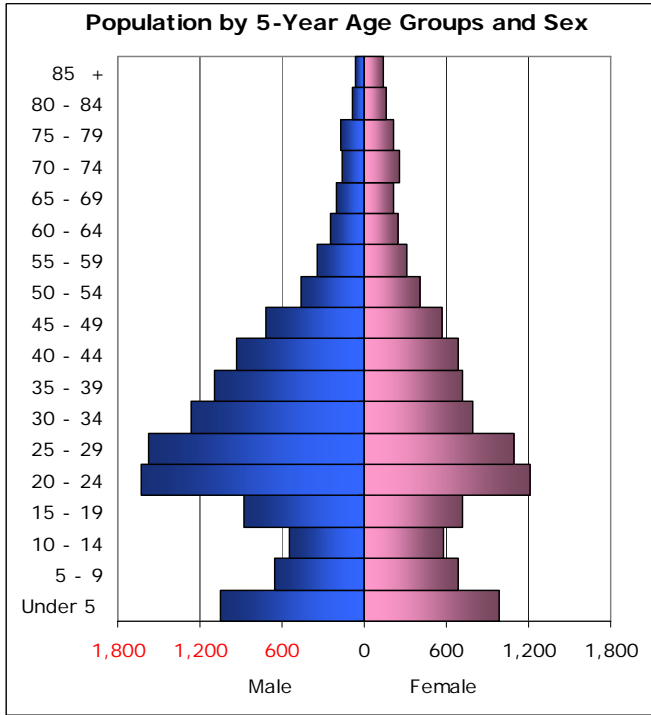
Race and Ethnicity of the South Salt Lake Population

Race/Ethnicity	Population		Share of County
	Population	Share	
Total	10,129	100%	1.4%
Not of Hispanic Origin			
White	8,438	83.3%	1.2%
Black	129	1.3%	2.3%
American Indian, Eskimo, or Aleut	217	2.1%	3.6%
Asian or Pacific Islander	343	3.4%	1.7%
Other race	21	0.2%	0.1%
Ethnicity			
Hispanic Origin	981	9.7%	1.9%
Minority	1,691	16.7%	3.3%

Note: If a cell is shaded yellow and has bold red type, this indicates that the city's share of Salt Lake County for the given category exceeds the city's share of total population in the county. Blue shading indicates a male-to-female ratio greater than one.

Source: U.S. Census Bureau, 1990 Census, STF 1.

Exhibit 1.1b
South Salt Lake Population by Age and Sex, Race and Ethnicity
2000



Age Distribution of the South Salt Lake Population

Age Group	Population		Sex Ratio	Share	Share of County
	Male	Female			
Under 5	1,051	989	1.06	9.3%	2.6%
5-9	653	681	0.96	6.1%	1.8%
10-14	548	581	0.94	5.1%	1.5%
15-19	874	718	1.22	7.2%	2.0%
20-24	1,629	1,206	1.35	12.9%	3.4%
25-29	1,571	1,090	1.44	12.1%	3.4%
30-34	1,267	793	1.60	9.3%	3.1%
35-39	1,090	720	1.51	8.2%	2.7%
40-44	933	682	1.37	7.3%	2.5%
45-49	714	565	1.26	5.8%	2.2%
50-54	456	407	1.12	3.9%	1.9%
55-59	342	315	1.09	3.0%	2.0%
60-64	242	242	1.00	2.2%	2.0%
65-69	206	210	0.98	1.9%	2.1%
70-74	166	261	0.64	1.9%	2.4%
75-79	171	217	0.79	1.8%	2.5%
80-84	88	158	0.56	1.1%	2.3%
85 +	66	136	0.49	0.9%	2.3%
Total	12,067	9,971	1.21	100%	2.5%
Share 65 years+	7.6%				2.3%
Median Age	28.9				

Race and Ethnicity of the South Salt Lake Population

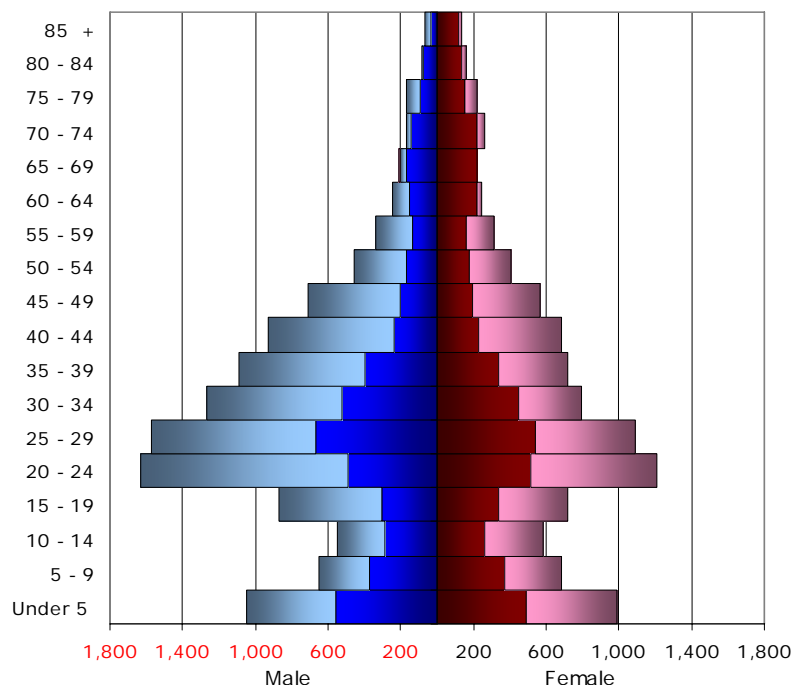
	Population	Share	Share of County
Total	22,038	100%	2.5%
Not Hispanic or Latino	17,106	77.6%	2.2%
White alone	14,476	65.7%	2.0%
Black or African American alone	603	2.7%	7.1%
American Indian and Alaska Native alone	554	2.5%	8.5%
Asian alone	574	2.6%	2.5%
Native Hawaiian and Other Pacific Islander alone	263	1.2%	2.4%
Some other race alone	38	0.2%	4.2%
Two or more races	598	2.7%	4.0%
Ethnicity			
Hispanic or Latino	4,932	22.4%	4.6%
Minority	7,562	34.3%	4.4%

Notes: Includes the jail population. NH is Not Hispanic. If a cell is shaded yellow and has bold red type, this indicates that the city's share of Salt Lake County for the given category exceeds the city's share of total population in the county. Blue shading indicates a male-to-female ratio greater than one.

Source: U.S. Census Bureau, 2000 Census, SF1.

Figure 1.2 shows the change by age group and sex from 1990 to 2000. The darker pyramid in the middle is the 1990 distribution and the lighter pyramid on the outside is the 2000 distribution. Here the growth in the number of young males is particularly evident. It is also apparent that there was little growth in most of the older age groups; and what doesn't show up is a slight decline from 1990 to 2000 in the number of women aged 65–69.

Figure 1.2
Population by 5-Year Age Groups and Sex,
1990 & 2000



Source: U.S. Census Bureau.

Another remarkable change evident in Exhibits 1.1a and 1.1b is the doubling of the minority share of South Salt Lake's population, from 16.7 percent in 1990 to 34.3 percent in 2000. Minority is defined as anyone who is not a non-Hispanic white, that is, the total population less those who are white alone. Note that the 2000 numbers include the jail population, which was 42.3 percent minority. Excluding prisoners, minorities still made up one-third, 33.5 percent, of South Salt Lake's 2000 population. The Census Bureau changed its racial categories from 1990 to 2000, making comparisons difficult, however the Hispanic population (an ethnic rather than racial category) grew from 9.7 percent to 22.4 percent of the total population (including prisoners) and from 58.0 percent to 65.2 percent of the city's minority population.

Other comparisons are complicated by the 1998 annexation—the 1990 and 2000 data do not describe the same geographical area. However, some general comments may be made. The basic shape of the age pyramids is that of a community with young families (the large under-5 and 25–29 age groups) who likely came to South Salt Lake for its affordable housing close to downtown. There is also a cohort of long-time residents who have stayed and are “aging in place,” indicated by the swells in the 60 and older age groups. In 1990, most of the group quarters population, 133 of 147, were in nursing homes; in 2000, there were 114 people in nursing homes.

Income and Poverty

South Salt Lake was among the bottom ten Utah cities for median household income in both 1989 and 1999. In fact, the city had the fifth lowest household income in 1989 and the sixth lowest in 1999. Over the decade, its household income increased by 18.0 percent, after adjusting for inflation (Table 1.7). BEBR estimates South Salt Lake's median household income in 2006 was roughly \$40,133.

Table 1.7
Bottom 10 Cities by Household Income
(constant 1999 dollars)

City	1989	1999	Change
Myton	\$17,114	\$23,472	37.2%
East Carbon	\$24,589	\$25,313	2.9%
Green River	\$28,966	\$28,000	-3.3%
Ephraim	\$23,462	\$28,318	20.7%
Roosevelt	\$34,038	\$29,190	-14.2%
South Salt Lake	\$25,250	\$29,801	18.0%
Helper	\$34,046	\$30,052	-11.7%
Vernal	\$29,541	\$30,357	2.8%
Logan	\$28,889	\$30,778	6.5%
Wendover	\$26,956	\$31,196	15.7%

Source: U.S. Census Bureau.

Given South Salt Lake's household income ranking, one might suspect the city would have relatively high poverty rates. In fact, in 1999 the share of people with incomes below the poverty level in South Salt Lake was twice that of the county as a whole: 16.3 percent vs. 8.0 percent (Table 1.8). This was down slightly from 1989, when 17.2 percent of South Salt Lake residents lived in poverty.

Examining poverty rates by age, 5-year-olds have by far the hardest circumstances, with more than a third—36.8 percent—living in poverty in 1999. In addition, more than one in five children under 5 years old, 6 to 11 years old, and 12 to 17 years old lived in poverty in 1999. Although females overall are more likely to be poor, young boys are hardest hit, with nearly 30 percent of 6- to 11-year-old boys living in poverty and half of 5-year-old boys in poverty. In fact, this was an improvement over 1989, when more than two-thirds of 5-year-old boys lived below the poverty level.

Although most age groups saw their fortunes improve over the decade, not all did. Poverty rates increased among 6- to 11-year-old boys from 24.5 percent to 29.3 percent, among 12- to 17-year-old girls from 24.2 percent to 25.7 percent, among men 18 years and older, and among 65- to 74-year-old women from 11.5 percent to 14.2 percent.

Table 1.8
Share of Persons Below the Poverty Level

	By Age			
	1989		1999	
	So Salt Lake	County	So Salt Lake	County
Poverty Rate	17.2%	9.9%	16.3%	8.0%
Under 5 years	29.8%	15.0%	20.9%	10.9%
5 years	40.4%	14.2%	36.8%	10.0%
6 to 11 years	23.9%	11.6%	22.3%	9.4%
12 to 17 years	22.5%	9.4%	23.2%	8.1%
18 to 64 years	14.8%	8.8%	14.6%	7.6%
65 to 74 years	6.9%	5.9%	11.7%	5.2%
75 years and over	12.0%	10.7%	4.2%	5.8%

	By Sex and Age			
	1989		1999	
	So Salt Lake	County	So Salt Lake	County
Male	13.9%	8.9%	15.0%	7.5%
Under 5 years	29.1%	14.5%	17.0%	11.2%
5 years	68.3%	15.9%	49.7%	10.2%
6 to 11 years	24.5%	11.2%	29.3%	9.0%
12 to 17 years	20.9%	8.9%	20.3%	7.8%
18 to 64 years	10.2%	7.7%	12.7%	7.0%
65 to 74 years	0.0%	3.1%	8.4%	3.4%
75 years and over	0.0%	4.8%	2.3%	3.8%
Female	20.6%	10.8%	17.6%	8.5%
Under 5 years	30.6%	15.5%	25.0%	10.7%
5 years	29.0%	12.4%	28.1%	9.8%
6 to 11 years	23.2%	12.1%	13.8%	9.8%
12 to 17 years	24.2%	9.8%	25.7%	8.4%
18 to 64 years	19.7%	9.9%	16.8%	8.2%
65 to 74 years	11.5%	8.2%	14.2%	6.6%
75 years and over	17.6%	14.1%	5.8%	7.1%

Source: Bureau of Economic and Business Research calculations based on U.S. Census Bureau data.

Education

The Census Bureau publishes data on educational attainment of the population aged 25 years and older. In 2000, the Bureau included data on attainment by sex. Table 1.9 shows statistics for 1990 and 2000. In 1990, more than one-quarter of South Salt Lake residents 25 and older had less than a high school education; one-third had only a high school education; and only 9.6 percent had a bachelor's degree or higher. By 2000, educational attainment had increased somewhat. There were still more than one-quarter of those 25 years and older who had less than a high school education, though the share had decreased by almost 1.5 percentage points. The share who were only high school graduates also declined, from 33.3 percent to 28.8 percent; and the share of those with a bachelor's degree or higher grew to 13.4 percent.

There is some disparity in educational attainment between men and women in South Salt Lake, though more so at lower levels of attainment. Close to 30 percent of males 25 and older have less than a high school education, while only 22.2 percent of females do. Over a quarter (27.4 percent) of males are high school graduates only, whereas more than 30 percent of females are. However, 28.8 percent of females have some college education but no degree versus 24.3

percent of males, and nearly equal shares of both sexes have a bachelor's degree or higher: 13.6 percent of males and 13.2 percent of females. In fact, a larger share of women than men have master's degrees: 2.7 percent versus 2.2 percent.

Table 1.9
Educational Attainment of Persons
25 Years and Older, 1990 & 2000

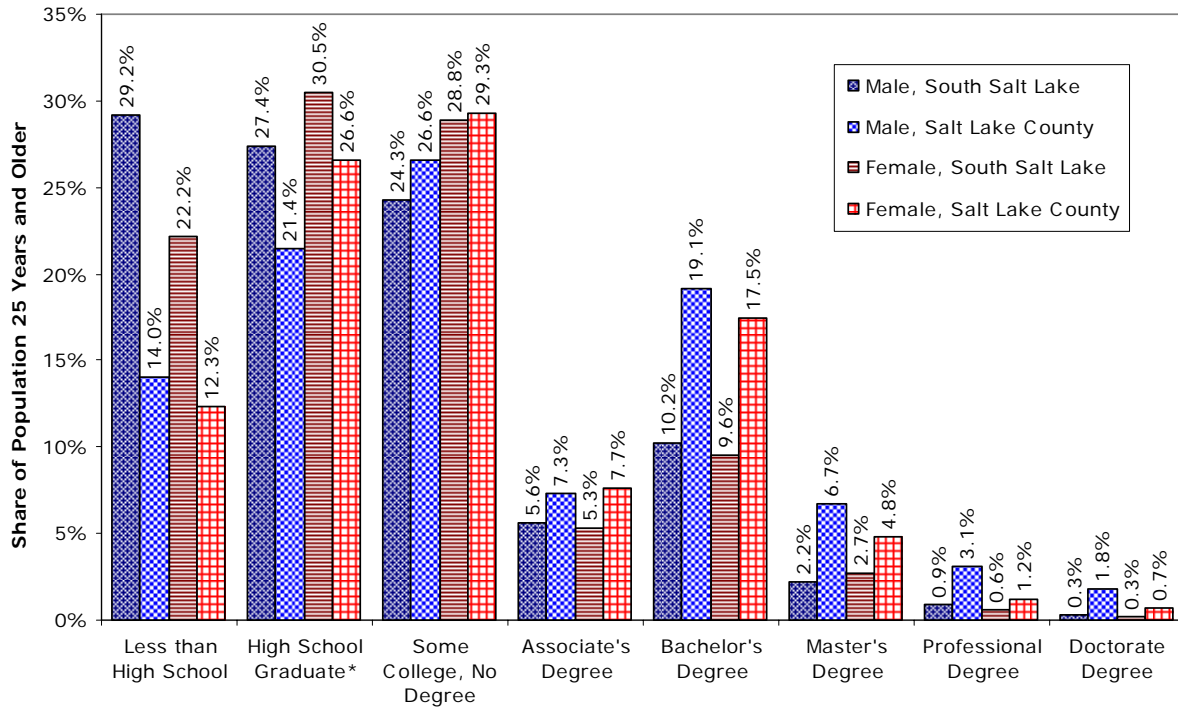
Maximum Level of Attainment	1990	2000
Total		
Less than High School	27.4%	26.0%
High School Graduate*	33.3%	28.8%
Some College, No Degree	23.9%	26.4%
Associate's Degree	6.3%	5.5%
Bachelor's Degree	6.9%	9.9%
Graduate or Professional Degree	2.7%	3.5%
Master's Degree	na	2.4%
Professional Degree	na	0.8%
Doctorate Degree	na	0.3%
By Sex		
Male:		
Less than High School		29.2%
High School Graduate*		27.4%
Some College, No Degree		24.3%
Associate's Degree		5.6%
Bachelor's Degree		10.2%
Master's Degree		2.2%
Professional Degree		0.9%
Doctorate Degree		0.3%
Female:		
Less than High School		22.2%
High School Graduate*		30.5%
Some College, No Degree		28.8%
Associate's Degree		5.3%
Bachelor's Degree		9.6%
Master's Degree		2.7%
Professional Degree		0.6%
Doctorate Degree		0.3%

*Includes equivalency. na = not available.

Source: U.S. Census Bureau.

Figure 1.3 compares educational attainment by sex in South Salt Lake with attainment levels in Salt Lake County as a whole. The city lags the county, with larger shares of the population who have only a high school education or less and smaller shares who have some college education or more.

Figure 1.3
Educational Attainment by Sex: South Salt Lake and Salt Lake County, 2000



*Includes equivalency.

Source: U.S. Census Bureau.

2 Employment and Wages

The Utah Department of Workforce Services² provides data on the number of nonagricultural establishments, nonagricultural employment, total nonagricultural wages, and average monthly nonagricultural wages by community, or worksite district. DWS' South Salt Lake worksite district does not coincide exactly with the city's boundaries.² Therefore, employment numbers may overstate actual employment in the city prior to 1998, and likely understate employment since then. Nonetheless, we can consider DWS's numbers to be at least a rough approximation of employment in the city. Note that there were problems with the 2001 data for South Salt Lake that could not be fixed; employment, wage, and establishment figures for that year have been omitted.

From 1990 through 2006, the number of establishments in South Salt Lake grew at an average annual rate of 1.9 percent, from 1,552 to 2,111. Over the same period, total employment increased 1.3 percent annually, from 25,424 to 31,272, just under half the rate of countywide employment growth (Table 2.1). The years 2000 and 2002 saw declines in the number of businesses, reflecting the effects of the national recession, but by 2003 they were increasing again and grew 13.0 percent in 2006 alone. Total employment peaked in 1996 at 31,613; as of 2006 it was still off that high by about 340, though it has been on the rise since 2004. Countywide, employment peaked in 2000; fell in 2001, 2002, and 2003; then began growing again in 2004.

Table 2.1
Employment Characteristics of South Salt Lake, 1990–2006

Year	Establishments	Annual Change	Total Employment	Annual Change	Total County Employment	Annual Change
1990	1,552		25,424		368,698	
1991	1,597	2.9%	25,545	0.5%	379,013	2.8%
1992	1,633	2.3%	25,988	1.7%	390,679	3.1%
1993	1,648	0.9%	26,890	3.5%	412,458	5.6%
1994	1,662	0.8%	28,731	6.8%	438,085	6.2%
1995	1,766	6.3%	31,342	9.1%	463,909	5.9%
1996	1,876	6.2%	31,613	0.9%	485,985	4.8%
1997	1,937	3.3%	31,048	-1.8%	504,458	3.8%
1998	1,953	0.8%	30,651	-1.3%	519,238	2.9%
1999	1,966	0.7%	30,883	0.8%	531,329	2.3%
2000	1,818	-7.5%	27,372	-11.4%	545,153	2.6%
2002*	1,804	NA	29,356	NA	533,720	-2.0%†
2003	1,822	1.0%	27,940	-4.8%	527,955	-1.1%
2004	1,840	1.0%	27,827	-0.4%	535,409	1.4%
2005	1,869	1.6%	29,735	6.9%	555,055	3.7%
2006	2,111	13.0%	31,272	5.2%	579,780	4.5%
AARC	1.9%		1.3%		2.9%	

*Figures for 2001 were omitted due to irreparable problems with the data for South Salt Lake.

†This is the change from 544,714 in 2001.

AARC = average annual rate of change.

Source: Utah Department of Workforce Services.

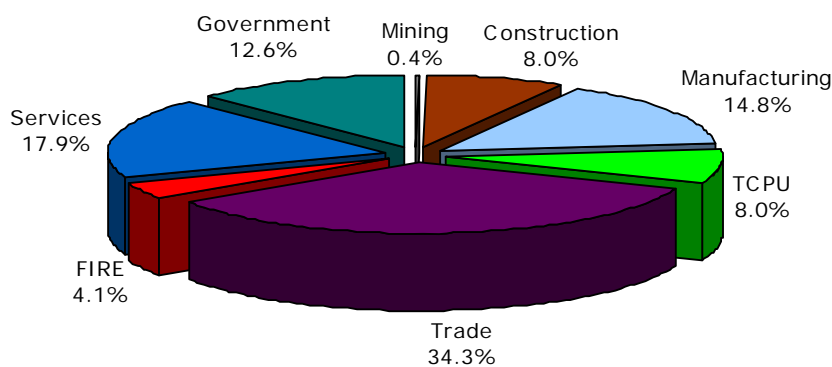
² Since at least 1990, the South Salt Lake worksite district has been bounded by the Jordan River on the west, then proceeding clockwise, the boundary follows 2100 South from the river east to I-15, south along I-15 to I-80, east along I-80 to 700 East, south along 700 East to 3900 South, and west along 3900 South back to the Jordan River.

