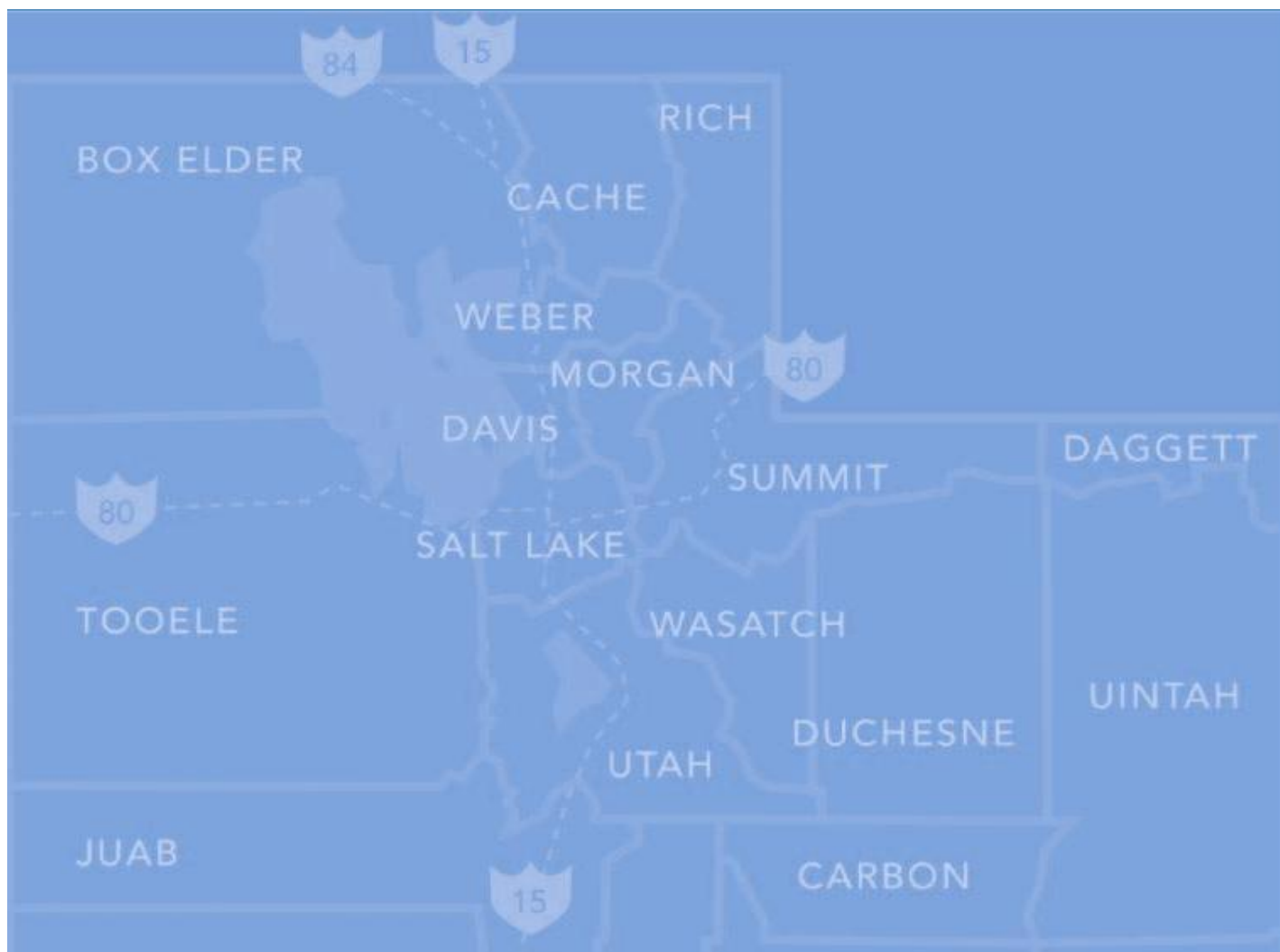


Salt Lake County

COUNTY PROFILE

11



Salt Lake County Profile



Salt Lake County, located in the heart of the Wasatch Mountains, is situated along major transportation arteries I-15 and I-80, the Salt Lake City International Airport, with available industrial and office space and open land. As the state capital, Salt Lake City is the largest city in the state, the county seat, home for many of the state's largest corporations and the center of the state's economic activity.

POPULATION

City	2010 Population	Housing Units
Alta	319	43
Bluffdale	7,581	1,810
Cottonwood Heights	29,580	10,227
Draper	38,682	10,420
Herriman	12,821	4,127
Holladay	14,778	5,191
Kearns	36,410	10,080
Magna	27,769	8,183
Midvale	28,577	10,778
Murray	34,181	12,810
Riverton	39,945	10,206
Salt Lake City	187,814	74,361
Sandy	96,548	28,386
South Jordan	49,621	12,991
South Salt Lake City	22,629	8,316
Taylorsville	61,184	19,907
West Jordan	93,834	25,939
West Valley City	126,213	37,635
Salt Lake County	1,049,361	342,203
State of Utah	2,849,876	882,958