Employment by Industry

Tables 2.2a and 2.2b show employment in South Salt Lake by industry from 1990 through 2006. Over the study period, the system by which businesses are classified was changed. The Standard Industrial Classification (SIC) was developed in the 1930s “to classify establishments by the type of activity in which they are primarily engaged.” It was revised periodically to reflect changes in the composition and organization of the economy, with the last update in 1987. Due to significant and rapid structural changes in the U.S. economy, the SIC system was replaced by the North American Industrial Classification System (NAICS) in 1997, and the Department of Workforce Services began reporting by NAICS category in 2001. Whereas the SIC had classified business establishments into 10 major divisions with two subsequent layers of detail, NAICS uses 20 broad sectors, each with four layers of subcategories. In some cases the DWS combines sectors into larger conglomerations, e.g., finance, insurance, and real estate (FIRE), and trade, transportation, and utilities (TTU). All of this complicates comparisons of economic activity over time, but some generalizations may be made.

In 1990, trade (wholesale and retail) was by far the largest employment sector in South Salt Lake, providing more than one-third of all jobs (Figure 2.1 and Table 2.2a). Services, manufacturing, and government were also major employers, representing 17.9 percent, 14.8 percent, and 12.6 percent, respectively, of total employment. Together, these four broad sectors supplied 80

Figure 2.1
Employment by Industry in South Salt Lake in 1990



Source: Utah Department of Workforce Services.

percent of the jobs in South Salt Lake. By 2000, their share had increased to 82 percent, mostly due to growth of government’s share to 15.5 percent. Over this period, construction employment grew from 8.0 percent of total employment in 1990 to 12.4 percent in 2000.

Construction was not only the fastest-growing sector from 1990 to 2000, increasing by an average of 5.2 percent annually, it was also the largest contributor to total employment growth over the period, responsible for 69.5 percent of new jobs. The next closest was government employment, growing 2.9 percent annually and contributing 53.7 percent of growth. These two contributions sum to more than 100 percent because significant losses in two sectors, mining and TCPU (transportation, communications, and public utilities), resulted in negative contributions to employment growth. In fact, there were more jobs lost in TCPU from 1990 to 2000 than were gained in construction. Growth in service jobs contributed 29.2 percent of total growth, and the trade sector added 24.0 percent of total employment growth.

Due to data problems that could not be fixed, figures for 2001 are not included. In 2002, under the NAICS industrial classification system, trade, transportation, and utilities (TTU) was the

Table 2.2a
South Salt Lake Employment by SIC Sector, 1990–2000

Year	Mining		Construction		Manufacturing		TCPU		Trade		FIRE		Services		Government		Total	Share of County
	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share		
1990	105	0.4%	2,035	8.0%	3,769	14.8%	2,023	8.0%	8,714	34.3%	1,030	4.1%	4,540	17.9%	3,208	12.6%	25,424	6.9%
1991	78	0.3%	2,225	8.7%	3,885	15.2%	1,101	4.3%	8,805	34.5%	1,102	4.3%	4,832	18.9%	3,517	13.8%	25,545	6.7%
1992	(D)	na	2,509	9.7%	3,950	15.2%	1,158	4.5%	9,081	34.9%	942	3.6%	4,631	17.8%	3,653	14.1%	25,988	6.7%
1993	(D)	na	2,634	9.8%	4,142	15.4%	(D)	na	9,147	34.0%	833	3.1%	5,491	20.4%	3,784	14.1%	26,890	6.5%
1994	(D)	na	2,840	9.9%	4,243	14.8%	(D)	na	9,584	33.4%	766	2.7%	6,430	22.4%	4,044	14.1%	28,731	6.6%
1995	(D)	na	3,537	11.3%	4,411	14.1%	(D)	na	10,118	32.3%	784	2.5%	7,368	23.5%	4,241	13.5%	31,342	6.8%
1996	13	0.0%	3,800	12.0%	4,333	13.7%	870	2.8%	10,241	32.4%	720	2.3%	7,089	22.4%	4,547	14.4%	31,613	6.5%
1997	15	0.0%	3,714	12.0%	4,267	13.7%	703	2.3%	10,402	33.5%	666	2.1%	6,488	20.9%	4,793	15.4%	31,048	6.2%
1998	(D)	na	3,718	12.1%	4,240	13.8%	(D)	na	10,314	33.6%	704	2.3%	6,108	19.9%	5,000	16.3%	30,651	5.9%
1999	(D)	na	3,782	12.2%	4,408	14.3%	(D)	na	10,028	32.5%	893	2.9%	6,287	20.4%	4,891	15.8%	30,883	5.8%
2000	0	0.0%	3,388	12.4%	3,872	14.1%	514	1.9%	9,182	33.5%	1,054	3.9%	5,108	18.7%	4,254	15.5%	27,372	5.0%
AARC	na		5.2%		0.3%		-12.8%		0.5%		0.2%		1.2%		2.9%		0.7%	
Share of Growth	-5.4%		69.5%		5.3%		-77.5%		24.0%		1.2%		29.2%		53.7%		100%	1.1%

Notes: TCPU = Transportation, Communications, and Public Utilities; FIRE = Finance, Insurance, and Real Estate. (D) Data not reported to avoid disclosure of individual firm data. AARC = average annual rate of change. Figure at intersection of Share of Growth row and Share of County column is South Salt Lake's contribution to Salt Lake County's employment growth.

Source: Utah Department of Workforce Services and BEBR calculations.

Table 2.2b
South Salt Lake Employment by NAICS Sector, 2002*–2006

Year	Mining		Construction		Manufacturing		TTU		Information		Financial Activities		Prof. & Bus. Services		Ed. & Health Services		Leisure & Hospitality		Other Services		Government		Total	Share of County
	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share	No.	Share		
2002	(D)	na	3,245	11.1%	4,515	15.4%	7,429	25.3%	526	1.8%	1,711	5.8%	4,059	13.8%	967	3.3%	1,008	3.4%	687	2.3%	5,209	17.7%	29,356	5.5%
2003	(D)	na	2,854	10.2%	4,488	16.1%	7,375	26.4%	(D)	na	1,812	6.5%	3,187	11.4%	1,056	3.8%	993	3.6%	662	2.4%	5,055	18.1%	27,940	5.3%
2004	0	0.0%	2,728	9.8%	4,797	17.2%	7,363	26.5%	282	1.0%	1,531	5.5%	3,044	10.9%	1,045	3.8%	1,052	3.8%	601	2.2%	5,385	19.4%	27,827	5.2%
2005	0	0.0%	3,111	10.5%	4,364	14.7%	7,706	25.9%	284	1.0%	1,518	5.1%	4,535	15.3%	936	3.1%	965	3.2%	623	2.1%	5,693	19.1%	29,735	5.4%
2006	0	0.0%	3,708	11.9%	4,452	14.2%	8,098	25.9%	217	0.7%	1,597	5.1%	5,143	16.4%	870	2.8%	876	2.8%	687	2.2%	5,623	18.0%	31,272	5.4%
AARC	na		3.4%		-0.3%		2.2%		-19.8%		-1.7%		6.1%		-2.6%		-3.5%		0.0%		1.9%		1.6%	
Share of Growth	na		24.2%		-3.3%		34.9%		-16.1%		-5.9%		56.6%		-5.0%		-6.9%		0.0%		21.6%		100%	4.2%

*Employment figures for 2001 were omitted due to irreparable problems with the data.

Notes: TTU = Trade, Transportation, and Utilities. (D) Data not reported to avoid disclosure of individual firm data. AARC = average annual rate of change. Figure at intersection of Share of Growth row and Share of County column is South Salt Lake's contribution to Salt Lake County's employment growth.

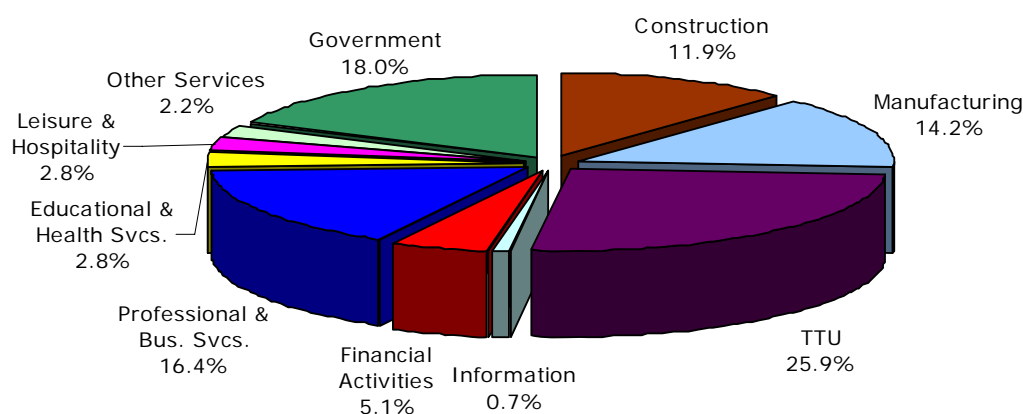
Source: Utah Department of Workforce Services and BEBR calculations.

largest (Table 2.2b) sector, with 7,429 jobs and one-quarter of total employment. Government and manufacturing were the next largest employers, providing 17.7 percent and 15.4 percent of all jobs, respectively. Professional and business services and construction were also significant sources of employment, with 13.8 percent and 11.1 percent, respectively.

From 2002 to 2006, total employment grew 1.6 percent annually to 31,272, led by job growth in professional and business services (up 6.1 percent annually to 5,143), TTU (up 2.2 percent per year to 8,098), and construction (up 3.4 percent annually to 3,708). Job growth in South Salt Lake contributed 4.2 percent of countywide growth, up considerably from its 1990–2000 contribution of 1.1 percent. Several sectors lost employment over the period, including information, which fell almost 20 percent annually to 217 jobs in 2006; leisure and hospitality, which declined from 1,008 to 876 jobs; and education and health services, which fell from 967 to 870 jobs.

In 2006, trade, transportation, and utilities was still the largest sector, with 8,098 jobs accounting for 25.9 percent of total employment (Table 2.2b and Figure 2.2). TTU is an unfortunate conglomeration of sectors since wholesale and retail trade have little in common with transportation and utilities. At the city level it is not possible to disaggregate the data. However, looking at the employment figures for 2000, when trade accounted for one-third of total

Figure 2.2
Employment by Industry in South Salt Lake in 2006



Source: Utah Department of Workforce Services.

employment and transportation, communication, and public utilities represented only 1.9 percent, it is probably safe to say that most of the jobs in TTU are in trade.³ The next largest source of jobs in 2006 was government employment with 5,623, representing 18.0 percent of jobs. Professional and business services were close behind with 5,143 jobs, or 16.4 percent. The service sector in general, comprising professional and business services, education and health services, leisure and hospitality services, and other services, claimed almost one-quarter of all jobs in 2006. Manufacturing and construction were also still significant sources of employment, accounting for 14.2 percent and 11.9 percent, respectively, with 4,452 and 3,708 jobs.

³ Note that some subsectors that were classified as trade under the SIC system were reclassified as services under the NAICS system; e.g., restaurants are now considered leisure and hospitality services.

Location Quotients

To compare South Salt Lake's changing economic structure to that of Salt Lake County, BEBR calculated location quotients for 1990 through 2006 (Table 2.3). Location quotients are the ratio of an industry's share of employment in a study area (in this case South Salt Lake) to its share in a reference area (Salt Lake County). Therefore, values greater than 1.00 indicate relative specialization in the study area.

Table 2.3
South Salt Lake Location Quotients

SIC Industry	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Mining	0.55	0.40	na	na	na	na	0.07	0.00	na	na	0.00
Construction	1.98	2.02	2.22	2.06	1.81	1.98	2.00	1.91	1.92	1.88	1.96
Manufacturing	1.08	1.17	1.20	1.25	1.24	1.18	1.18	1.22	1.24	1.29	1.34
TCPU	1.04	0.57	0.58	na	na	na	0.36	0.29	na	na	0.24
Trade	1.36	1.36	1.39	1.39	1.35	1.29	1.31	1.37	1.39	1.37	1.44
FIRE	0.61	0.63	0.53	0.44	0.36	0.34	0.31	0.29	0.31	0.38	0.51
Services	0.69	0.72	0.67	0.76	0.84	0.88	0.82	0.75	0.71	0.71	0.63
Government	0.79	0.86	0.87	0.90	0.92	0.91	0.98	1.07	1.13	1.11	1.09

NAICS Industry	2002*	2003	2004	2005	2006
Natural Res. & Mining	na	na	0.00	0.00	0.00
Construction	1.93	1.79	1.70	1.70	1.73
Manufacturing	1.65	1.73	1.84	1.59	1.55
TTU	1.17	1.24	1.24	1.23	1.25
Information	0.51	na	0.31	0.30	0.22
Financial Activities	0.71	0.78	0.68	0.63	0.63
Prof. & Bus. Services	0.92	0.76	0.72	0.97	1.01
Ed. & Health Services	0.37	0.40	0.39	0.33	0.29
Leisure & Hospitality	0.40	0.43	0.46	0.40	0.35
Other Services	0.69	0.72	0.66	0.65	0.70
Government	1.16	1.16	1.25	1.26	1.22

*Figures for 2001 were omitted due to irreparable problems with the data.

Note: Values greater than 1.00 indicate specialization relative to the county. TCPU = Transportation, Communications, and Public Utilities; FIRE = Finance, Insurance, and Real Estate; TTU = Trade, Transportation, and Utilities.

Source: BEBR calculations based on Utah Department of Workforce Services data.

In 1990, South Salt Lake had a fairly strong relative concentration in construction, with nearly double the countywide share of employment in that sector. It also had a more modest concentration in trade, at 1.36 times the county share. Manufacturing and TCPU employment shares were nearly the same as they were countywide. All other sectors were below the county shares. By 2006, the city's construction specialization had declined somewhat to about three-quarters more than the county share. The city's concentration in wholesale and retail trade, reported as TTU (see the caveat in footnote 3 and discussion of the comparability of the SIC trade and NAICS TTU sectors on the previous page), declined to only one-quarter more than the county. This may be due to larger shares of transportation and utilities employment in the county rather than to a greater share of trade employment, or it may be because a significant share of South Salt Lake's SIC trade employment was restaurant workers, who are classified under leisure and hospitality in the NAICS system. From 1990 to 2006, South Salt Lake developed a concentration in manufacturing relative to the county, with 2006 employment shares more than one-and-a-half times the county share. Government employment has also become a concentration in the city, with a share about 20 percent higher than countywide.

Wages

Total real wages (adjusted for inflation) in South Salt Lake grew 2.2 percent annually from 1990 to 2006, from \$818 million to almost \$1.2 billion (in constant 2006 dollars), a 42.4 percent total increase (Table 2.4). The city's share of total wages in the county declined slightly over the period, from 6.7 percent to 5.2 percent. Inflation-adjusted average monthly wages increased at less than half the rate of total wages, only 0.9 percent annually—15.8 percent total growth—from 1990 to 2006. In fact, real monthly wages fell slightly from 2000 to 2003, were higher but flat in 2004 and 2005, then increased in 2006. They were about 3 percent below the countywide average in both 1990 and 2006.

Table 2.4
Real Wage Trends in South Salt Lake, 1990–2006
(constant 2006 dollars)

	1990	2000	2002*	2003	2004	2005	2006	AARC
Total Wages (millions)	\$818.0	\$976.3	\$1,043.4	\$988.1	\$1,003.1	\$1,071.8	\$1,165.0	2.2%
Share of County	6.7%	4.8%	5.2%	5.1%	5.0%	5.1%	5.2%	
Average Monthly Wage vs. County Average	\$2,681 97.3%	\$2,972 94.9%	\$2,962 95.4%	\$2,947 95.5%	\$3,004 95.4%	\$3,004 94.8%	\$3,105 96.7%	0.9%

*Figures for 2001 were omitted due to irreparable problems with the data.

AARC = average annual rate of change.

Source: Utah Department of Workforce Services and Bureau of Economic and Business Research, University of Utah.

Looking at total wages by industry, trade was by far the dominant sector in 1990, paying 35.6 percent of all wages, \$186.2 million (in current dollars) (Table 2.5a). The next largest sector was manufacturing, paying \$84.8 million or 16.2 percent. Other significant sectors were services, at \$68.8 million and 13.2 percent of total wages; government, at \$65.5 million and 12.5 percent; and construction, at \$55.0 million and 10.5 percent. By 2000, trade, services, government, and construction had all increased their shares—to 37.4 percent, 14.0 percent, 14.2 percent, and 13.7 percent, respectively—while manufacturing's share of total wages had declined to 14.4 percent.

From 2002 to 2006 (Table 2.5b), under NAICS, the TTU sector paid the largest share of total wages, averaging about 30 percent each year. The next largest payers were government and manufacturing, averaging 17 percent and 16 percent, respectively. The construction and professional and business services sectors each paid about 11 percent of total wages over the period.

The industries paying the highest monthly wages in South Salt Lake in 1990 were mining (likely mining services), construction, and manufacturing. They paid average monthly wages (in current dollars) of \$3,366, \$2,252, and \$1,874, respectively (Table 2.6a). By 2000, mining was no longer a source of employment and the top-paying industries had become finance, insurance, and real estate (FIRE), trade (wholesale and retail), and construction, with average monthly wages of \$2,841, \$2,813, and \$2,787, respectively. In 2002, under NAICS, financial activity jobs were the highest paying, averaging \$3,388 per month (Table 2.6b). By 2006, financial activities, trade, transportation, and utilities (TTU), and construction were the highest-paying industries in South Salt Lake, with average monthly wages (in current dollars) of \$3,891, \$3,666, and \$3,305. While financial activities made up only 5.1 percent of total employment in the city, 25.9 percent of jobs were in TTU and 11.9 percent were in construction; thus, 42.9 percent of all nonagricultural jobs in South Salt Lake were in the three highest-paying sectors.

Table 2.5a
Total Wages in South Salt Lake by SIC Sector, 1990–2000
(millions of current dollars, except where noted)

Year	Mining		Construction		Manufacturing		TCPU		Trade		FIRE		Services		Government		Total	
	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Current \$	Constant \$
1990	\$4.2	0.8%	\$55.0	10.5%	\$84.8	16.2%	\$39.1	7.5%	\$186.2	35.6%	\$19.4	3.7%	\$68.8	13.2%	\$65.5	12.5%	\$522.9	\$818.0
1991	\$3.0	0.5%	\$58.9	10.7%	\$90.5	16.5%	\$22.2	4.0%	\$195.9	35.7%	\$21.2	3.9%	\$82.2	15.0%	\$75.6	13.8%	\$549.4	\$823.1
1992	(D)	na	\$66.1	11.8%	\$96.3	17.2%	\$21.2	3.8%	\$208.4	37.3%	\$1.8	0.3%	\$81.4	14.6%	\$80.7	14.4%	\$558.5	\$809.0
1993	(D)	na	\$70.5	11.5%	\$101.6	16.6%	(D)	na	\$218.1	35.7%	\$15.6	2.6%	\$104.6	17.1%	\$84.1	13.7%	\$611.5	\$860.3
1994	(D)	na	\$79.3	11.7%	\$107.3	15.8%	(D)	na	\$237.0	35.0%	\$15.3	2.3%	\$129.4	19.1%	\$92.3	13.6%	\$676.8	\$930.6
1995	(D)	na	\$102.7	13.3%	\$115.7	15.0%	(D)	na	\$259.0	33.5%	\$16.2	2.1%	\$160.4	20.8%	\$100.2	13.0%	\$772.1	\$1,034.7
1996	\$0.7	0.1%	\$109.8	13.6%	\$115.7	14.3%	\$23.9	3.0%	\$281.3	34.7%	\$17.6	2.2%	\$156.4	19.3%	\$104.2	12.9%	\$809.6	\$1,056.8
1997	\$1.0	0.1%	\$111.4	13.5%	\$118.6	14.3%	\$21.2	2.6%	\$298.1	36.0%	\$18.1	2.2%	\$143.6	17.3%	\$116.0	14.0%	\$827.9	\$1,055.2
1998	(D)	na	\$115.6	13.8%	\$121.4	14.5%	(D)	na	\$312.2	37.2%	\$20.5	2.4%	\$125.8	15.0%	\$126.3	15.1%	\$838.7	\$1,049.4
1999	(D)	na	\$122.9	14.1%	\$132.8	15.2%	(D)	na	\$309.4	35.5%	\$31.1	3.6%	\$131.2	15.0%	\$126.5	14.5%	\$872.5	\$1,062.6
2000	\$0.0	0.0%	\$113.3	13.7%	\$119.8	14.4%	\$16.2	1.9%	\$310.0	37.4%	\$35.9	4.3%	\$116.4	14.0%	\$118.0	14.2%	\$829.6	\$976.3

Notes: TCPU = Transportation, Communications, and Public Utilities; FIRE = Finance, Insurance, and Real Estate. (D) Data not reported to avoid disclosure of individual firm data. Constant-dollar figures are in 2006 dollars.

Source: Utah Department of Workforce Services and BEBR calculations.

Table 2.5b
Total Wages in South Salt Lake by NAICS Sector, 2002*–2006
(millions of current dollars, except where noted)

Year	Mining		Construction		Manufacturing		TTU		Information		Financial Activities		Prof. & Bus. Services		Edu. & Health Services		Leisure & Hospitality		Other Services		Government		Total	
	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Wages	Share	Current \$	Constant \$
2002	(D)	na	\$112.3	12.0%	\$148.6	15.9%	\$278.9	29.8%	\$13.4	1.4%	\$69.6	7.4%	\$105.8	11.3%	\$24.7	2.6%	\$11.6	1.2%	\$16.8	1.8%	\$155.3	16.6%	\$936.9	\$1,043.4
2003	(D)	na	\$99.7	11.0%	\$151.7	16.7%	\$276.1	30.5%	(D)	na	\$73.2	8.1%	\$87.7	9.7%	\$27.0	3.0%	\$11.5	1.3%	\$16.2	1.8%	\$150.2	16.6%	\$906.0	\$988.1
2004	\$0.0	0.0%	\$96.4	10.2%	\$166.8	17.7%	\$291.8	31.0%	\$6.9	0.7%	\$65.1	6.9%	\$93.6	9.9%	\$27.7	2.9%	\$11.6	1.2%	\$15.4	1.6%	\$166.0	17.6%	\$941.2	\$1,003.1
2005	\$0.0	0.0%	\$117.4	11.3%	\$159.9	15.4%	\$320.9	31.0%	\$6.9	0.7%	\$67.3	6.5%	\$129.1	12.5%	\$25.4	2.4%	\$12.3	1.2%	\$16.7	1.6%	\$180.6	17.4%	\$1,036.3	\$1,071.8
2006	\$0.0	0.0%	\$147.1	12.6%	\$170.1	14.6%	\$356.3	30.6%	\$6.3	0.5%	\$74.6	6.4%	\$166.7	14.3%	\$25.0	2.1%	\$11.7	1.0%	\$19.0	1.6%	\$188.3	16.2%	\$1,165.0	\$1,165.0

*Figures for 2001 were omitted due to irreparable problems with the data.

Notes: TTU = Trade, Transportation, and Utilities. (D) Data not reported to avoid disclosure of individual firm data. Constant-dollar figures are in 2006 dollars.

Source: Utah Department of Workforce Services and BEBR calculations.

Table 2.6a
Average Monthly Wages in South Salt Lake by SIC Sector, 1990–2000
 (current dollars, except where noted)

Year	Mining	Const.	Mfg.	TCPU	Trade	FIRE	Services	Gov't.	Total Average	
									Current \$	Constant \$
1990	\$3,366	\$2,252	\$1,874	\$1,611	\$1,781	\$1,566	\$1,262	\$1,700	\$1,714	\$2,681
1991	\$3,193	\$2,205	\$1,941	\$1,679	\$1,854	\$1,600	\$1,417	\$1,792	\$1,792	\$2,685
1992	(D)	\$2,194	\$2,032	\$1,524	\$1,912	\$158	\$1,464	\$1,840	\$1,791	\$2,594
1993	(D)	\$2,231	\$2,044	(D)	\$1,987	\$1,565	\$1,588	\$1,851	\$1,895	\$2,666
1994	(D)	\$2,328	\$2,107	(D)	\$2,060	\$1,667	\$1,676	\$1,902	\$1,963	\$2,699
1995	(D)	\$2,419	\$2,186	(D)	\$2,133	\$1,718	\$1,815	\$1,968	\$2,053	\$2,751
1996	\$4,781	\$2,408	\$2,225	\$2,290	\$2,289	\$2,033	\$1,839	\$1,909	\$2,134	\$2,786
1997	\$5,353	\$2,499	\$2,316	\$2,511	\$2,388	\$2,262	\$1,845	\$2,017	\$2,222	\$2,832
1998	(D)	\$2,591	\$2,385	(D)	\$2,522	\$2,425	\$1,716	\$2,104	\$2,280	\$2,853
1999	(D)	\$2,708	\$2,510	(D)	\$2,571	\$2,905	\$1,739	\$2,155	\$2,354	\$2,867
2000	\$0	\$2,787	\$2,578	\$2,619	\$2,813	\$2,841	\$1,900	\$2,312	\$2,526	\$2,972

Notes: TCPU = Transportation, Communications, and Public Utilities; FIRE = Finance, Insurance, and Real Estate.
 Constant-dollar figures are in 2006 dollars.

Source: Utah Department of Workforce Services.

Table 2.6b
Average Monthly Wages in South Salt Lake by NAICS Sector, 2002*–2006
 (current dollars, except where noted)

Year	Mining	Const.	Mfg.	TTU	Info.	Fin'l. Act.	Prof & Bus.	Ed. & Health	Leisure & Hosp.	Other Svcs.	Gov't.	Total Average	
												Current \$	Constant \$
2002	(D)	\$2,883	\$2,744	\$3,128	\$2,129	\$3,388	\$2,171	\$2,132	\$956	\$2,035	\$2,484	\$2,660	\$2,962
2003	(D)	\$2,911	\$2,817	\$3,120	(D)	\$3,367	\$2,292	\$2,134	\$967	\$2,043	\$2,476	\$2,702	\$2,947
2004	\$0	\$2,945	\$2,897	\$3,302	\$2,045	\$3,546	\$2,562	\$2,207	\$918	\$2,137	\$2,568	\$2,819	\$3,004
2005	\$0	\$3,144	\$3,053	\$3,470	\$2,022	\$3,693	\$2,372	\$2,259	\$1,065	\$2,234	\$2,643	\$2,904	\$3,004
2006	\$0	\$3,305	\$3,184	\$3,666	\$2,424	\$3,891	\$2,700	\$2,393	\$1,118	\$2,303	\$2,791	\$3,105	\$3,105

*Figures for 2001 were omitted due to irreparable problems with the data.

Notes: TTU = Trade, Transportation, and Utilities. Constant-dollar figures are in 2006 dollars.

Source: Utah Department of Workforce Services.

Occupations

Note that the DWS data are by place of work; that is, we don't know where the employees and recipients of wages paid in South Salt Lake actually live. For example, in 2000 the average employment in South Salt Lake was 27,372 according to DWS. But according to the Census Bureau, there were only 10,121 resident workers in the city, of whom only 1,661 actually worked in South Salt Lake (Table 2.7). Thus, the lion's share of jobs in South Salt Lake are held by nonresidents, while most residents commute to jobs outside the city.

Table 2.7
Place of Work of South Salt Lake Resident Workers

	1990		2000	
	No.	Share	No.	Share
Total resident workers 16 yrs and over	4,873	100%	10,121	100%
Worked in place of residence	673	13.8%	1,661	16.4%
Worked outside place of residence	4,200	86.2%	8,460	83.6%

Source: U.S. Census Bureau decennial censuses.

To get a better picture of what South Salt Lake residents do, BEBR looked at the Census Bureau’s occupational distribution of the civilian workforce aged 16 and older, which is given by place of residence.⁴ Table 2.8 shows that in 1990 almost 30 percent of South Salt Lake workers were employed in technical, sales, and administrative support occupations while more than one-fifth were employed as operators, fabricators, and laborers. The remainder were fairly evenly distributed among managerial and professional specialty occupations, service occupations, and precision production, craft, and repair occupations. Perhaps surprisingly for such an urbanized city, 1.2 percent of resident workers were in farming, forestry, and fishing occupations. South Salt Lake’s concentrations in “blue collar” occupations—service, precision production, craft, and repair; operators, fabricators, and laborers; and farming, forestry, and fishing—were higher than those in the rest of the county (excluding South Salt Lake) and accounted for more than a third of the city’s working residents.

Table 2.8
Occupational Distribution of South Salt Lake
Residents, 1990

	No.	Share
Employed persons 16 years and over	4,945	100%
Occupation		
Managerial and professional specialty occupations	809	16.4%
Executive, administrative, and managerial occupations	401	8.1%
Professional specialty occupations	408	8.3%
Technical, sales, and administrative support occupations	1,457	29.5%
Technicians and related support occupations	146	3.0%
Sales occupations	524	10.6%
Administrative support occupations, including clerical	787	15.9%
Service occupations	811	16.4%
Private household occupations	23	0.5%
Protective service occupations	33	0.7%
Service occupations, except protective and household	755	15.3%
Farming, forestry, and fishing occupations	58	1.2%
Precision production, craft, and repair occupations	737	14.9%
Operators, fabricators, and laborers	1,073	21.7%
Machine operators, assemblers, and inspectors	578	11.7%
Transportation and material moving occupations	240	4.9%
Handlers, equipment cleaners, helpers, and laborers	255	5.2%

Note: Shading indicates shares that exceed those for the rest of the county (excluding South Salt Lake).

Source: U.S. Census Bureau, 1990 Census.

This is reinforced by the 2000 Census occupational data, with concentrations higher than in the rest of the county in service occupations; construction, extraction, and maintenance occupations; production, transportation, and material-moving occupations; and farming, fishing, and forestry occupations (Table 2.9). However, the share of residents working “white collar” jobs⁵ increased from 45.9 percent in 1990 to 52.3 percent in 2000. Sales and office occupations employed 30.7

⁴ Note that the occupational totals in Tables 2.8 and 2.9 and differ from the total residential workers 16 and over in Table 2.7 because the latter excludes people who have jobs but were temporarily absent during the Census’s “reference week” due to illness, vacation, strike, etc. Table 2.7 does include members of the armed forces, but in 2000 there were only 27 in South Salt Lake and none in 1990.

⁵ Here defined as managerial, professional specialty, technical, sales, and administrative support occupations in 1990 and management, professional and related, and sales and office occupations in 2000.

percent of South Salt Lake resident workers, while 21.6 percent were in management, professional, and related occupations. One-fifth (19.6 percent) were in production, transportation, and material-moving occupations; 15.5 percent in service occupations; and 12.3 percent in construction, extraction, and maintenance occupations.

Table 2.9
Occupational Distribution by Sex for Residents of South Salt Lake, 2000

	Total	Male	Female	Total	Male	Female
Employed civilian population 16 years and over	10,358	5,936	4,422	100%	100%	100%
Occupation						
Management, professional, and related occupations	2,239	1,187	1,052	21.6%	20.0%	23.8%
Management, business, and financial operations occupations	1,002	629	373	9.7%	10.6%	8.4%
Management occupations, except farmers and farm managers	686	480	206	6.6%	8.1%	4.7%
Farmers and farm managers	8	8	0	0.1%	0.1%	0.0%
Business and financial operations occupations	308	141	167	3.0%	2.4%	3.8%
Business operations specialists	129	53	76	1.2%	0.9%	1.7%
Financial specialists	179	88	91	1.7%	1.5%	2.1%
Professional and related occupations	1,237	558	679	11.9%	9.4%	15.4%
Computer and mathematical occupations	196	108	88	1.9%	1.8%	2.0%
Architecture and engineering occupations	80	68	12	0.8%	1.1%	0.3%
Architects, surveyors, cartographers, and engineers	23	17	6	0.2%	0.3%	0.1%
Drafters, engineering, and mapping technicians	57	51	6	0.6%	0.9%	0.1%
Life, physical, and social science occupations	98	63	35	0.9%	1.1%	0.8%
Community and social services occupations	98	59	39	0.9%	1.0%	0.9%
Legal occupations	44	18	26	0.4%	0.3%	0.6%
Education, training, and library occupations	265	74	191	2.6%	1.2%	4.3%
Arts, design, entertainment, sports, and media occupations	122	82	40	1.2%	1.4%	0.9%
Healthcare practitioners and technical occupations	334	86	248	3.2%	1.4%	5.6%
Health diagnosing and treating practitioners and technical occupations	227	47	180	2.2%	0.8%	4.1%
Health technologists and technicians	107	39	68	1.0%	0.7%	1.5%
Service occupations	1,606	831	775	15.5%	14.0%	17.5%
Healthcare support occupations	234	59	175	2.3%	1.0%	4.0%
Protective service occupations	148	111	37	1.4%	1.9%	0.8%
Fire fighting, prevention, and law enforcement workers, incl. supervisors	0	0	0	0.0%	0.0%	0.0%
Other protective service occupations, including supervisors	148	111	37	1.4%	1.9%	0.8%
Food preparation and serving related occupations	563	290	273	5.4%	4.9%	6.2%
Building and grounds cleaning and maintenance occupations	473	343	130	4.6%	5.8%	2.9%
Personal care and service occupations	188	28	160	1.8%	0.5%	3.6%
Sales and office occupations	3,180	1,209	1,971	30.7%	20.4%	44.6%
Sales and related occupations	1,231	594	637	11.9%	10.0%	14.4%
Office and administrative support occupations	1,949	615	1,334	18.8%	10.4%	30.2%
Farming, fishing, and forestry occupations	23	12	11	0.2%	0.2%	0.2%
Construction, extraction, and maintenance occupations	1,275	1,178	97	12.3%	19.8%	2.2%
Construction and extraction occupations	824	788	36	8.0%	13.3%	0.8%
Supervisors, construction and extraction workers	46	46	0	0.4%	0.8%	0.0%
Construction trades workers	778	742	36	7.5%	12.5%	0.8%
Extraction workers	0	0	0	0.0%	0.0%	0.0%
Installation, maintenance, and repair occupations	451	390	61	4.4%	6.6%	1.4%
Production, transportation, and material-moving occupations	2,035	1,519	516	19.6%	25.6%	11.7%
Production occupations	1,166	766	400	11.3%	12.9%	9.0%
Transportation and material-moving occupations	869	753	116	8.4%	12.7%	2.6%
Supervisors, transportation and material-moving workers	17	17	0	0.2%	0.3%	0.0%
Aircraft and traffic control occupations	0	0	0	0.0%	0.0%	0.0%
Motor vehicle operators	372	358	14	3.6%	6.0%	0.3%
Rail, water, and other transportation occupations	24	15	9	0.2%	0.3%	0.2%
Material-moving workers	456	363	93	4.4%	6.1%	2.1%

Note: Shading indicates shares that exceed those for the rest of the county (excluding South Salt Lake).

Source: U.S. Census Bureau, Census 2000 Summary File 3.

Looking at occupations by sex, close to half (44.6 percent) of employed South Salt Lake women worked in sales and office occupations, with two-thirds of those in office and administrative support occupations. Almost one-quarter (23.8 percent) were in management, professional, and related occupations, with about one-third of those in management and two-thirds in professional. South Salt Lake men were more evenly distributed among the major occupational categories. One-quarter (25.6 percent) worked in production, transportation, and material-moving occupations and one-fifth in construction, extraction, and maintenance (19.8 percent), sales and office (20.4 percent), and management, professional, and related occupations (20.0 percent).

Major Employers

Marriott is the largest employer in South Salt Lake. It has four divisions at its Bearcat Drive location: Marriott Ownership Resorts, the time-share arm of the hospitality company, employs 500 to 999 people; Marriott Rewards employs 250 to 499; Marriott Reservations employs 100 to 249; and Marriott International Administration employs 20 to 49. The Granite School District is also a major employer, with 250 to 499 employees in its maintenance department and 100 to 249 employees each at Granite Park Junior High, Granite High School, Central High School, its food services division, and at the district level. Firms employing 250 to 499 people in the city include Pacific Flyway, RC Willey, Seaboard Foods, and Westech Engineering. Table 2.10 lists firms in South Salt Lake with 100 or more employees.

Table 2.10
Major Employers in South Salt Lake in 2008

Firm	Industry
500–999 Employees	
Marriott Ownership Resorts	Lessors of Residential Buildings and Dwellings
250–499 Employees	
Seaboard Foods	Food Manufacturing
Westech Engineering Inc.	Machinery Manufacturing
Pacific Flyway Wholesale	Sporting and Recreational Goods Wholesaler
Marriott Rewards	Data Processing, Hosting, and Related Services
RC Willey Home Furnishings	Corporate and Regional Managing Offices
American Building Maintenance Co.	Janitorial Services
Granite Schools Maintenance Dept.	Elementary and Secondary Schools
SLC Schools—Columbus	Vocational Rehabilitation Services
100–249 Employees	
Bodell Construction Co.	Commercial and Institutional Building Construction
180 Connect Inc.	Electrical Contractor
Rydalch Electric Inc.	Electrical Contractor
Taylor Electric Inc.	Electrical Contractor
Caffall Tile Company	Tile Contractor
Precision Litho Inc.	Printing
Lithoflexo Grafics Inc.	Printing
Sorenco Inc.	Chemical Manufacturing
Weir Minerals Rubber Engineering	Rubber Product Manufacturing
EDO Western Corporation	Electronic Component Manufacturing
Core Mark International	Tobacco and Tobacco Product Wholesaler
Hinckley Dodge	New Car Dealer
Best Buy	Electronics and Appliance Store
Standard Builders Supply	Home Center
All Purpose Replacement	Building Material and Supplies Dealer
Lawson Yeates Supply	Building Material and Supplies Dealer
Standard Industries	General Merchandise Store
Les Olsen Company	Office Supplies Store
Mrs. Fields Gifts	Mail-Order House
Feature Films for Families	Direct Selling Establishment
Citadel Communications Corp.	Radio Station
Check City	Activities Related to Credit Intermediation
Equity Title Insurance Agency	Direct Title Insurance Carrier
Ceramatec Inc.	Scientific Research and Development Services
Fillerup Employment Services Inc	Temporary Help Services
Temp Staff	Temporary Help Services
Wasatch Workforce	Temporary Help Services
Access VG	Travel Arrangement and Reservation Services
Marriott Worldwide Reservations Centers	Travel Arrangement and Reservation Services
Confidential Background Invest	Security Guards and Patrol Services
Peak Alarm Co.	Security Systems Services
Merchants Building Maintenance	Janitorial Services
Granite Schools—Granite High	Elementary and Secondary Schools
Granite Schools—Granite Park Jr. High	Elementary and Secondary Schools
Granite School District	Elementary and Secondary Schools
Granite Schools—Central High	Elementary and Secondary Schools
Granite Schools Food Services	Elementary and Secondary Schools
Talbert Medical Center	Physicians' Offices
Avalon Valley Rehabilitation	Nursing Care Facility
UHS of Salt Lake City	Child and Youth Services

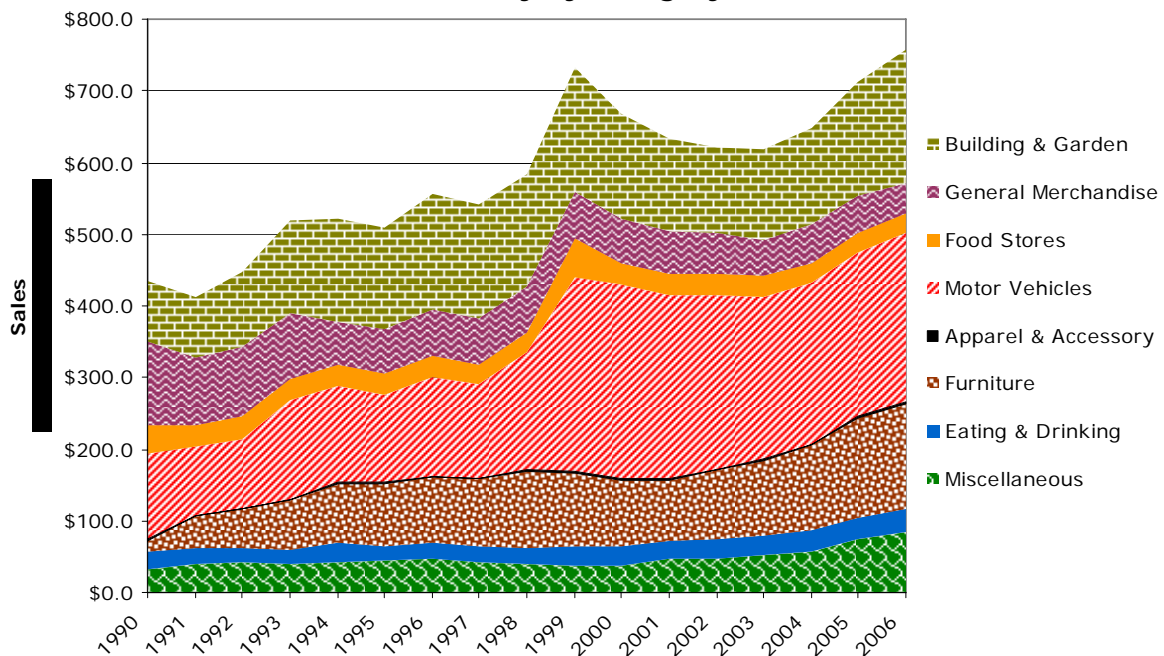
Source: Utah Department of Workforce Services FirmFind, accessed April 1, 2008.

3 Retail Sales

Trade is a major source of employment in South Salt Lake and in 2006 the city had \$1.6 billion in taxable sales. Of this, retail trade accounted for 46.4 percent, wholesale trade 31.0 percent, manufacturing 6.2 percent, and construction activity 3.0 percent. Table 3.1 shows gross taxable sales in these categories, and subcategories, from 1990 to 2006 in constant 2006 dollars. Construction sales, at \$48.2 million in 2006, grew 2.0 percent annually over the period, while manufacturing sales were nearly unchanged from their 1990 level, at \$101.5 million, after significant fluctuations in the intervening years. Wholesale sales grew 4.4 percent annually, nearly doubling from \$256.4 million in 1990 to \$506.9 million in 2006. While sales of durable goods accounted for the majority of wholesale activity, \$450.1 million in 2006, nondurable goods sales grew faster over the period, with a 6.1 percent average annual growth rate versus 4.2 percent for durable goods.

Retail sales in South Salt Lake increased 3.5 percent annually, from \$434.2 million in 1990 to \$757.9 million in 2006 (Table 3.1 and Figure 3.1). Within retail, furniture sales grew the fastest, up nearly tenfold from just \$15.0 million to \$148.5 million. In fact, furniture store sales almost tripled from 1990 to 1991 due to the opening of RC Willey on 300 West and 2300 South. Subsequent growth reflects not only the influence of RC Willey, but also the appearance of Best Buy in 2002 and the increasing number of home design stores in the city. Other retail categories that more than doubled sales over the period are building and garden and miscellaneous, which covers such diverse outlets as drug stores, office supply stores, and sporting goods stores. Motor vehicle sales more than doubled from 1990 to 1999, from \$131.2 million to \$269.6 million, fell to \$225.0 million in 2004, and by 2006 were back up to \$237.0 million.

Figure 3.1
Retail Sales Activity by Category, 1990–2006



Source: Utah State Tax Commission.

Table 3.1
Gross Taxable Sales for Selected Categories in South Salt Lake, 1990–2006
(millions of constant 2006 dollars)

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	AARC
Construction	\$35.1	\$30.7	\$31.9	\$26.8	\$26.1	\$29.6	\$27.3	\$26.7	\$29.4	\$36.3	\$34.4	\$35.5	\$21.9	\$20.3	\$22.3	\$32.9	\$48.2	2.0%
Manufacturing	\$104.3	\$79.8	\$76.3	\$80.3	\$78.8	\$72.7	\$74.8	\$72.6	\$67.7	\$92.0	\$87.8	\$74.6	\$65.9	\$65.9	\$72.6	\$83.5	\$101.5	-0.2%
Wholesale	\$256.4	\$218.7	\$238.3	\$295.9	\$400.1	\$436.0	\$456.5	\$442.1	\$420.7	\$498.8	\$478.3	\$449.3	\$406.8	\$394.6	\$443.5	\$471.6	\$506.9	4.4%
Durable Goods	\$234.4	\$199.8	\$221.8	\$270.5	\$371.7	\$395.3	\$405.1	\$384.7	\$366.3	\$437.5	\$407.0	\$383.1	\$344.0	\$334.5	\$381.9	\$410.4	\$450.1	4.2%
Nondurable Goods	\$22.0	\$19.0	\$16.5	\$25.3	\$28.4	\$40.6	\$51.4	\$57.4	\$54.4	\$61.3	\$71.4	\$66.3	\$62.9	\$60.0	\$61.6	\$61.2	\$56.8	6.1%
Retail	\$434.2	\$412.6	\$446.0	\$520.2	\$522.5	\$509.2	\$557.5	\$542.6	\$585.0	\$733.4	\$668.6	\$633.2	\$620.6	\$619.5	\$647.9	\$713.7	\$757.9	3.5%
Building & Garden	\$84.3	\$83.9	\$103.5	\$130.4	\$144.2	\$141.0	\$163.5	\$160.5	\$158.2	\$173.4	\$145.9	\$128.1	\$117.9	\$126.5	\$132.7	\$159.7	\$186.5	5.1%
General Merchandise	\$117.6	\$95.3	\$97.5	\$91.6	\$61.0	\$63.2	\$64.6	\$63.4	\$63.2	\$65.8	\$62.3	\$59.3	\$56.8	\$51.7	\$54.4	\$51.5	\$41.7	-6.3%
Food Stores	\$39.5	\$30.3	\$31.8	\$30.5	\$29.4	\$29.5	\$29.2	\$27.9	\$28.0	\$55.1	\$30.9	\$30.4	\$31.4	\$29.9	\$29.1	\$27.6	\$28.0	-2.1%
Motor Vehicles	\$119.3	\$96.6	\$95.6	\$137.8	\$134.8	\$122.1	\$138.4	\$131.2	\$165.2	\$269.6	\$269.6	\$257.6	\$241.9	\$225.4	\$225.0	\$230.0	\$237.0	4.4%
Apparel & Accessory	\$1.9	\$0.5	\$1.1	\$1.9	\$0.9	\$1.1	\$0.9	\$0.6	\$0.6	\$2.2	\$2.6	\$2.3	\$1.9	\$1.8	\$1.4	\$0.8	\$0.5	-7.8%
Furniture	\$15.0	\$42.7	\$55.1	\$67.2	\$82.0	\$88.0	\$91.9	\$95.4	\$106.9	\$102.9	\$92.2	\$83.5	\$97.1	\$105.3	\$117.5	\$140.6	\$148.5	15.4%
Eating & Drinking	\$23.6	\$24.2	\$20.4	\$20.6	\$26.9	\$19.5	\$20.7	\$21.8	\$22.0	\$26.7	\$27.0	\$25.9	\$27.2	\$27.5	\$30.1	\$28.3	\$30.1	1.6%
Miscellaneous	\$33.1	\$39.1	\$41.0	\$40.2	\$43.4	\$44.9	\$48.3	\$41.9	\$40.9	\$37.7	\$38.2	\$46.1	\$46.3	\$51.5	\$57.7	\$75.2	\$85.6	6.1%
Retail Sales per Capita	\$42,651	\$39,942	\$42,312	\$48,713	\$48,136	\$46,296	\$49,858	\$47,833	\$29,816	\$36,890	\$33,187	\$30,601	\$29,325	\$28,658	\$29,385	\$31,721	\$32,849	-1.6%

AARC = average annual rate of change.

Source: Utah State Tax Commission.

Table 3.2
Retail Sales in South Salt Lake by
Category as a Share of Total Retail Sales,
1990 and 2006
(millions of 2006 dollars)

	1990		2006	
	Sales	Share	Sales	Share
Total Retail	\$434.2	100%	\$757.9	100%
Building & Garden	\$84.3	19.4%	\$186.5	24.6%
General Merchandise	\$117.6	27.1%	\$41.7	5.5%
Food Stores	\$39.5	9.1%	\$28.0	3.7%
Motor Vehicles	\$119.3	27.5%	\$237.0	31.3%
Apparel & Accessory	\$1.9	0.4%	\$0.5	0.1%
Furniture	\$15.0	3.5%	\$148.5	19.6%
Eating & Drinking	\$23.6	5.4%	\$30.1	4.0%
Miscellaneous	\$33.1	7.6%	\$85.6	11.3%

Source: Utah State Tax Commission and Bureau of Economic and Business Research, University of Utah.

Per capita retail sales are particularly high in South Salt Lake, at \$32,849 in 2006 (Table 3.1). Due to the 1998 annexation that added about 8,000 people, this is lower than in 1990 (\$42,651) and a high of \$49,858 in 1996 (in constant 2006 dollars). Given that 2006 per capita sales are more than three times the statewide average and about 80 percent of median household income, it is evident that South Salt Lake draws shoppers from outside its borders, mostly to purchase autos and home furnishings and other home-improvement goods.

In 1990, motor vehicles and general merchandise were the largest categories of retail sales, each accounting for 27 percent of the \$434.2 million of total retail sales; building and garden stores claimed another 19 percent (Table 3.2, above). By 2006, motor vehicle sales had grown to more than 30 percent of all retail sales, at \$237.0 million, while general merchandise had fallen to only 5.5 percent. Building and garden stores' \$186.5 million in sales accounted for one-quarter of retail sales, and furniture sales had grown nearly tenfold to \$148.5 million and one-fifth of all sales from 3.5 percent in 1990.

Household Expenditures

In 2006 there were about 8,700 households in South Salt Lake with an estimated average household income of \$54,000 for an aggregate household income of \$471.8 million. Based on the Bureau of Labor Statistics' Consumer Expenditure Survey, in 2006 South Salt Lake households spent approximately \$392 million on a variety of goods and services. Of course, not all of these purchases were made in South Salt Lake. Table 3.3 shows the estimated potential retail expenditures in selected categories of South Salt Lake households.

Table 3.3
Estimated Expenditures by
South Salt Lake Households
in 2006
(millions)

Category	Amount
Food at home	\$26.8
Food away from home	\$21.1
Vehicles	\$31.2
Gasoline, motor oil, and other vehicle expenses	\$35.5
Apparel and services	\$14.6
Household furnishings and equipment	\$15.9
Household operations and supplies	\$11.9
Entertainment	\$21.0
Miscellaneous*	\$14.9
Total	\$392.0

*Personal care products and services, reading, tobacco and smoking supplies, and other miscellaneous.

Source: Consumer Expenditure Survey, Bureau of Labor Statistics; Bureau of Economic and Business Research, University of Utah.

Current Retail Inventory

According to the Utah Department of Workforce Services' FirmFind, there were about 215 retail establishments in South Salt Lake as of April 1, 2008. The largest cluster is along State Street, with significant concentrations also along Main and 300 West. West Temple, 3300 South, and 2100 South also host about a dozen or more retail outlets. Among the city's retail establishments there are over 40 building material dealers, a score of auto dealers and a score of electronics and appliance stores, and a dozen home furnishing stores (Table 3.4).

Table 3.4
Retail Establishments in South Salt Lake
by Type

Type	Count
Building Material and Supplies Dealers	43
Automobile Dealers	20
Automotive Parts, Accessories, and Tire Stores	19
Electronics and Appliance Stores	19
Office Supplies, Stationery, and Gift Stores	15
Home Furnishings Stores	12
Nonstore Retailers	11
Food and Beverage Stores	10
Other Motor Vehicle Dealers	10
Health and Personal Care Stores	9
Sporting Goods, Hobby	9
Gasoline Stations	8
Furniture Stores	7
Other Miscellaneous Store Retailers	6
Clothing and Clothing Accessories Stores	5
General Merchandise Stores incl. department stores	4
Lawn and Garden Equipment and Supplies Stores	3
Florists	2
Used Merchandise Stores	2
Total	214

Source: Utah Department of Workforce Services FirmFind, accessed April 1, 2008.

4 Real Estate

Residential Inventory and New Construction

Given South Salt Lake's central urban location, it has few options for expanding its housing inventory. There is very little undeveloped land within the city's boundaries, so it can increase its housing stock only through redevelopment of existing properties, such as the mixed-use Market Station development, or through annexation of unincorporated areas of the county, which it has done in the past and recently proposed to Millcreek Township.

BEBR estimates South Salt Lake's current housing inventory to be over 9,000 dwelling units (Exhibit 4.1), covering both single-family and multifamily homes. This is more than an 80 percent increase over the housing stock in 1990, representing an average annual growth rate of 3.4 percent. Most of this gain came from the 1998 annexation, which added roughly 3,600 housing units. Just 4.6 percent of the current inventory was built since 2000, and although annual housing growth has been slow, it has picked up in recent years.

Since 1990, South Salt Lake has approved new residential construction valued at \$55.8 million (in constant 2007 dollars) (Table 4.1). From 1990 through 2004 annual total permit values averaged \$1.6 million and never exceeded \$3.1 million. The \$9.8 million Central Point condominium and retail development boosted 2005 values to \$11.8 million. Last year saw \$7 million in new single-family home permits and a \$5 million apartment building for the homeless.

Total sales of existing homes averaged around \$5.3 million per year in the late 1990s, then dropped to about \$1.8 million through 2005 (Table 4.1). They then jumped back up to \$5.6 million in 2006 and \$9.3 million in 2007.

Since 1990, 252 new single-family homes have been built in South Salt Lake, 186 condominiums and townhomes, 100 apartment units, and 28 twin homes (Exhibit 4.2). There have been very few new apartment buildings constructed in the city over the study period. The largest and most recent was the Salt Lake County Housing Authority's 84-unit Grace Mary Manor for the chronically homeless, which opened in February 2008. Prior to that the Housing Authority built a 12-unit apartment complex at 19 West Gregson in 1995, and in 1993 a four-unit apartment building was built on West Temple at Sunset Ave. Note that the Housing Authority units are not market-rate apartments, and as such are not part of the city's owned or rented housing stock. Condos and townhomes account for almost one-third of new residential construction in the city, with most of the activity occurring in the last five years, including the 76-unit Central Pointe development at 2150 South Main built in 2005. The nascent Market Station mixed-use development will add approximately 900 condominium units over the next several years, almost 10 percent of the current housing stock.

Table 4.1
Value of New Residential Construction and Existing Home Sales in South Salt Lake

(thousands of constant 2007 dollars)

Year	New*	Existing†
1990	\$889.2	na
1991	\$3,085.8	na
1992	\$238.5	na
1993	\$1,117.1	na
1994	\$300.8	na
1995	\$1,832.7	na
1996	\$2,095.3	\$5,572.3
1997	\$1,409.9	\$4,999.2
1998	\$1,510.5	\$5,762.5
1999	\$1,536.5	\$4,815.8
2000	\$2,158.9	\$1,547.1
2001	\$1,017.9	\$1,751.3
2002	\$1,396.2	\$1,811.2
2003	\$2,083.8	\$1,975.8
2004	\$2,938.3	\$918.5
2005	\$11,821.4	\$2,712.1
2006	\$5,447.0	\$5,595.4
2007	\$14,947.5	\$9,278.3
Total	\$55,827.4	\$46,739.7

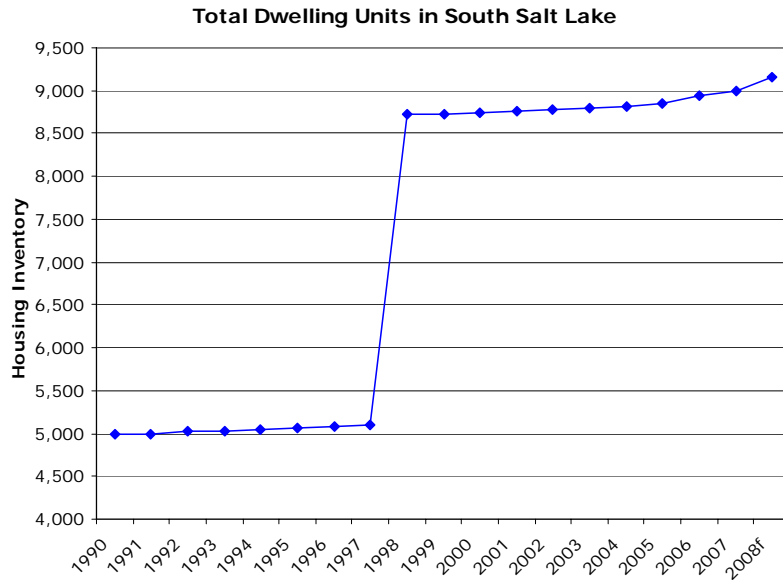
*Covers single-family and multifamily units.

†Covers single-family and condominiums.

Source: *Construction Monitor and Wasatch Front Regional Multiple Listing Service.*

Exhibit 4.1
Occupied and Total Dwelling Units in South Salt Lake, 1990–2008

Year	Occupied Dwelling Units	Total Dwelling Units
1990	4,421	4,984
1991	4,447	4,994
1992	4,498	5,032
1993	4,517	5,034
1994	4,551	5,054
1995	4,571	5,059
1996	4,606	5,081
1997	4,632	5,093
1998	7,953	8,718
1999	7,989	8,731
2000	8,022	8,742
2001	8,162	8,761
2002	8,275	8,773
2003	8,379	8,793
2004	8,471	8,816
2005	8,567	8,855
2006	8,709	8,950
2007	8,793	8,994
2008f	8,961	9,166



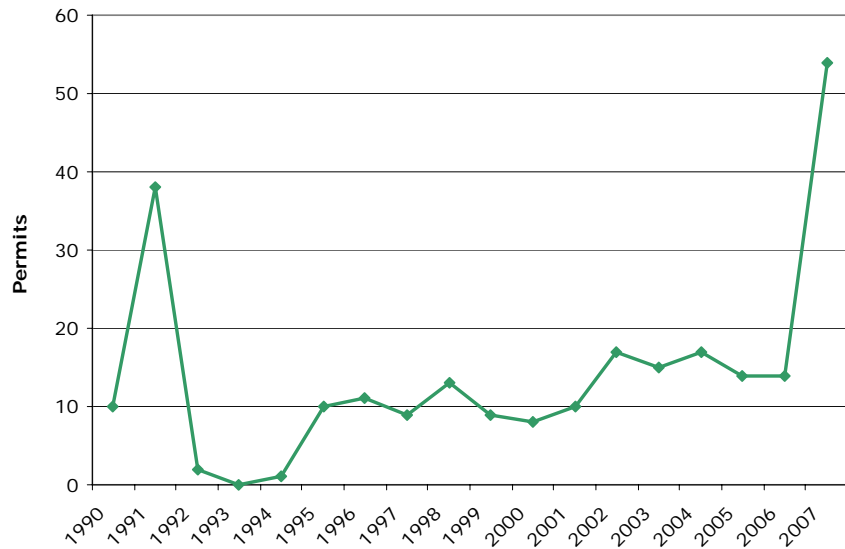
f: forecast

Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Utah.

Exhibit 4.2
Permit-Authorized New Dwelling Units in South Salt Lake, 1990–2007

Year	Single-Family Homes	Duplexes and Twin Homes	Condominiums and Townhomes	Apartments (3 or more units)	Manufactured / Mobile Homes	Total
1990	10	0	0	0	0	10
1991	38	0	0	0	0	38
1992	2	0	0	0	0	2
1993	0	0	16	4	0	20
1994	1	4	0	0	0	5
1995	10	0	0	12	0	22
1996	11	0	0	0	1	12
1997	9	0	0	0	1	10
1998	13	0	0	0	0	13
1999	9	4	0	0	0	13
2000	8	8	8	0	0	24
2001	10	0	0	0	2	12
2002	17	0	0	0	3	20
2003	15	0	8	0	0	23
2004	17	0	22	0	0	39
2005	14	0	80	0	1	95
2006	14	0	30	0	0	44
2007	54	12	22	84	0	172
Total	252	28	186	100	8	574

Building Permits Issued in South Salt Lake for Single-Family Homes



Source: Construction Monitor and South Salt Lake City Planner.

Single-family homes account for 44 percent of total new residential construction from 1990 through 2007. Construction of these peaked briefly in 1991 with 38, dropped to zero in 1993, then leveled off at about 10 new single-family homes per year from 1995 through 2001. For 2002 through 2006, there was an average of about 15 per year, which then jumped to 54 in 2007. Table 4.2 lists several recent major single-family developments in the city. In addition, two large redevelopment projects have been granted preliminary approval by the planning department: the former site of Woodrow Wilson Elementary School, at 2800 South 200 East, will feature 52 single-family residences; and the Granite Administrative Office Property at 310 E. Penney Ave. will have 47 SFRs.

Table 4.2
Major New Single-Family Residence Developments
in South Salt Lake

Name	Address	Year Built	Number of Units
Fenton Court PUD	353 E. Fenton Avenue	2003	10
The Cottages @ Nibley Park	650 E. Garden Avenue	2003	15
Creekside Cove PUD	3040 S. 300 E.	2005	8
Granite Park Cove	3608 S. 645 E.	2005	12
Lincoln Park PUD	3671 S. 300 E.	2005	33
Southgate PUD	57 W. 2700 S.	2006*	22
Garden Gate PUD	2945 S. 300 E.	2007*	8

*Under construction.

Source: *South Salt Lake City Planner*.

Market Station

Market Station is an 18-acre mixed-use development proposed between State and Main streets and from 2100 South to about 2400 South. It will feature about 900 for-sale condominium units, from 500-sq-ft studios to 2,500–3,000-sq-ft penthouses, with prices starting at \$275 per sq ft. This represents almost 10 percent of South Salt Lake’s current total housing stock. Half of the condos will be two-bedroom units, 30 percent will be studios and one-bedroom, and 20 percent will be three-bedroom units. The developer plans to break ground on Phase I, which is mainly residential, in mid-summer and expects to have 260 units available in 18 months.

Market Station will also include about 300,000 sq ft of Class A office space, with prices in the \$25 per sq ft range, and about 85,000 sq ft of retail space. It is not intended to be a destination shopping center with major anchors, rather it will consist largely of supporting-type retail, e.g. an urban grocer, dry cleaner, etc. Elite Model Management, which is moving into the adjacent Central Pointe building, will transfer to Market Station once it is complete. The whole project is expected to be completed in five to seven years.

South Salt Lake has a particularly low rate of homeownership, with roughly 40 percent of housing units owner-occupied and 60 percent renter-occupied. While the concentration of new construction in single-family homes and condominiums may tilt the ratio toward increased ownership, recent troubles in the mortgage market and a rise in foreclosures could slow this process.

Residential Real Estate Market

New home prices have seen consistent, real gains since 1995, with the exception of 2003, when the median price declined 4.3 percent (Table 4.3). Until recently, most annual increases were less than 5 percent, adjusting for inflation; since 2004, prices have grown about 9 or 10 percent each year. Overall, the median price of a new home in South Salt Lake increased 83 percent, from \$136,597 in 1995 to \$250,546 in 2007.

Sales of existing homes in South Salt Lake have been fairly volatile over the past decade (Exhibit 4.3 and Figure 4.1). While the median sales price, in constant 2008 dollars, increased almost 27 percent from \$123,847 in 1996 to \$156,878 in 2007, annual price changes have fluctuated from declines of as much as 20.5 percent to gains as large as 22.2 percent. From 1999 through 2005, annual changes oscillated between gains and losses, culminating in a 22.2 percent increase in 2005 over 2004 prices. The most recent three full years saw consistently positive price changes as South Salt Lake joined in Utah's real estate boom. The median sales price in 2007 was up 13.6 percent over the previous year's median price. However, in the first quarter of 2008, the median sales price of existing homes fell 19.5 percent to \$126,250, barely above its level in 1996. When comparing the first quarter of 2008 with the first quarter of 2007, the median price was still 18.4 percent lower, half as many homes were sold, and the average days on market was almost 50 percent higher. South Salt Lake residential real estate appears to be feeling the effects of the nationwide credit contraction and falling housing market.

Table 4.3
Median New Home Price in South Salt Lake, 1995–2007
(constant 2007 dollars)

Year	Median Price	Annual Change
1995	\$136,597	
1996	\$139,290	2.0%
1997	\$143,307	2.9%
1998	\$145,658	1.6%
1999	\$148,123	1.7%
2000	\$154,173	4.1%
2001	\$172,676	12.0%
2002	\$177,963	3.1%
2003	\$170,334	-4.3%
2004	\$192,959	13.3%
2005	\$211,813	9.8%
2006	\$230,562	8.9%
2007	\$250,546	8.7%

Source: NewReach, Inc. and Wasatch Front Regional Multiple Listing Service.

Exhibit 4.3
Existing Home Sales in South Salt Lake, 1996–2008 Q1
(constant 2008 dollars)

Year	Median Sales Price	Annual Change	DOM	Number Sold
1996	\$123,847		80	43
1997	\$123,619	-0.2%	82	40
1998	\$135,148	9.3%	88	42
1999	\$138,674	2.6%	106	37
2000	\$121,291	-12.5%	134	13
2001	\$128,483	5.9%	132	14
2002	\$117,876	-8.3%	179	15
2003	\$130,801	11.0%	74	16
2004	\$103,940	-20.5%	61	8
2005	\$127,026	22.2%	62	21
2006	\$138,114	8.7%	54	41
2007	\$156,878	13.6%	58	58
2008 Q1	\$126,250	-19.5%	106	6

Note: Covers single-family homes and condominiums.
DOM = days on market.

Source: Wasatch Front Regional Multiple Listing Service.

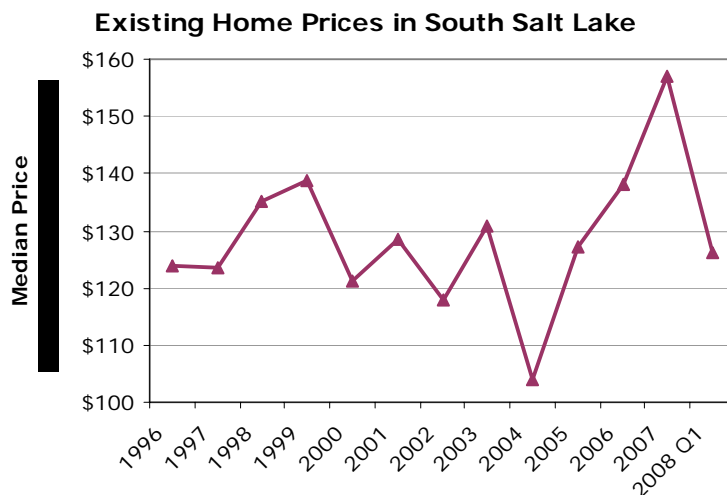
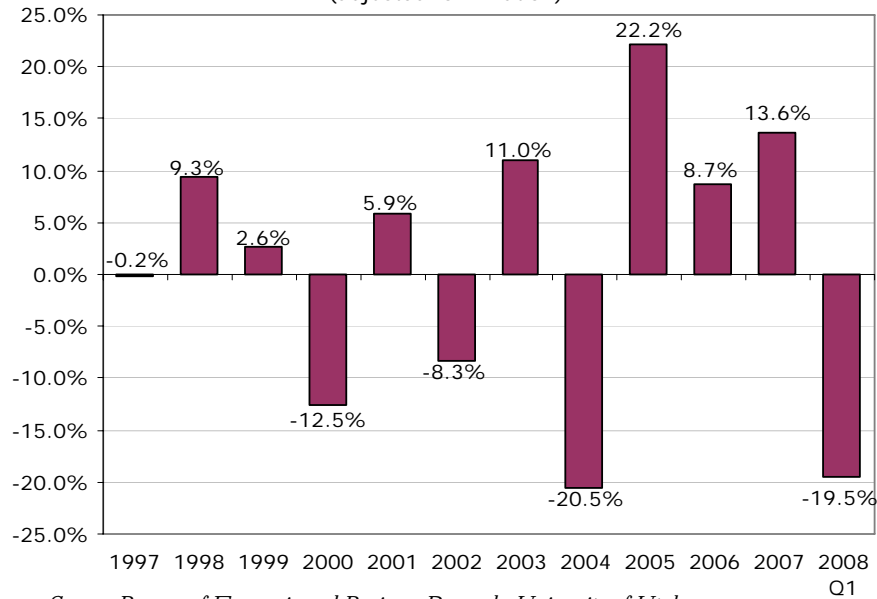


Figure 4.1
Annual Change in South Salt Lake Home Prices
(adjusted for inflation)



Source: Bureau of Economic and Business Research, University of Utah.

Nonresidential Construction

Nonresidential construction reflects capital investment in new buildings and structures. However, due to the size and duration of most commercial projects, they are vulnerable to changes in the economic climate. Projects are generally begun during economic expansions but may finish during a contraction. This leads to volatility in nonresidential construction.

Table 4.4
Value of Nonresidential Construction in South Salt Lake, 1994–2007
(thousands of constant 2007 dollars)

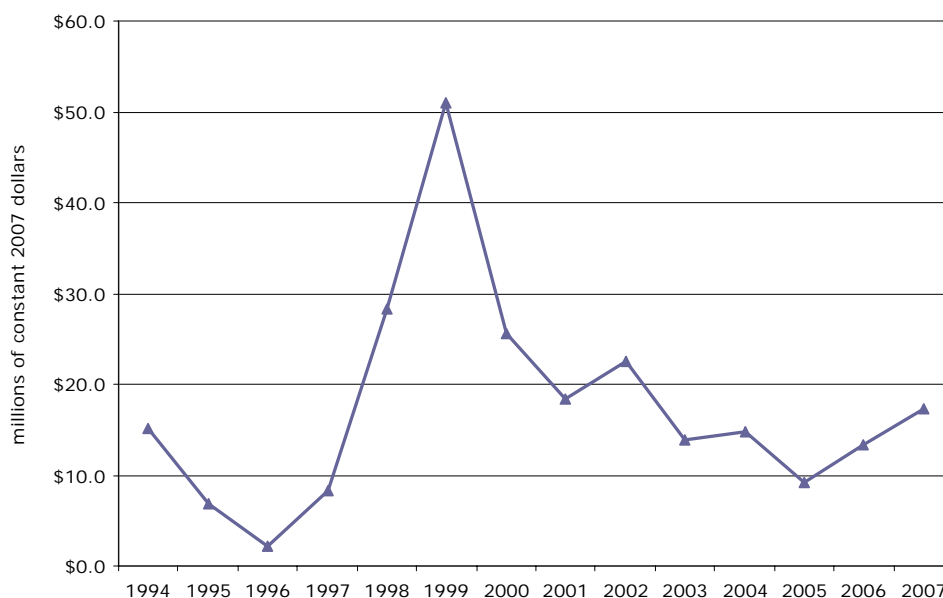
Year	Hotels & Motels	Churches	Industrial, Warehouse, Manufacturing	Hospital & Institutional	Office, Bank, Professional	Retail & Restaurant	Public	Other	Additions and Alterations	Total
1995	\$0.0	\$0.0	\$3,047.1	\$0.0	\$0.0	\$893.7	\$0.0	\$0.0	\$2,923.2	\$6,864.1
1996	\$0.0	\$0.0	\$563.1	\$0.0	\$615.3	\$0.0	\$0.0	\$181.4	\$729.8	\$2,089.6
1997	\$0.0	\$0.0	\$2,544.2	\$0.0	\$0.0	\$368.1	\$0.0	\$114.9	\$5,200.0	\$8,227.2
1998	\$2,904.2	\$0.0	\$4,785.0	\$0.0	\$489.8	\$0.0	\$7,770.1	\$8,830.4	\$3,560.5	\$28,340.1
1999	\$0.0	\$2,497.5	\$5,379.8	\$0.0	\$1,614.4	\$2,137.0	\$19,222.4	\$3,282.4	\$16,907.4	\$51,040.8
2000	\$0.0	\$1,655.8	\$3,787.6	\$0.0	\$0.0	\$1,033.1	\$8,137.0	\$2,548.1	\$8,457.3	\$25,618.9
2001	\$0.0	\$2,107.4	\$3,547.4	\$0.0	\$878.3	\$1,887.8	\$1,501.9	\$1,024.9	\$7,496.6	\$18,444.3
2002	\$0.0	\$0.0	\$1,531.1	\$0.0	\$5,896.1	\$5,244.9	\$3,065.2	\$327.4	\$6,539.3	\$22,604.1
2003	\$0.0	\$0.0	\$2,370.7	\$0.0	\$646.3	\$704.3	\$0.0	\$31.3	\$10,139.1	\$13,891.7
2004	\$0.0	\$0.0	\$3,747.6	\$0.0	\$1,847.1	\$659.7	\$392.5	\$1,510.1	\$6,651.0	\$14,808.0
2005	\$0.0	\$0.0	\$2,546.5	\$0.0	\$842.8	\$522.8	\$240.3	\$163.4	\$4,867.7	\$9,183.5
2006	\$0.0	\$0.0	\$3,947.4	\$0.0	\$4,649.4	\$1,237.9	\$0.0	\$792.0	\$2,664.8	\$13,291.5
2007	\$0.0	\$0.0	\$9,433.3	\$1,100.0	\$0.0	\$80.0	\$2,400.0	\$163.0	\$4,107.0	\$17,283.3
Total	\$2,904.2	\$6,260.7	\$47,230.6	\$1,100.0	\$17,479.7	\$14,769.3	\$42,729.4	\$18,969.4	\$80,243.7	\$231,687.0

Source: Bureau of Economic and Business Research, University of Utah.

Since 1995, \$231.7 million in new nonresidential construction permits have been issued in South Salt Lake. Almost three-quarters of this was due to additions and alterations (\$80.2 million), industrial buildings (\$47.2 million), and public buildings and projects (\$42.7 million) (Table 4.4).

Since 2001, the permit value of new nonresidential construction in South Salt Lake has fluctuated between about \$9 million and about \$26 million in constant 2007 dollars (Table 4.4 and Figure 4.2). Prior to 2001, however, nonresidential construction was much more volatile, ranging from a low of \$2 million in 1996 to a high of \$51 million in 1999. The \$51.0 million of projects included the beginning of construction on the new county jail, a new water treatment plant (the permit was issued in December 1999), and a major remodel of what was IASIS Healthcare's hospital on State Street (permit issued in November).

Figure 4.2
Total Value of Nonresidential Construction in
South Salt Lake, 1994–2007
(millions of constant 2007 dollars)



Source: *Construction Monitor*.

Other major nonresidential construction projects in the city include the Office Depot at 300 West 2100 South in 1996, with the Best Buy next door built in 2002; the Century 16 movie theater at 125 East 3300 South built in 1998; and the Center Square Medical Center Cancer Clinic, which is currently under construction at 3900 South and 700 East (Table 4.5). The recently approved Chinatown mall at 3390 South State Street will feature 110,000 square feet of retail space hosting a Hong Kong-style restaurant, an Asian grocery, and about 50 other Asian shops and restaurants. There will also be office space and eventually condominiums. Construction on the project is scheduled to begin this summer, with a grand opening expected in the second half of 2009.

Table 4.5
Major Permit-Authorized Nonresidential Construction Projects in South Salt Lake,
1996–2008
 (current dollars)

Project	Address	Permit Value	Year Built	Description
Office Depot store	261 W 2100 S	\$2,500,000	1996	commercial shell
Century 16 Movie Theater	125 E 3300 S	\$6,400,000	1998	16-screen movie theater
Salt Lake Valley Transfer Station	502 W 3300 S	\$5,320,000	1998	remodel of waste transfer station
Salt Lake County Sheriff Special Operations Building	3492 S 900 W	\$3,000,000	1999	new county jail
IASIS Healthcare	2500 S State St.	\$2,700,000	2000	remodel hospital
Salt Lake County Emergency Operations Center	3380 S 900 W	\$5,500,000	2000	new administration building
Salt Lake Valley Waste Transfer	800 W Central Valley Rd.	\$11,000,000	2000	water treatment facility
Best Buy store	261 W 2100 S	\$2,900,000	2002	commercial shell
Center Square Medical Center	617 E 3900 S	\$2,500,000	2002	medical building
Avalon Valley Rehab Center	2472 S 300 E	\$3,500,000	2003	nursing home addition
Salt Lake County Health Department Office Building	3690 S Main St	\$4,200,000	2006	office building
Leisure Living	2350 S 600 W	\$4,196,251	2007	office/warehouse
Center Square Medical Center Cancer Clinic	3820 S 700 E	\$7,200,000	under construction	medical office building

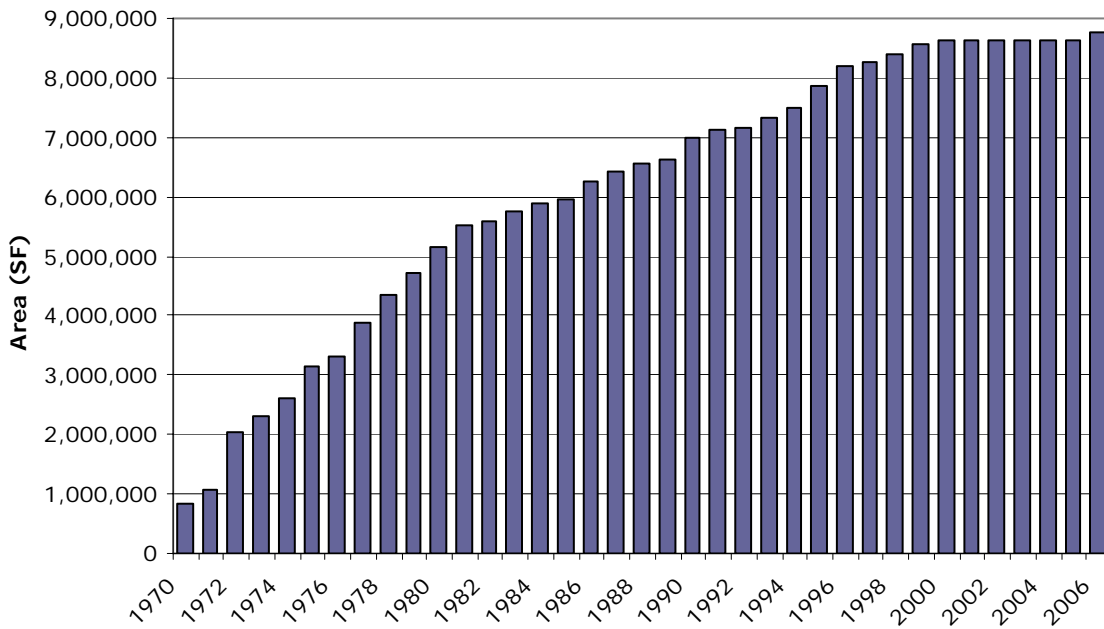
Source: Construction Monitor.

Commercial Inventory

As noted above, commercial construction can be quite volatile. Figures 4.3–4.5 show the cumulative increases in industrial, retail, and office square footage in South Salt Lake from 1970 through 2006. Data were provided by Commerce CRG, augmented by information from Landiscor's *Salt Lake City Real Estate Photo Book* (published November 2000) and the South Salt Lake City Planner, and cover projects of 10,000 square feet and larger.

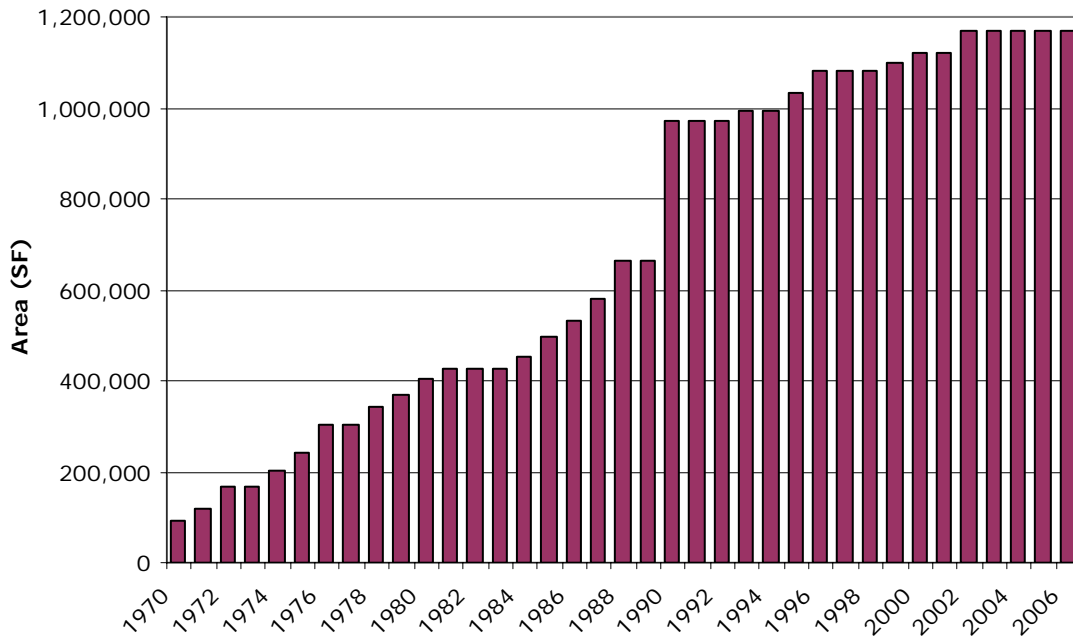
Over the period 1970 to 2006, industrial space in South Salt Lake grew by 8.7 million square feet. Growth was most rapid from 1970 to 1981, with more than 5.5 million square feet added (Figure 4.3). Growth has slowed since then, with some large increases in the late 1990s and little to none during this decade.

Figure 4.3
Cumulative Increase in Industrial Space in South Salt Lake, 1970-2006



Source: Commerce CRG, Landiscor, and South Salt Lake City Planner.

Figure 4.4
Cumulative Increase in Retail Space in South Salt Lake, 1970-2006

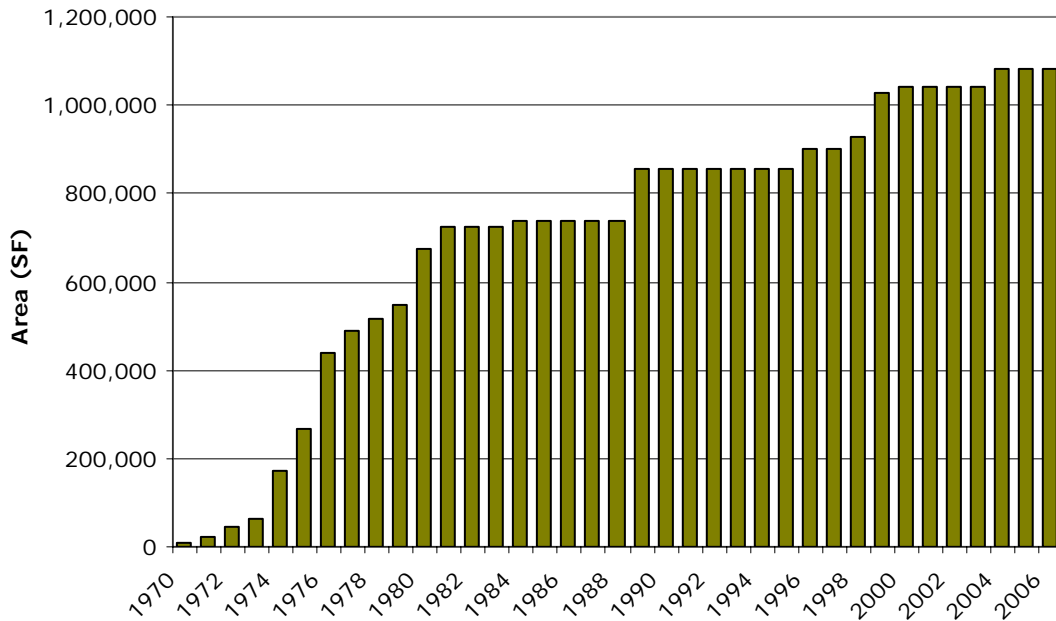


Source: Commerce CRG and Landiscor.

Retail space grew by 425,000 square feet from 1970 to 1981, and by almost 238,000 from 1984 to 1988 (Figure 4.4). RC Willey's 310,000-square-foot space on 300 West was built in 1990, the single largest retail project by far during the study period. Since then, growth has slowed considerably with significant retail space added in only six of the 16 years from 1991 through 2006.

Office space saw some rapid gains in the mid-1970s and in 1980, but growth has slowed considerably since then (Figure 4.5). From 1981 through 2006, major new office space was added in only eight of the 26 years, although both 1989 and 1999 saw more than 100,000 square feet of new space.

Figure 4.5
Cumulative Increase in Office Space in South Salt Lake,
1970-2006



Source: Commerce CRG and Landiscor.

5 City Finances

In fiscal year 2007 the South Salt Lake municipal government received over \$25 million in revenue and spent nearly \$21 million (Table 5.1). Most revenue, \$13.3 million or 52.2 percent, came from sales and use taxes. Property taxes contributed \$6.2 million, or nearly one-quarter, while franchise taxes and license and permit fees brought in \$1.7 million, just 6.5 percent of the total. On the expenditure side, public safety claimed the largest share, 56.1 percent, at \$11.6 million in 2007. This includes, police, fire, and protective inspection and regulation. The next largest expense category was government administration, at \$4.4 million and 21.2 percent of outlays. This covers central administration, general municipal buildings, planning and zoning, and city courts and attorneys. Over one-eighth of expenditures, \$2.8 million, went toward transportation-related items (roads and streets; sidewalks, curbs, and gutters; and street lighting) and 8.5 percent, \$1.8 million, went toward environment and housing items, including waste management, parks and recreation, and redevelopment agencies. Salaries and wages within these categories accounted for 46.4 percent of total expenditures.

Table 5.1
Municipal Revenues and Expenditures in South Salt Lake, 1990 and 2007
(constant 2007 dollars)

Revenues	FY1990		FY2007		Change
	Amount	Share	Amount	Share	
Property Tax Total	\$1,091,804	10.1%	\$6,204,128	24.4%	468.2%
Sales and Use Taxes	\$6,297,609	58.4%	\$13,288,555	52.2%	111.0%
Franchise Taxes, License and Permit Fees	\$818,974	7.6%	\$1,656,019	6.5%	102.2%
Revenue from Other Sources	\$2,567,236	23.8%	\$4,328,594	17.0%	68.6%
Total Revenue	\$10,775,623	100%	\$25,477,296	100%	136.4%
Expenditures	Amount		Share		Change
	Amount	Share	Amount	Share	
Government Administration	\$1,824,328	11.7%	\$4,395,400	21.2%	140.9%
Public Safety	\$4,508,438	28.9%	\$11,643,718	56.1%	158.3%
Environment and Housing	\$3,440,312	22.0%	\$1,757,267	8.5%	-48.9%
Transportation	\$1,119,414	7.2%	\$2,777,712	13.4%	148.1%
Interest on Debt	\$1,172,919	7.5%	\$192,720	0.9%	-83.6%
Total Expenditures	\$15,622,120	100%	\$20,766,817	100%	32.9%
Salaries and Wages*	\$4,858,531	31.1%	\$9,636,269	46.4%	98.3%

* Included in preceding expenditure items.

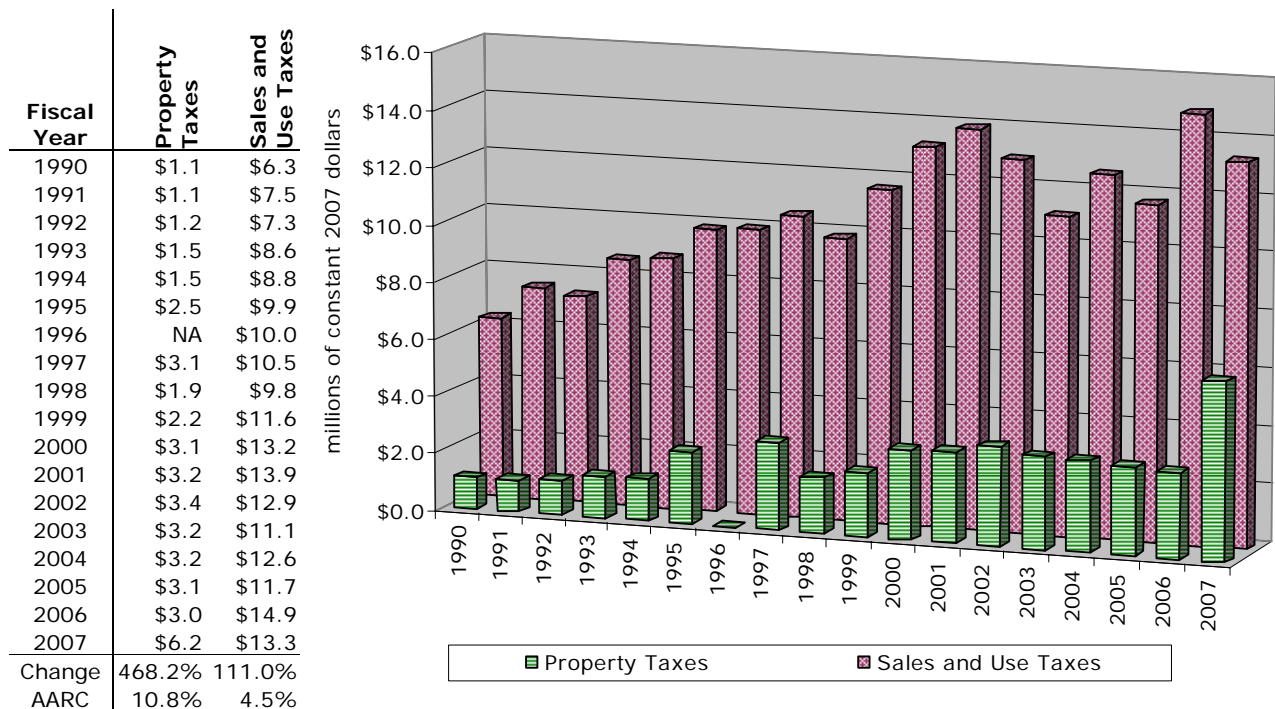
Source: Center for Public Policy and Administration, University of Utah, Local Government Finances; Utah State Auditor, Survey of Local Governments.

Total city revenue increased 136.4 percent, adjusted for inflation, over its fiscal year 1990 level of \$10.8 million (in constant 2007 dollars). Property taxes saw the largest relative increase over the period, 468.2 percent, and their share of total revenue more than doubled. Expenditures also grew, though not nearly as fast; they were one-third higher in 2007 than the \$15.6 million spent in 1990. In 1990, sales and use taxes made up 58.4 percent of total revenue, property taxes contributed 10.1 percent, and franchise taxes and license and permit fees accounted for 7.6 percent. "Other sources" contributed 23.8 percent of revenue, including \$200,000 (in constant 2007 dollars) in federal block grants, \$389,000 in state road funds, and almost \$1.9 million in "miscellaneous" revenues. Among outlays in 1990, the three largest were public safety, with 28.9 percent of total expenditures, environment and housing at 22.0 percent, and government administration at 11.7 percent. Salaries and wages claimed 31.1 percent of total expenditures.

Property Taxes and Sales and Use Taxes

Exhibit 5.1 shows annual figures for property taxes and sales and use taxes from fiscal year 1990 to fiscal year 2007. All amounts are in constant 2007 dollars. Over the period, property tax revenue grew 468.2 percent, averaging 10.8 percent annually. However, this large increase was driven mainly by a 134 percent tax rate hike in 2007 due to decreased sales tax disbursements from the state. Property tax revenue more than doubled from 2006 to 2007, from \$3.0 million to \$6.2 million. From 1990 to 2006, property taxes increased 172 percent, for an average annual increase of 6.5 percent.

Exhibit 5.1
Property and Sales Tax Revenues in South Salt Lake, FY1990–FY2007
 (millions of constant 2007 dollars)



NA: not available.

AARC = average annual rate of change.

Source: *Local Government Finances, Center for Public Policy and Administration, University of Utah; Utah State Auditor, Survey of Local Governments; and Utah State Tax Commission.*

Sales and use taxes grew a more modest 111 percent from 1990 to 2007, an average annual increase of 4.5 percent. Revenues rose more or less steadily from 1990 to 2001, then fell in 2002 and 2003 as the recession cut spending. They peaked again in 2006 at \$14.9 million (in constant 2007 dollars), but were down to \$13.3 million in 2007, due at least in part to a change in the state’s distribution formula. The city has proposed annexing Millcreek Township in part to increase its residential population, which would improve its sales tax distributions.

Assessed Values

The Property Tax Division of the State Tax Commission provides year-end assessed values of centrally and locally assessed property by type and jurisdiction. Table 5.2 shows values by type in 1996 and 2006 (in constant 2006 dollars), shares of total value, and change in value by type.

In 1996, total property in South Salt Lake was valued at almost \$1.2 billion in constant 2006 dollars. Commercial and industrial real estate accounted for 54.1 percent of the total, at \$637.1 million, while primary-use residential real estate represented 17.1 percent at \$201.5 million. Eighty percent of the value of residential real estate, \$161.1 million, was in buildings; 70 percent of commercial and industrial real estate, \$447.2 million, was in structures. Locally assessed property made up 89.0 percent of the total value.

Table 5.2
South Salt Lake Assessed Values by Property Type, 1996 and 2006
 (constant 2006 dollars)

	1996		2006		Change
	Value	Share	Value	Share	in Value
Residential Real Estate—Primary Use					
Land	\$40,487,966	3.4%	\$115,600,586	6.6%	185.5%
Buildings	\$161,070,215	13.7%	\$308,444,648	17.6%	91.5%
Total	\$201,558,181	17.1%	\$424,045,234	24.2%	110.4%
Commercial & Industrial Real Estate					
Land	\$189,873,212	16.1%	\$396,812,790	22.7%	109.0%
Buildings	\$447,189,542	38.0%	\$598,917,940	34.2%	33.9%
Total	\$637,062,754	54.1%	\$995,730,730	56.9%	56.3%
Agricultural Real Estate					
Land	\$0	0.0%	\$0	0.0%	NA
Buildings	\$46,465	0.0%	\$54,400	0.0%	17.1%
Total	\$46,465	0.0%	\$54,400	0.0%	17.1%
Total Land & Buildings	\$840,937,109	71.4%	\$1,424,949,654	81.4%	69.4%
Total Personal Property	\$206,558,938	17.5%	\$193,109,392	11.0%	-6.5%
Total Locally Assessed	\$1,047,496,048	89.0%	\$1,618,059,046	92.5%	54.5%
Total Other (fee in lieu* + centrally assessed)	\$129,670,230	11.0%	\$131,447,151	7.5%	1.4%
City Total	\$1,177,166,278	100%	\$1,749,506,197	100%	48.6%

*Includes age-based value in 2006. NA = not applicable.

Source: Utah State Tax Commission, Property Tax Division, list of year-end values.

By 2006, the total assessed value of property in the city had increased 48.6 percent to \$1.7 billion. Note that some of this increase was due to the 1998 annexation. All types of property saw an increase in real values except personal property, which includes mobile homes and other personal property. Although the value of secondary mobile homes, those not primarily used for residence, increased more than 12-fold, the personal property category is dominated by “other personal property,” which declined 6.9 percent. Primary-use residential land values saw the largest relative increase over the decade. They were up 185.5 percent to \$115.6 million in 2006. The value of residential buildings grew 91.5 percent to \$308.4 million. Because of the disparity in growth rates, land now represented 27 percent of the value of residential real estate, while buildings’ share fell to 73 percent. The value of commercial and industrial real estate increased 56.3 percent, with land gaining 109.0 percent to \$396.8 million and buildings up 33.9 percent to \$598.9 million. Again, land increased its share of total value by 10 percentage points to 40 percent, with a corresponding decline in buildings’ share to 60 percent. Locally assessed property accounted for 92.5 percent of total property value in South Salt Lake in 2006.

Correctional Facilities

The minimum-security Oxbow Jail was opened in December 1991 next to the Jordan River at about 3150 South, to relieve overcrowding at the downtown jail. The county made an agreement with South Salt Lake to house only misdemeanor offenders at Oxbow. Initially only half of the facility, 184 beds, was opened in order to keep costs down and avoid a tax increase. By May of 1992, two “pods” had been opened and the jail housed about 100 prisoners. In October of 1995 the Salt Lake County Commission decided to build a third pod at the Oxbow Jail to house female inmates; it opened in December 1996.

In September of 1994 the County Commission decided to build a new, 1,200-bed jail just south of South Salt Lake’s border at about 3400 South and 900 West. This would replace the old and overcrowded downtown jail. Ground was broken for the project in August of 1996. The new Salt Lake County Jail opened in January 2000 with 1,978 beds. (The land had been annexed by the city in 1998.) By February the county had declared Oxbow to be surplus property and offered to sell it to the state or federal government. There were no takers, and in early 2002 the county mothballed Oxbow and transferred its 350 prisoners to the main county jail, which left only 50 open beds there. Two months later the main jail exceeded its maximum capacity and the sheriff asked the county to reopen Oxbow. Due to budget constraints the county decided not to, and only Oxbow’s laundry facilities were used, as there were none at the new jail.

In the summer of 2003, the state Department of Corrections proposed buying Oxbow and using it for female prisoners near the end of their terms. In 2004 the deal fell through, although the sheriff successfully asked South Salt Lake to change the zoning of the site to allow felons to be housed there. Every year since then the sheriff has asked the county council to reopen Oxbow to relieve crowded conditions at the metropolitan jail and avoid putting convicted misdemeanor offenders back on the street. Whereas previous objections to reopening the facility focused on costs, with the election of County Mayor Peter Corroon the emphasis has shifted to include looking for alternatives to incarceration for nonviolent offenders, such as drug treatment programs.

As recently as January 2008 the county council again considered selling Oxbow to the state. The deal was off as of early March, but both sides are still interested and continue to negotiate a sale price for possible action in the next legislative session.

The 2000 census indicated a jail population of 1,940 in South Salt Lake, and as of June 1, 2008, the jail’s prisoner population was 2,061.⁶

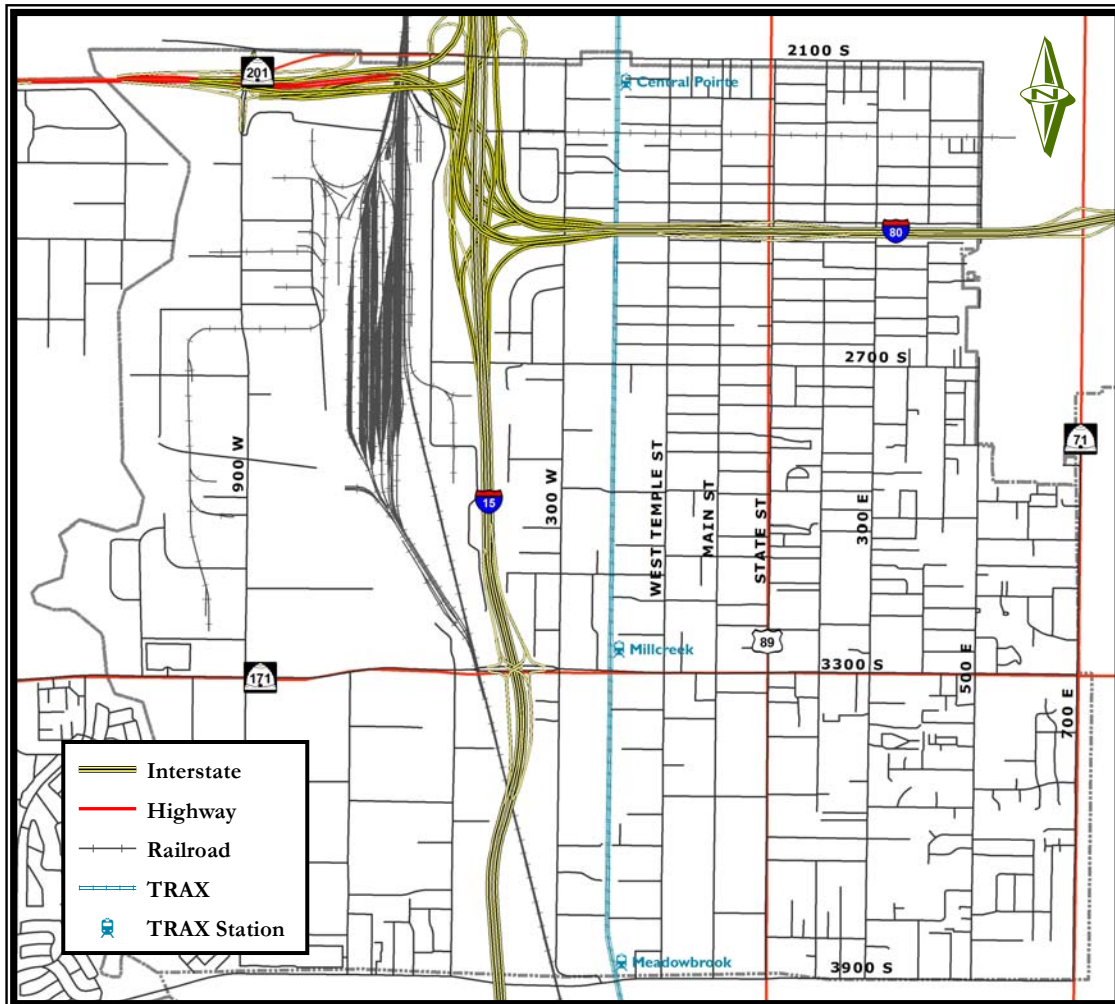
⁶ According to the Salt Lake County Sheriff’s Office Jail Executive Management System, <http://www.slsheiff.org/html/jail/080602.roster.txt>, downloaded June 2, 2008.

6 Transportation Infrastructure

South Salt Lake is served by a well-developed transportation infrastructure, particularly given its small size (Figure 6.1). Interstate 15 crosses the city north-south and Interstate 80 runs east-west; the Union Pacific railroad runs north-south through the city, with a yard between about 2300 South and 2900 South and 600 West and 800 West; and TRAX light rail runs north-south through the city, with three stops within city limits. South Salt Lake is also served by the major arteries of 2100 South, 3300 South, 3900 South, 700 East, State Street, 300 West, and 900 West. This high degree of connectivity and accessibility makes it a prime commercial location.

TRAX was completed to Sandy in 1999. It runs through South Salt Lake along 200 West and has three stops in the city: Central Pointe at 2100 South, Millcreek at 3300 South, and Meadowbrook at 3900 South. UTA is currently conducting final engineering, design activities, and the right of way acquisition for an extension to West Valley that would connect to the Sandy line just south of the Central Pointe station. It hopes to open the new line by 2013. In addition, Salt Lake City Mayor Ralph Becker has promoted the creation of a \$36.7 million streetcar line running from the Central Pointe TRAX station east to Fairmont Park in Sugar House.

Figure 6.1
South Salt Lake Transportation Network



Source: Utah Automated Geographic Reference Center; Bureau of Economic and Business Research, University of Utah.

Traffic

The I-15/I-80 interchange was reconfigured in the late 1990s, with the new “Spaghetti Bowl” opening in the fall of 2000. During construction, some traffic was diverted onto surface streets in South Salt Lake. Table 6.1 shows the change in traffic volume in the city from 1995 to 2006. While annual average daily traffic counts on the interstates increased over the period, 10 percent on I-80 and about 30 percent on I-15, surface traffic through most of the city decreased. In fact, of the main thoroughfares for which data are available, only 3300 South and the segment of State Street between 3300 South and the segment of State Street between 3300 South and 3900 South saw an increase in daily traffic volume.

Table 6.1
Traffic Volume in South Salt Lake, 1995 and 2006
 (annual average daily traffic counts)

	AADT		Change	
	1995	2006	Number	Percent
Interstate 15				
2100 S to I-80 junction	195,395	248,945	53,550	27.4%
I-80 junction to 3300 S	165,615	210,320	44,705	27.0%
3300 S to 3900 S	152,020	202,700	50,680	33.3%
Interstate 80				
I-15 junction to State St.	106,350	116,855	10,505	9.9%
State St. to 700 E	101,525	111,860	10,335	10.2%
2100 South				
State St. to 500 E	21,455	19,020	-2,435	-11.3%
2700 South				
Main St. to State St.	8,040	7,960	-80	-1.0%
State St. to 500 E	10,555	9,565	-990	-9.4%
3300 South				
I-15 to 300 W	42,170	45,485	3,315	7.9%
300 W to State St.	43,245	38,385	-4,860	-11.2%
State St. to 500 E	32,180	32,675	495	1.5%
500 E to 700 E	25,155	27,715	2,560	10.2%
3900 South				
300 W to Main St.	29,655	26,940	-2,715	-9.2%
State St. to 500 E	28,570	26,925	-1,645	-5.8%
300 West				
I-80 to 2700 S	16,190	13,405	-2,785	-17.2%
2700 S to 3300 S	16,230	14,280	-1,950	-12.0%
3300 S to 3900 S	8,320	5,880	-2,440	-29.3%
State Street				
2100 S to I-80	41,180	33,420	-7,760	-18.8%
I-80 to 2700 S	38,055	35,795	-2,260	-5.9%
2700 S to 3300 S	33,300	28,795	-4,505	-13.5%
3300 S to 3900 S	29,685	31,185	1,500	5.1%
700 East				
2700 S to 3300 S	46,340	39,515	-6,825	-14.7%
3300 S to 3900 S	47,030	40,065	-6,965	-14.8%

Source: Utah Department of Transportation.

The most heavily traveled roads within South Salt Lake are 3300 South, which averages about 36,000 daily traffic counts between I-15 and 700 East; State Street, with an average of about 32,300 daily traffic counts between 2100 South and 3900 South; and 300 West, which averages about 11,200 daily traffic counts between I-80 and 3900 South, but averages 13,800 between I-80 and 3300 South. The bounding streets of 2100 South, 3900 South, and 700 East see about 19,000, 26,900, and 39,800 average daily traffic counts, respectively.

7 Current Baseline and Countywide Context

Table 7.1
Current Demographic and Economic Baseline of
South Salt Lake

Population		
Residential Population* (2008)		24,161
Median Age (2000)		28.9
Households (2008)		8,987
Average Household Income (2006)		\$54,008
Employment		
Employer Firms (2006)		2,111
Average Employment (2006)		31,272
Average Annual Wage (2006)		\$37,255
Major Employment Sectors (2006)	Number	Share
Trade, Transportation, and Utilities	8,098	25.9%
Government	5,623	18.0%
Professional and Business Services	5,143	16.4%
Retail Sales		
Taxable 2006 Retail Sales (millions)		\$757.9
Major Retail Categories (millions)	Amount	Share
Motor Vehicles	\$237.0	31.3%
Building & Garden	\$186.5	24.6%
Furniture	\$148.5	19.6%
Per Capita Retail Sales		\$32,849
Retail Expenditures by Households (millions)		\$392.0
Housing, New Construction, and Real Estate		
Value of New Residential Construction, 1990–2007 (million†)		\$42.7
Sales of Existing Residential Real Estate, 1997–2007 (million†)		\$40.6
Median Asking Price of Current Listings (May 30, 2008)		\$171,063
Average Days on Market		61
Number of Listings		52
Median Sales Price of Homes Sold (2007)		\$162,500
Average Days on Market		58
Number Sold		75
Occupied Dwelling Units (2007)	Number	Share
Owner-Occupied	3,343	38.0%
Renter-Occupied	5,450	62.0%
Total Occupied	8,793	100%
Nonresidential Construction		
Value of New Nonresidential Construction, 1995–2007 (million†)		\$151.4
Value of Nonresidential Additions and Alterations, 1995–2007 (million†)		\$80.2
Total Nonresidential Construction Value, 1995–2007 (million†)		\$231.7
Major Commercial Space Added Since 1970 (millions of square feet)		
Industrial Space		8.7
Retail Space		1.7
Office Space		1.1
Tax Revenue and Expenditures		
Total Revenue (2007, millions)		\$25.5
Property Tax Receipts		\$6.2
Sales Tax Receipts		\$13.3
Total Expenditures		\$20.8

*Excludes inmate population of approximately 2,000 at the Salt Lake County Jail.

†In constant 2007 dollars.

Table 7.2
Change in Major Indicators

	1990	2008	Change	
			Absolute	Percent
Residential Population*	10,129	24,161	14,032	138.5%
Households	4,439	8,987	4,548	102.5%
Average Household Income†	\$37,491	\$54,008	\$16,517	44.1%
Dwelling Units	4,984	9,166	4,182	83.9%

	1990	2006	Change	
			Absolute	Percent
Employment	25,424	31,272	5,848	23.0%
Nonagricultural Employer Firms	1,552	2,111	559	36.0%
Retail Sales				
Total (millions)	\$434.2	\$757.9	\$323.7	74.6%
Per Capita	\$42,651	\$32,849	-\$9,802	-23.0%

	1990	2007	Change	
			Absolute	Percent
Municipal Revenue	\$10.8	\$25.5	\$14.7	136.1%
Sales and Use Tax	\$6.3	\$13.3	\$7.0	111.1%
Property Tax	\$1.1	\$6.2	\$5.1	463.6%
Municipal Expenditures	\$15.6	\$20.8	\$5.2	33.3%

*Excludes inmate population of approximately 2,000 in 2008 at the Salt Lake County Jail.

†Most recent year for household income is 2006.

Dollar amounts are in constant dollars of the ending year.

South Salt Lake is largely a commercial city with a relatively small residential base. The west side is mostly warehouses and light industrial, transitioning to retail along West Temple, Main, and State Streets. East of State Street is mostly residential. Construction and manufacturing provide about one-quarter of the jobs in South Salt Lake, and in fact the city is fairly specialized in these two sectors relative to the county. Trade, transportation, and utilities (mostly trade) add another quarter of the employment, while government and professional and business services together account for one-third.

Within the retail trade sector, the city had \$757.9 million in retail sales in 2006. This works out to \$32,849 per capita, a remarkably high number indicating that South Salt Lake is retail center that draws shoppers from elsewhere in the valley. Shoppers come to buy autos (accounting for almost a third of retail sales), building and garden supplies (one-quarter of sales), and furniture and home furnishings (one-fifth of sales). The latter two categories complement the city's construction industry, as well as making South Salt Lake something of a home improvement and design center.

Single-family homes make up about 40 percent of the current total housing stock in the city, and about 40 percent of all dwelling units are owner-occupied. The city appears to be trying to increase homeownership. The last market-rate apartment units to be constructed were approved in 1993, while 40 percent of the 430 dwelling units permitted since 2000 are condominiums and townhomes and 35 percent are single-family homes. In fact, South Salt Lake provides affordable housing close to downtown Salt Lake City, with easy access to I-15, I-80, and TRAX light rail. The median price of homes sold in 2007 was \$162,500, while the median asking price of homes currently on the market is \$171,063.

Commercial space has expanded considerably in South Salt Lake since 1970. Reflecting the industrial character of much of the city's west side, industrial space has grown by about 9 million square feet, while about 2 million square feet of major retail space have been added and about 1 million square feet of office space.

The city currently takes in twice as much in sales tax revenues as in property taxes, \$13.3 million versus \$6.2 million in 2007. Although the city has a strong retail sector, its sales tax receipts were reduced recently when the Legislature changed the disbursement formula to give more weight to a jurisdiction's population and less to the point of sale. This led to a sharp increase in property taxes and is part of the city's motivation in proposing annexation of the largely residential Millcreek Township.

Population

The Utah Governor's Office of Planning and Budget and the Wasatch Front Regional Council have made municipal population projections out to 2050. Salt Lake County shows a large degree of variation among cities in projected population growth. Total change from 2000 to 2050 ranges from 9.0 percent in Murray to 3938.7 percent in Herriman (Table 7.3). South Salt Lake falls at the lower end of the spectrum with a projected 27.0 percent increase in population over the period, or 0.5 percent annually. The city's central urban location limits its growth opportunities, such that it can't compete with suburban cities like Bluffdale, Herriman, or South Jordan that have significant amounts of undeveloped land. South Salt Lake's population is projected to reach 27,983 in 2050, making it the smallest city in the county next to the town of Alta. In fact, the city will have achieved this status by 2030. Cities growing at rates similar to South Salt Lake's include Salt Lake City (23.8 percent), Taylorsville (35.1 percent), and Cottonwood Heights (37.0 percent).

Table 7.3
Population Projections for Salt Lake County Cities, 2000–2050

Area	2000	2005	2010	2020	2030	2040	2050	Total Change		AARC
								2000–05	2000–50	2000–50
South Salt Lake	22,038	21,678	21,968	24,298	25,473	26,597	27,983	-1.6%	27.0%	0.5%
Salt Lake City	181,743	182,046	184,889	196,491	203,059	212,976	225,066	0.2%	23.8%	0.4%
Unincorporated Areas	146,448	154,528	147,917	197,459	241,466	279,814	323,382	5.5%	120.8%	1.6%
West Valley City	108,896	116,781	122,807	137,224	144,207	155,386	167,413	7.2%	53.7%	0.9%
Sandy	88,418	92,602	96,656	107,268	111,465	116,722	123,157	4.7%	39.3%	0.7%
West Jordan	78,721	93,193	110,189	126,427	144,925	167,337	182,080	18.4%	131.3%	1.7%
Taylorsville	58,757	59,356	61,006	68,142	71,696	75,167	79,402	1.0%	35.1%	0.6%
Murray	43,957	35,105	38,432	40,991	42,097	44,747	47,899	-20.1%	9.0%	0.2%
Cottonwood Heights	36,121	35,423	35,562	37,906	40,764	44,812	49,476	-1.9%	37.0%	0.6%
South Jordan	29,437	39,316	57,219	74,898	99,168	105,211	112,482	33.6%	282.1%	2.7%
Midvale	27,029	29,062	36,440	45,006	47,431	49,832	52,748	7.5%	95.2%	1.3%
Draper (pt.)	25,220	34,457	39,881	45,556	50,077	55,000	60,676	36.6%	140.6%	1.8%
Riverton	25,011	33,845	45,588	49,346	51,773	57,486	63,081	35.3%	152.2%	1.9%
Holladay	19,998	25,247	25,148	26,193	27,142	28,574	30,306	26.2%	51.5%	0.8%
Bluffdale	4,700	6,120	8,747	24,144	41,940	48,803	56,535	30.2%	1102.9%	5.1%
Herriman	1,523	11,609	20,390	28,963	38,256	52,779	61,510	662.2%	3938.7%	7.7%
Alta	370	380	419	505	580	683	798	2.7%	115.7%	1.5%
Salt Lake County	898,387	970,748	1,053,258	1,230,817	1,381,519	1,521,926	1,663,994	8.1%	85.2%	1.2%

Note: All populations are date July 1, except for the April 1, 2000 figures produced by the U.S. Census Bureau. An April 1, 2000 estimates base was used for cities that UPEC completed special estimates for, because of incorporations or annexations. These include Cottonwood Heights, Holladay, Murray, Taylorsville, and West Jordan. Only the part of Draper that is in Salt Lake County is included. Figures for South Salt Lake and Draper include the prisoner populations.

Source: U.S. Census Bureau, Utah Governor's Office of Planning and Budget, and Wasatch Front Regional Council.

Comparing 2005 populations from Table 7.3, Salt Lake City claims almost one-fifth of the county's population, West Valley City is 12 percent, and West Jordan and Sandy each hold about 10 percent. South Salt Lake is the 13th largest city, or fourth smallest, in the county and accounts for just 2 percent of the population.

Employment and Wages

Salt Lake City is the major economic force in Salt Lake County, and arguably in the state. However, among the other Salt Lake County cities South Salt Lake holds its own. It ranks sixth for number of firms and fifth for average employment, total wages paid, and average monthly wages—or fifth and fourth if we exclude Salt Lake City (Table 7.4). In 2006, South Salt Lake had 2,111 firms, behind Salt Lake City (10,221), Sandy (3,515), Murray (3,431), West Valley (2,838), and Holladay (2,330). Employment averaged 31,272 in South Salt Lake in 2006, surpassed by Salt Lake City (210,324), West Valley (62,621), Murray (47,521), and Sandy (38,714). Employers in Salt Lake City, West Valley, Murray, and Sandy also paid more total wages than the nearly \$1.2 million paid in South Salt Lake. With respect to monthly wages, the average in South Salt Lake,

Table 7.4
Comparative Employment Characteristics in 2006

Average Number of Firms			Average Employment		
City	Firms	Share of County	City	Employment	Share of County
Salt Lake City	10,221	27.0%	Salt Lake City	210,324	36.3%
Sandy	3,515	9.3%	West Valley	62,621	10.8%
Murray	3,431	9.1%	Murray	47,521	8.2%
West Valley	2,838	7.5%	Sandy	38,714	6.7%
Holladay	2,330	6.1%	South Salt Lake	31,272	5.4%
South Salt Lake	2,111	5.6%	Midvale	21,417	3.7%
West Jordan	1,786	4.7%	Holladay	20,495	3.5%
Midvale	1,785	4.7%	West Jordan	20,156	3.5%
Cottonwood	1,494	3.9%	Cottonwood	16,674	2.9%
Draper	1,339	3.5%	Draper	13,008	2.2%
South Jordan	1,174	3.1%	Taylorsville	12,806	2.2%
Riverton	675	1.8%	South Jordan	12,738	2.2%
Taylorsville	654	1.7%	Riverton	4,551	0.8%
Bluffdale	161	0.4%	Bluffdale	871	0.2%
Salt Lake County	37,897	100%	Salt Lake County	579,780	100%

Total Wages			Average Monthly Wages		
City	Wages	Share of County	City	Wages	% of County
Salt Lake City	\$9,115,206,081	40.8%	Salt Lake City	\$3,612	112.4%
West Valley	\$2,346,697,578	10.5%	Murray	\$3,310	103.1%
Murray	\$1,887,785,653	8.4%	South Jordan	\$3,198	99.6%
Sandy	\$1,300,824,947	5.8%	West Valley	\$3,123	97.2%
South Salt Lake	\$1,165,036,739	5.2%	South Salt Lake	\$3,105	96.7%
Midvale	\$757,030,471	3.4%	Midvale	\$2,946	91.7%
Holladay	\$712,713,585	3.2%	Holladay	\$2,898	90.2%
Cottonwood	\$572,102,174	2.6%	Cottonwood	\$2,859	89.0%
West Jordan	\$531,921,665	2.4%	Draper	\$2,852	88.8%
South Jordan	\$488,800,833	2.2%	Sandy	\$2,800	87.2%
Draper	\$445,240,812	2.0%	Bluffdale	\$2,328	72.5%
Taylorsville	\$335,304,305	1.5%	Riverton	\$2,228	69.4%
Riverton	\$121,664,032	0.5%	West Jordan	\$2,199	68.5%
Bluffdale	\$24,336,014	0.1%	Taylorsville	\$2,182	67.9%
Salt Lake County	\$22,346,649,958	100%	Salt Lake County	\$3,212	100%

Source: Utah Department of Workforce Services.

Table 7.5
Comparative Nonagricultural Employment by Sector for Salt Lake County Cities, 2006

All Categories		Mining		Construction		Manufacturing		Trade, Transportation, Utilities		Information	
City	Employment	City	Employment	City	Employment	City	Employment	City	Employment	City	Employment
Salt Lake City	210,324	Draper	286	Salt Lake City	6,142	Salt Lake City	14,473	Salt Lake City	35,592	Salt Lake City	5,995
West Valley	62,621	Salt Lake City	181	Murray	4,027	West Valley	8,188	West Valley	16,700	West Valley	3,946
Murray	47,521	West Valley	29	Sandy	3,826	South Salt Lake	4,452	Murray	11,178	Midvale	3,416
Sandy	38,714	Midvale	19	South Salt Lake	3,708	Murray	4,238	Sandy	8,837	Sandy	831
South Salt Lake	31,272	Murray	13	West Valley	3,058	South Jordan	2,775	South Salt Lake	8,098	Murray	785
Midvale	21,417	Cottonwood	9	Draper	2,873	Sandy	2,625	West Jordan	5,425	Taylorsville	497
Holladay	20,495	South Jordan	6	West Jordan	2,588	Midvale	1,609	Midvale	4,412	South Salt Lake	217
West Jordan	20,156	West Jordan	D	South Jordan	2,318	West Jordan	1,018	Draper	3,209	Holladay	188
Cottonwood	16,674	Bluffdale	0	Midvale	2,125	Taylorsville	672	Holladay	2,681	Cottonwood	134
Draper	13,008	Holladay	0	Holladay	1,608	Draper	647	Cottonwood	2,587	South Jordan	108
Taylorsville	12,806	Riverton	0	Riverton	1,260	Holladay	523	South Jordan	2,266	Draper	89
South Jordan	12,738	Sandy	0	Bluffdale	576	Cottonwood	503	Taylorsville	1,890	Riverton	40
Riverton	4,551	South Salt Lake	0	Cottonwood	529	Riverton	36	Riverton	756	Bluffdale	D
Bluffdale	871	Taylorsville	0	Taylorsville	359	Bluffdale	25	Bluffdale	61	West Jordan	D

Financial Activities		Professional & Business Services		Education & Health Services		Leisure & Hospitality		Other Services		Government	
City	Employment	City	Employment	City	Employment	City	Employment	City	Employment	City	Employment
Salt Lake City	13,349	Salt Lake City	39,038	Salt Lake City	21,894	Salt Lake City	18,568	Salt Lake City	8,083	Salt Lake City	47,009
West Valley	10,287	Murray	9,251	Holladay	7,340	Sandy	4,232	West Valley	2,235	South Salt Lake	5,623
Murray	4,670	West Valley	5,885	Murray	6,335	West Valley	3,743	Murray	1,280	Sandy	5,264
Cottonwood	3,071	South Salt Lake	5,143	Sandy	4,371	Cottonwood	3,424	Sandy	1,097	West Valley	4,846
Sandy	3,067	Sandy	4,565	West Valley	3,702	Murray	2,786	Holladay	883	Murray	2,957
Midvale	1,943	Taylorsville	4,431	West Jordan	2,231	West Jordan	2,408	South Salt Lake	687	Taylorsville	2,786
Holladay	1,597	Cottonwood	3,613	Cottonwood	1,267	Midvale	2,218	Midvale	610	West Jordan	2,459
South Salt Lake	1,597	Holladay	2,496	Midvale	1,101	Holladay	1,517	West Jordan	518	Holladay	1,661
South Jordan	868	West Jordan	2,494	Draper	1,059	Taylorsville	1,188	Cottonwood	291	Draper	1,588
West Jordan	738	Midvale	2,391	South Salt Lake	870	Draper	1,089	Draper	272	Midvale	1,573
Draper	605	South Jordan	1,555	South Jordan	855	South Salt Lake	876	South Jordan	231	South Jordan	1,266
Taylorsville	393	Draper	1,291	Taylorsville	399	South Jordan	491	Taylorsville	191	Cottonwood	1,247
Riverton	172	Riverton	604	Riverton	299	Riverton	388	Riverton	168	Riverton	827
Bluffdale	D	Bluffdale	74	Bluffdale	D	Bluffdale	32	Bluffdale	7	Bluffdale	29

D: Not reported to avoid disclosure of individual firm data.

Source: Utah Department of Workforce Services.

Table 7.6
Comparative Employment by Sector as a Share of Total Nonagricultural Employment, 2006

All Categories		Mining		Construction		Manufacturing		Trade, Transportation, Utilities		Information	
City	Employment	City	Share	City	Share	City	Share	City	Share	City	Share
Salt Lake City	210,324	Draper	2.2%	Bluffdale	66.1%	South Jordan	21.8%	West Jordan	26.9%	Midvale	16.0%
West Valley	62,621	Midvale	0.1%	Riverton	27.7%	South Salt Lake	14.2%	West Valley	26.7%	West Valley	6.3%
Murray	47,521	Salt Lake City	0.1%	Draper	22.1%	West Valley	13.1%	South Salt Lake	25.9%	Taylorsville	3.9%
Sandy	38,714	Cottonwood	0.1%	South Jordan	18.2%	Murray	8.9%	Draper	24.7%	Salt Lake City	2.9%
South Salt Lake	31,272	South Jordan	0.1%	West Jordan	12.8%	Midvale	7.5%	Murray	23.5%	Sandy	2.1%
Midvale	21,417	West Valley	0.0%	South Salt Lake	11.9%	Salt Lake City	6.9%	Sandy	22.8%	Murray	1.7%
Holladay	20,495	Murray	0.0%	Midvale	9.9%	Sandy	6.8%	Midvale	20.6%	Holladay	0.9%
West Jordan	20,156	Bluffdale	0.0%	Sandy	9.9%	Taylorsville	5.2%	South Jordan	17.8%	Riverton	0.9%
Cottonwood	16,674	Holladay	0.0%	Murray	8.5%	West Jordan	5.1%	Salt Lake City	16.9%	South Jordan	0.8%
Draper	13,008	Riverton	0.0%	Holladay	7.8%	Draper	5.0%	Riverton	16.6%	Cottonwood	0.8%
Taylorsville	12,806	Sandy	0.0%	West Valley	4.9%	Cottonwood	3.0%	Cottonwood	15.5%	South Salt Lake	0.7%
South Jordan	12,738	South Salt Lake	0.0%	Cottonwood	3.2%	Bluffdale	2.8%	Taylorsville	14.8%	Draper	0.7%
Riverton	4,551	Taylorsville	0.0%	Salt Lake City	2.9%	Holladay	2.6%	Holladay	13.1%	Bluffdale	–
Bluffdale	871	West Jordan	–	Taylorsville	2.8%	Riverton	0.8%	Bluffdale	7.0%	West Jordan	–

Financial Activities		Professional & Business Services		Education & Health Services		Leisure & Hospitality		Other Services		Government	
City	Share	City	Share	City	Share	City	Share	City	Share	City	Share
Cottonwood	18.4%	Taylorsville	34.6%	Holladay	35.8%	Cottonwood	20.5%	Holladay	4.3%	Salt Lake City	22.4%
West Valley	16.4%	Cottonwood	21.7%	Murray	13.3%	West Jordan	11.9%	Salt Lake City	3.8%	Taylorsville	21.8%
Murray	9.8%	Murray	19.5%	Sandy	11.3%	Sandy	10.9%	Riverton	3.7%	Riverton	18.2%
Midvale	9.1%	Salt Lake City	18.6%	West Jordan	11.1%	Midvale	10.4%	West Valley	3.6%	South Salt Lake	18.0%
Sandy	7.9%	South Salt Lake	16.4%	Salt Lake City	10.4%	Taylorsville	9.3%	Midvale	2.8%	Sandy	13.6%
Holladay	7.8%	Riverton	13.3%	Draper	8.1%	Salt Lake City	8.8%	Sandy	2.8%	Draper	12.2%
South Jordan	6.8%	West Jordan	12.4%	Cottonwood	7.6%	Riverton	8.5%	Murray	2.7%	West Jordan	12.2%
Salt Lake City	6.3%	South Jordan	12.2%	South Jordan	6.7%	Draper	8.4%	West Jordan	2.6%	South Jordan	9.9%
South Salt Lake	5.1%	Holladay	12.2%	Riverton	6.6%	Holladay	7.4%	South Salt Lake	2.2%	Holladay	8.1%
Draper	4.6%	Sandy	11.8%	West Valley	5.9%	West Valley	6.0%	Draper	2.1%	West Valley	7.7%
Riverton	3.8%	Midvale	11.2%	Midvale	5.1%	Murray	5.9%	South Jordan	1.8%	Cottonwood	7.5%
West Jordan	3.7%	Draper	9.9%	Taylorsville	3.1%	South Jordan	3.9%	Cottonwood	1.7%	Midvale	7.3%
Taylorsville	3.1%	West Valley	9.4%	South Salt Lake	2.8%	Bluffdale	3.7%	Taylorsville	1.5%	Murray	6.2%
Bluffdale	–	Bluffdale	8.5%	Bluffdale	–	South Salt Lake	2.8%	Bluffdale	0.8%	Bluffdale	3.4%

Source: Utah Department of Workforce Services.

\$3,105, was 96.7 percent of the countywide average and comparable to those in West Valley (\$3,123) and South Jordan (\$3,198) and not far below those in Murray (\$3,310) and Salt Lake City (\$3,612).

Looking at employment by sector, South Salt Lake is among the top five in the county in construction, manufacturing, trade, transportation, and utilities, professional and business services, and government (Table 7.5). In fact, it is second only to Salt Lake City for the number of government employees and third to Salt Lake City and West Valley for manufacturing jobs.

Calculating industry shares of total employment removes the effects of variations in workforce size among cities. By this measure South Salt Lake is second only to South Jordan in the concentration of jobs in manufacturing, at 14.2 percent of total employment, and a close third to West Jordan and West Valley in TTU share at 25.9 percent (Table 7.6). It also ranks fourth for government employment, at 18.0 percent, behind Salt Lake City, Taylorsville, and Riverton; and fifth for professional and business services, with 16.4 percent of jobs, behind Taylorsville, Cottonwood, Murray, and Salt Lake City. South Salt Lake is at or near the bottom for education and health services (2.8 percent), leisure and hospitality (2.8 percent), and information jobs (0.7 percent).

Comparing average monthly wages by sector, South Salt Lake pays the highest TTU wages in the county (\$3,666) and the third highest wages for other services (\$2,303), which includes repair and maintenance, personal and laundry services, and private household employment (e.g., maids, nannies, and gardeners) (Table 7.7). It is fifth for construction wages (\$3,305) and in the middle of the pack for financial activities (\$3,891), education and health services (\$2,393), leisure and hospitality (\$1,118), and government wages (\$2,791).

Table 7.7
Average Monthly Wages by Sector in Salt Lake County Cities, 2006

All Categories		Mining		Construction		Manufacturing		Trade, Transportation, Utilities		Information	
City	Wages	City	Wages	City	Wages	City	Wages	City	Wages	City	Wages
Salt Lake City	\$3,612	Salt Lake City	\$9,779	Salt Lake City	\$4,090	Cottonwood	\$4,481	South Salt Lake	\$3,666	South Jordan	\$4,968
Murray	\$3,310	West Valley	\$6,706	Holladay	\$3,547	Taylorville	\$4,349	Salt Lake City	\$3,495	Murray	\$4,823
South Jordan	\$3,198	South Jordan	\$6,129	Murray	\$3,428	West Valley	\$3,953	South Jordan	\$3,385	Taylorville	\$4,335
West Valley	\$3,123	Cottonwood	\$5,359	West Valley	\$3,340	Sandy	\$3,863	West Valley	\$3,079	West Valley	\$4,135
South Salt Lake	\$3,105	Draper	\$3,843	South Salt Lake	\$3,305	Salt Lake City	\$3,855	Draper	\$3,020	Salt Lake City	\$3,698
Midvale	\$2,946	Murray	\$3,435	Sandy	\$3,252	Midvale	\$3,497	Murray	\$2,996	Draper	\$3,540
Holladay	\$2,898	Midvale	\$1,882	Draper	\$3,233	Murray	\$3,427	Midvale	\$2,834	Cottonwood	\$3,452
Cottonwood	\$2,859	West Jordan	D	Midvale	\$3,117	South Jordan	\$3,324	Cottonwood	\$2,812	Holladay	\$3,135
Draper	\$2,852	Bluffdale	\$0	South Jordan	\$2,972	South Salt Lake	\$3,184	Sandy	\$2,616	Sandy	\$2,902
Sandy	\$2,800	Holladay	\$0	Cottonwood	\$2,884	West Jordan	\$3,120	Holladay	\$2,138	Riverton	\$2,700
Bluffdale	\$2,328	Riverton	\$0	West Jordan	\$2,631	Draper	\$2,942	West Jordan	\$2,035	Midvale	\$2,559
Riverton	\$2,228	Sandy	\$0	Bluffdale	\$2,294	Holladay	\$2,731	Riverton	\$2,032	South Salt Lake	\$2,424
West Jordan	\$2,199	South Salt Lake	\$0	Riverton	\$2,285	Riverton	\$2,204	Bluffdale	\$2,011	Bluffdale	D
Taylorville	\$2,182	Taylorville	\$0	Taylorville	\$2,218	Bluffdale	\$1,734	Taylorville	\$1,897	West Jordan	D
Financial Activities		Professional & Business Services		Education & Health Services		Leisure & Hospitality		Other Services		Government	
City	Wages	City	Wages	City	Wages	City	Wages	City	Wages	City	Wages
Salt Lake City	\$5,332	Sandy	\$4,295	Murray	\$3,636	Salt Lake City	\$1,710	West Valley	\$3,434	Salt Lake City	\$3,693
South Jordan	\$5,015	Salt Lake City	\$4,288	Holladay	\$3,364	Cottonwood	\$1,609	Bluffdale	\$2,381	Bluffdale	\$3,337
Midvale	\$4,599	Midvale	\$4,148	Salt Lake City	\$3,134	Draper	\$1,531	South Salt Lake	\$2,303	Murray	\$3,277
Cottonwood	\$4,458	South Jordan	\$4,117	West Valley	\$3,110	Bluffdale	\$1,327	Salt Lake City	\$2,201	Midvale	\$3,118
Holladay	\$4,240	Murray	\$3,846	Sandy	\$2,609	Sandy	\$1,133	Murray	\$2,188	Draper	\$2,931
South Salt Lake	\$3,891	Riverton	\$3,782	Cottonwood	\$2,607	South Salt Lake	\$1,118	Taylorville	\$2,040	West Jordan	\$2,801
Murray	\$3,753	Holladay	\$2,965	South Salt Lake	\$2,393	Murray	\$1,088	Midvale	\$2,014	South Salt Lake	\$2,791
Sandy	\$3,428	Draper	\$2,817	West Jordan	\$2,380	Midvale	\$1,081	West Jordan	\$1,959	West Valley	\$2,724
West Valley	\$3,230	Cottonwood	\$2,809	Draper	\$2,358	West Jordan	\$1,041	Sandy	\$1,837	Holladay	\$2,455
Draper	\$3,064	South Salt Lake	\$2,700	South Jordan	\$2,019	South Jordan	\$1,019	Draper	\$1,828	Cottonwood	\$2,366
West Jordan	\$3,022	West Valley	\$2,669	Midvale	\$1,971	West Valley	\$993	South Jordan	\$1,761	South Jordan	\$2,361
Taylorville	\$2,546	Taylorville	\$2,121	Taylorville	\$1,823	Holladay	\$985	Cottonwood	\$1,757	Sandy	\$2,271
Riverton	\$2,156	West Jordan	\$2,010	Riverton	\$1,627	Taylorville	\$977	Holladay	\$1,699	Riverton	\$2,182
Bluffdale	D	Bluffdale	\$1,935	Bluffdale	D	Riverton	\$788	Riverton	\$1,687	Taylorville	\$2,084

D: Not reported to avoid disclosure of individual firm data.

Source: Utah Department of Workforce Services.

Retail Sales

The top three retail centers in Salt Lake County, by 2006 total retail sales, are Salt Lake City with more than \$2.5 billion in sales, Sandy with almost \$1.4 billion, and Murray with \$1.3 billion (Table 7.8). These three cities account for 55 percent of the county's more than \$9.4 billion of sales. However, per capita sales are a better indicator of a city's regional retail strength, with higher sales indicating that the city draws shoppers from beyond its borders. By this measure the top three are Murray at \$37,121 of sales per capita, South Salt Lake at \$32,849, and Sandy at a distant third with \$14,813. The cities that saw the greatest growth in sales since 2000, in constant-dollar terms, are West Jordan (up \$321.1 million), South Jordan (up \$212.9 million), and Sandy (up \$205.4 million). South Jordan also had the greatest relative increase, with sales growing almost 450 percent. Two cities actually saw retail sales decline over the period: sales in Taylorsville fell 27.4 percent from \$521.4 million to \$378.4 million (in constant 2006 dollars), and sales in Midvale declined 27.5 percent from \$526.8 million to \$381.7 million. South Salt Lake falls in the middle of the pack for total 2006 retail sales at \$757.9 million. However, it is second only to Murray for per capita sales at \$32,849. The city's sales grew a modest 13.4 percent, or \$89.3 million, from 2000 to 2006.

Table 7.8
Retail Sales in Salt Lake County Cities, 2000–2006
(millions of constant 2006 dollars)

	2000	2006	2006 per Capita	Change	
				Numeric	Percent
Salt Lake City	\$2,393.5	\$2,552.1	\$13,782	\$158.6	6.6%
Sandy	\$1,165.0	\$1,370.5	\$14,813	\$205.4	17.6%
Murray	\$1,171.5	\$1,315.0	\$37,121	\$143.6	12.3%
West Valley City	\$868.2	\$998.8	\$8,459	\$130.7	15.0%
West Jordan	\$519.4	\$840.5	\$8,534	\$321.1	61.8%
South Salt Lake	\$668.6	\$757.9	\$32,849	\$89.3	13.4%
Midvale	\$526.8	\$381.7	\$13,496	-\$145.1	-27.5%
Taylorsville	\$521.4	\$378.4	\$6,199	-\$142.9	-27.4%
Draper	\$207.7	\$349.2	\$9,566	\$141.4	68.1%
South Jordan	\$47.6	\$260.5	\$5,740	\$212.9	447.4%
Holladay	NA	\$134.3	\$5,179	—	—
Riverton	\$69.1	\$106.9	\$2,992	\$37.8	54.8%

NA: Not available; there were no sales reported for Holladay prior to 2001.

Source: Utah State Tax Commission.

Table 7.9 shows retail sales by category in 2006 for the cities in Salt Lake County. South Salt Lake is the leader in building and garden sales, with almost \$186.5 million. West Jordan is a close second at \$186.3 million and Salt Lake City is not far behind with \$166.1 million. South Salt Lake is also strong in furniture sales; its \$148.5 million of sales in this category was second only to Murray's \$192.6 million. South Salt Lake has a significant number of automotive dealers along State Street, which have made it fourth in the county for motor vehicle sales, behind Salt Lake City, Sandy (home of the Southtowne Auto Mall), and Murray. Salt Lake City dominates all other categories, due in large part to its sheer size.

Table 7.9
Comparative Retail Sales by Category for Salt Lake County Cities, 2006

All Categories		Building and Garden		General Merchandise		Food Stores		Motor Vehicles	
City	Sales	City	Sales	City	Sales	City	Sales	City	Sales
Salt Lake City	\$2,552,062,952	South Salt Lake	\$186,451,692	Salt Lake City	\$285,331,703	Salt Lake City	\$363,229,308	Salt Lake City	\$555,818,603
Sandy	\$1,370,482,134	West Jordan	\$186,269,870	Sandy	\$265,786,576	West Valley City	\$157,286,332	Sandy	\$448,643,950
Murray	\$1,315,042,729	Salt Lake City	\$166,096,870	West Valley City	\$262,500,132	West Jordan	\$148,658,693	Murray	\$411,370,284
West Valley City	\$998,827,464	Sandy	\$91,886,648	Murray	\$258,205,738	Sandy	\$146,270,718	South Salt Lake	\$237,012,204
West Jordan	\$840,530,400	West Valley City	\$91,004,472	West Jordan	\$249,880,838	Draper	\$72,453,605	West Valley City	\$227,656,060
South Salt Lake	\$757,882,589	Midvale	\$52,197,311	Taylorsville	\$98,586,961	Taylorsville	\$70,177,777	South Jordan	\$121,112,559
Midvale	\$381,690,331	Murray	\$43,416,814	Midvale	\$46,225,050	Murray	\$52,589,534	Draper	\$66,552,761
Taylorsville	\$378,421,381	Riverton	\$40,725,305	South Salt Lake	\$41,657,305	South Jordan	\$47,474,062	Midvale	\$40,139,017
Draper	\$349,157,358	Draper	\$30,138,342	Draper	\$39,576,781	Riverton	\$33,267,326	Taylorsville	\$28,329,436
South Jordan	\$260,478,576	Holladay	\$2,378,620	South Jordan	\$24,982,320	South Salt Lake	\$28,014,933	West Jordan	\$15,671,590
Holladay	\$134,252,144	Taylorsville	\$1,846,351	Holladay	\$9,874,873	Midvale	\$27,107,520	Riverton	\$5,643,534
Riverton	\$106,946,172	South Jordan	\$1,401,379	Riverton	NR	Holladay	\$25,370,888	Holladay	\$3,733,920
Apparel and Accessories		Furniture		Eating and Drinking		Miscellaneous			
City	Sales	City	Sales	City	Sales	City	Sales		
Salt Lake City	\$179,500,865	Murray	\$192,587,603	Salt Lake City	\$455,997,074	Salt Lake City	\$399,492,467		
Murray	\$142,169,924	South Salt Lake	\$148,512,010	Sandy	\$128,457,205	Sandy	\$131,803,430		
Sandy	\$65,775,338	Salt Lake City	\$146,596,062	West Valley City	\$115,485,402	Murray	\$130,308,405		
West Jordan	\$27,960,635	Sandy	\$91,858,269	West Jordan	\$91,123,195	Midvale	\$101,062,075		
South Jordan	\$27,580,925	Taylorsville	\$65,641,832	Murray	\$84,394,427	West Valley City	\$87,832,551		
West Valley City	\$26,014,012	West Jordan	\$61,452,100	Taylorsville	\$61,160,298	South Salt Lake	\$85,589,958		
Draper	\$24,230,971	Midvale	\$42,597,142	Midvale	\$60,495,537	West Jordan	\$59,513,479		
Taylorsville	\$13,284,708	West Valley City	\$31,048,503	Draper	\$47,116,408	Draper	\$49,112,134		
Midvale	\$11,866,679	Draper	\$19,976,356	South Salt Lake	\$30,128,448	Holladay	\$43,429,163		
Holladay	\$11,083,206	Holladay	\$9,123,414	Holladay	\$29,258,060	Taylorsville	\$39,394,018		
South Salt Lake	\$516,039	South Jordan	\$6,546,786	South Jordan	\$21,127,406	South Jordan	\$10,253,139		
Riverton	\$452,279	Riverton	\$1,197,845	Riverton	\$18,585,379	Riverton	\$7,074,504		

NR: Not reported.

Source: Utah State Tax Commission.

Similar to its standing in sales by category, South Salt Lake has the highest concentration of furniture sales, at nearly one-fifth of its total retail sales, and the second highest concentration in building and garden sales at almost one-quarter (Table 7.10). It is tied for third with Murray for motor vehicle sales' share at just over 30 percent. These three categories combined account for three-quarters of all retail sales in South Salt Lake. The city has the lowest concentrations in general merchandise, food stores, apparel and accessories, and eating and drinking. Salt Lake City and Midvale have the most diversified retail markets.

Table 7.10
Comparative Retail Sales by Category as a Share of
Total Retail Sales, 2006

	South Salt Lake	Draper	Holladay	Midvale
Building & Garden	24.6%	8.6%	1.8%	13.7%
General Merchandise	5.5%	11.3%	7.4%	12.1%
Food Stores	3.7%	20.8%	18.9%	7.1%
Motor Vehicles	31.3%	19.1%	2.8%	10.5%
Apparel & Accessories	0.1%	6.9%	8.3%	3.1%
Furniture	19.6%	5.7%	6.8%	11.2%
Eating & Drinking	4.0%	13.5%	21.8%	15.8%
Miscellaneous	11.3%	14.1%	32.3%	26.5%
	Murray	Riverton	Salt Lake City	Sandy
Building & Garden	3.3%	38.1%	6.5%	6.7%
General Merchandise	19.6%	–	11.2%	19.4%
Food Stores	4.0%	31.1%	14.2%	10.7%
Motor Vehicles	31.3%	5.3%	21.8%	32.7%
Apparel & Accessories	10.8%	0.4%	7.0%	4.8%
Furniture	14.6%	1.1%	5.7%	6.7%
Eating & Drinking	6.4%	17.4%	17.9%	9.4%
Miscellaneous	9.9%	6.6%	15.7%	9.6%
	South Jordan	Taylorsville	West Jordan	West Valley City
Building & Garden	0.5%	0.5%	22.2%	9.1%
General Merchandise	9.6%	26.1%	29.7%	26.3%
Food Stores	18.2%	18.5%	17.7%	15.7%
Motor Vehicles	46.5%	7.5%	1.9%	22.8%
Apparel & Accessories	10.6%	3.5%	3.3%	2.6%
Furniture	2.5%	17.3%	7.3%	3.1%
Eating & Drinking	8.1%	16.2%	10.8%	11.6%
Miscellaneous	3.9%	10.4%	7.1%	8.8%

Source: Utah State Tax Commission.

Housing

Salt Lake County has a large degree of variation in housing growth rates among its constituent cities (Table 7.11). Salt Lake City, Murray, and West Valley City have seen the slowest growth in housing stocks since 1990—with increases of 9.2 percent, 13.8 percent, and 39.2 percent, respectively—as they are all at or near build-out. At the other end, some of the more suburban communities with room yet to grow have more than tripled their housing inventories: Draper’s is up 684.3 percent since 1990, South Jordan’s grew 342.9 percent, Riverton’s grew 269.0 percent, and Bluffdale’s increased 246.5 percent. South Salt Lake has seen the greatest increase of the slower-growing communities, with an 81.4 percent gain in its housing stock since 1990.

Table 7.11
Housing Inventories in 2007

City	Single-Family	Multi-Family	Other	Total	Percent Single-Family	Growth Since 1990
South Salt Lake	3,607	5,219	213	9,039	39.9%	81.4%
Bluffdale	1,589	364	1	1,954	81.3%	246.5%
Draper	9,037	2,367	109	11,513	78.5%	684.3%
Herriman	4,408	313	16	4,737	93.1%	NA
Holladay	4,087	1,406	27	5,520	74.0%	NA
Midvale	4,927	6,404	203	11,534	42.7%	132.0%
Murray	7,984	5,520	550	14,054	56.8%	13.8%
Riverton	9,274	1,144	33	10,451	88.7%	269.0%
Salt Lake City	38,895	40,887	761	80,543	48.3%	9.2%
Sandy	23,058	4,868	955	28,881	79.8%	43.6%
South Jordan	11,425	1,324	28	12,777	89.4%	342.9%
Taylorsville*	12,600	6,565	1020	20,185	62.4%	NA
West Jordan	19,716	5,575	890	26,181	75.3%	124.9%
West Valley City	25,582	9,961	2549	38,092	67.2%	39.2%

NA: Not applicable. In the 1990 census, Herriman did not exist; Holladay city was Holladay-Cottonwood CDP, with significantly different borders; and Taylorsville city was Taylorsville-Bennion CDP, also with somewhat different borders.

*Other includes mobile/manufactured homes and cabins.

Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Utah.

Among the cities of Salt Lake County, South Salt Lake has the lowest share of single-family homes in its housing inventory at just under 40 percent (Table 7.11). Only two other cities have less than half of their stock in single-family homes: Midvale (42.7 percent) and Salt Lake City (48.3 percent). Murray is close, at 56.8 percent, but all other cities are composed of at least 60 percent single-family homes, with Herriman topping the list at 93.1 percent.

Since 2000, Herriman has by far seen the greatest growth in its housing inventory, exploding more than tenfold, while South Salt Lake had the slowest growth, increasing its stock by only 2.9 percent (Table 7.12). No city besides Herriman has even doubled its housing inventory over the last seven years, with the next fastest gainers increasing their stocks by 74.9 percent (Draper), 71.9 percent (Bluffdale), and 64.9 percent (South Jordan).

Table 7.12
Housing Inventories in Salt Lake County
Cities, 2000–2007

City	2000	2007	Change
South Salt Lake	8,742	8,997	2.9%
Bluffdale	1,141	1,961	71.9%
Draper	6,588	11,523	74.9%
Herriman	459	4,731	930.7%
Holladay	5,338	5,563	4.2%
Midvale	10,730	11,535	7.5%
Murray	13,327	14,072	5.6%
Riverton	6,555	10,412	58.8%
Salt Lake City	77,054	80,581	4.6%
Sandy	26,579	28,840	8.5%
South Jordan	7,721	12,735	64.9%
Taylorsville	19,159	20,172	5.3%
West Jordan	19,597	26,195	33.7%
West Valley City	33,488	38,096	13.8%

Note: Discrepancies between Tables 7.11 and 7.12 are due to the fact that the Census data for single-family and multifamily units are based on a sample, whereas the data on total housing units are based on a 100 percent count.

Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Utah.

There has been significant variation among Salt Lake County cities in housing growth by type (Table 7.13). All of Herriman’s multifamily housing was built since 2000, as well as more than 90 percent of Bluffdale’s and more than 85 percent of Riverton’s. Herriman also saw the fastest growth in single-family homes from 2000 to 2007, which increased nearly 880 percent. South Salt Lake, in contrast, had the slowest growth in multifamily housing (2.1 percent) and the second slowest growth in single-family housing (4.1 percent) over the period. It did not have any new apartment buildings as of 2007, though the Salt Lake County Housing Authority’s Grace Mary Manor apartments for the homeless opened in early 2008. All of the city’s multifamily-unit increase has been in condominiums and duplexes/twin homes, with 96 new condos (most of which are at Central Pointe) and ten new twin homes.

The median prices of new single-family homes sold in 2007 in South Salt Lake and the rest of the county indicate that South Salt Lake offers some of the most affordable housing in the county while being near downtown Salt Lake City (Table 7.14). At \$274,383, it had the fourth lowest price after Murray (\$189,374), West Jordan (\$245,535), and Salt Lake City (\$257,500). The most expensive cities were Holladay (\$512,500), Sandy (\$502,778), and Bluffdale (\$488,729).

Table 7.13
Growth in Housing by Type,
2000–2007

City	Single-Family	Multi-Family
South Salt Lake	4.1%	2.1%
Bluffdale	43.4%	1300.0%
Draper	74.1%	84.8%
Herriman	879.6%	NA
Holladay	4.7%	3.0%
Midvale	5.1%	9.4%
Murray	7.8%	2.9%
Riverton	44.6%	647.7%
Salt Lake City	2.4%	6.7%
Sandy	4.6%	32.3%
South Jordan	63.8%	73.8%
Taylorsville	6.2%	3.4%
West Jordan	29.9%	57.5%
West Valley City	13.4%	15.9%

NA: Not applicable; there was no multifamily housing reported for Herriman in the 2000 census, though there were 313 units in 2007.

Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Utah.

Table 7.14
Median Price of New Detached
Single-Family Homes in 2007

City	No. of Closings	Median Price
South Salt Lake	73	\$274,383
Bluffdale	68	\$488,729
Draper	362	\$418,030
Herriman	287	\$399,794
Holladay	18	\$512,500
Midvale	2	NA
Murray	45	\$189,374
Riverton	522	\$307,904
Salt Lake City	40	\$257,500
Sandy	122	\$502,778
South Jordan	380	\$378,125
Taylorsville	17	\$374,999
West Jordan	306	\$245,535
West Valley City	382	\$270,686

NA: Not available; due to lack of data, a median figure would be misleading.

Source: NewReach; Bureau of Economic and Business Research, University of Utah.

Nonresidential Construction Activity

Salt Lake City dominates the county in nonresidential construction over the last decade-plus (Table 7.15). Its \$3.9 billion of nonresidential projects over the period is more than four times that of the next highest city; Sandy has had less than \$900 million of nonresidential construction. South Salt Lake has been much less active, with under \$200 million in nonresidential projects. Most of this has gone into additions and alterations (\$68.2 million), industrial, warehouse, and manufacturing buildings (\$41.2 million), and public buildings (\$35.0 million).

Table 7.15
Permit-Authorized
Nonresidential Construction in
Salt Lake County Cities,
1995–2007

City	Value (000)
Salt Lake City	\$3,943,856.4
Sandy	\$886,835.8
West Valley City	\$745,883.3
West Jordan	\$659,485.0
South Jordan	\$549,570.5
Murray	\$538,650.7
Draper	\$470,452.0
Riverton	\$271,503.3
South Salt Lake	\$196,475.4
Taylorsville	\$140,678.0
Midvale	\$111,741.8
Holladay	\$89,387.0
Bluffdale	\$65,013.5
Herriman	\$38,348.9

Source: Bureau of Economic and Business Research, University of Utah.

Appendix: Methodology

Estimates of Households and Population

The annual estimates of households were driven by increases in housing units as well as declining vacancy rates. BEBR estimates were benchmarked against the 1990 and 2000 census figures for population, households, and dwelling units. Demographic estimates were lagged one year; that is, housing units built in 1989 were occupied by new residents in 1990. Each household requires a dwelling unit. According to census data, the vacancy rate declined from 11.3 percent in 1990 to 8.2 percent in 2000. BEBR assumed a constant annual decrease of 3.1 percent over the period, or about 0.3 percentage points each year. BEBR also assumed a current vacancy rate of 2.2 percent, with a constant rate of decrease from 2000 to 2007. Between 1990 and 2000, South Salt Lake's average household size grew from 2.26 to 2.47. BEBR assumed this continued to increase 0.9 percent annually to 2.65 in 2008. Finally, based on census data, BEBR calculated a ratio of group quarters population (excluding jail inmates) to household population of 0.0147 in 1990 and 0.142 in 2000, and assumed a constant rate of decrease from 1990 to 2000 to 2008.

Estimates of Household Income

Median household income for South Salt Lake in 1989 and 1999 was obtained from SF 3 of the decennial censuses. Average household income was calculated by dividing aggregate household income by the number of households. The average annual rate of increase from 1989 to 1999 was 4.8 percent for median income and 5.4 percent for average income. Over the same period, per capita personal income in Salt Lake County (obtained from the Bureau of Economic Analysis, Regional Economic Information System) grew 5.0 percent annually. The ratio between the growth rate of household income in South Salt Lake to per capita personal income in Salt Lake County was 0.96 for median household income and 1.08 for average household income. From 1999 to 2006, per capita personal income grew 4.5 percent annually. Applying the ratios gives average annual growth rates over the period of 4.3 percent for median household income and 4.9 percent for average household income. Using these rates, BEBR estimated 2006 median household income in South Salt Lake to be \$40,133 and average household income to be \$54,008. Multiplying the latter number by the estimated number of households in 2006, 8,735, yields aggregate household income of \$471,764,203.