Source: Decision Data Resources

SALT LAKE COUNTY DEMOGRAPHICS

	2000 Census	% Change	2010 Estimate	% Change	2015 Forecast	
Population	898,387	16.81%	1,049,361	8.5%	1,138,413	
Households	295,141	15.95%	342,203	6.7%	365,201	
Age	2000 Census	%	2010 Estimate	%	2015 Forecast	%
0 to 4	79,832	8.9%	89,832	8.6%	85,636	7.5%
5 to 14	146,992	16.4%	169,828	16.2%	184,064	16.2%
15 to 19	78,298	8.7%	75,130	7.2%	83,558	7.3%
20 to 24	83,947	9.3%	76,630	7.3%	77,578	6.8%
25 to 34	144,794	16.1%	162,724	15.5%	164,008	14.4%
35 to 44	130,270	14.5%	143,224	13.6%	159,125	14.0%
45 to 54	103,486	11.5%	132,108	12.6%	138,750	12.2%
55 to 64	58,088	6.5%	102,388	9.8%	123,531	10.9%
65 to 74	38,070	4.2%	55,848	5.3%	75,599	6.6%
75 to 84	26,013	2.9%	28,887	2.8%	34,177	3.0%
85+	8,597	1.0%	12,787	1.2%	12,471	1.1%
Median Age	28.8		31.9		33.5	

Ethnicity	2000 Census	%	2010 Estimate	%	2015 Forecast	%
Caucasian	775,666	86.3%	885,948	84.4%	954,066	83.8%
African American	9,495	1.1%	14,126	1.4%	16,815	1.5%
American Indian or Native American	7,892	0.9%	7,938	0.8%	7,146	0.6%
Asian or Pacific Islander	34,066	3.8%	49,735	4.7%	58,972	5.2%
Some Other Race	48,166	5.4%	61,120	5.8%	69,718	6.1%
Two or More Races	23,102	2.6%	30,494	2.9%	31,696	2.8%
Hispanic Population	2000 Census	%	2010 Estimate	%	2015 Forecast	%
Hispanic	106,787	11.9%	169,986	16.2%	207,240	18.2%
Household Income	2000 Census	%	2010 Estimate	%	2015 Forecast	%
Less than \$15,000	29,391	10.0%	29,090	8.5%	29,180	8.0%
\$15,000-\$24,999	32,251	10.9%	27,996	8.2%	26,953	7.4%
\$25,000-\$34,999	36,846	12.5%	33,489	9.8%	32,443	8.9%
\$35,000-\$49,999	54,188	18.4%	54,659	16.0%	55,181	15.1%
\$50,000-\$74,999	67,712	22.9%	77,853	22.8%	82,479	22.6%
\$75,000-\$99,999	36,341	12.3%	48,673	14.2%	54,565	14.9%
\$100,000-\$149,000	25,681	8.7%	47,648	13.9%	57,765	15.8%
\$150,000 +	12,731	4.3%	22,795	6.7%	26,635	7.3%
Average Household Income	\$60,582		\$74,063		\$78,951	

Source: Decision Data Resources

MAJOR RECENT ANNOUNCEMENTS

- Salt Lake City is in the middle of a major downtown renovation named Downtown Rising. Plans include visions for increased public transportation services, more bicycle and pedestrian-friendly walkways, as well as increased green space. The downtown revitalization is a joint effort from the Salt Lake Chamber and the Downtown Alliance. Downtown Rising plans are consistent with the original Second Century Plan and have a 15-year projected time line for completion.
- Salt Lake County is undergoing major expansions on its public transit system. The TRAX light rail system has been extended west from downtown Salt Lake City to the new Intermodal Hub and a planned extension from downtown Salt Lake City to the International Airport is underway. Utah's first commuter rail system, FrontRunner, completed in April 2008, runs north 44 miles through Davis County to Pleasant View in Weber County. The Utah Transit Authority (UTA) is now working to extend the commuter rail line south 52 miles through Provo and Orem to Spanish Fork in Utah County. Ridership has far exceeded the initial projections made by UTA. These extensions will better serve the four counties comprising the Wasatch Front, where roughly 80% of the state's population resides.¹
- In conjunction with UTA's efforts, Union Pacific is realigning their tracks through the city and increasing the radiuses of the curves to allow trains to travel more quickly through the north end of the city.²

¹ Source: Utah Transit Authority

² Source: Salt Lake City

- Salt Lake City’s Intermodal Hub, completed in 2008, serves as the state’s transportation nerve center, complete with an Amtrak station, Greyhound bus depot, UTA bus transfer station, light rail station, commuter rail station, taxi cab stands and amenities for bicyclists.
- Boart Longyear publicly announced it will retain and expand its global headquarters in South Jordan. The company will be occupying an additional 51,000-square-foot space with an estimated \$5 million capital investment. Boart Longyear will also retain 250 employees and add an additional 215 new employees.³
- Cementation USA, Inc., a mine contracting and engineering organization, is recognized as the most active shaft-sinking contractor in North America and employs the latest in mine development equipment. Cementation recently announced its corporate headquarters relocation to Sandy. This project win brings \$5.5 million in capital investment and will employ 422 new employees.⁴
- Cephalon, Inc., an international biopharmaceutical company with manufacturing and distribution facilities in Salt Lake City, will build out an additional 40,000 square feet of manufacturing space and add 50 additional new employees. This \$18 million capital investment will allow Cephalon to expand its production and will include up to 12 additional product lines.⁵
- eBay has announced it’s plans for a new data center in South Jordan. The data center will include new technologies and services that will enable eBay to deliver improved capabilities to its hundreds of millions of active users across its many web sites. Once completed, the project will provide \$334 million in capital investment and employ 50 people.⁶
- Global Parts Network (GPN) plans to expand its existing Salt Lake City facility at Freeport West. GPN, a heavy truck parts company, leverages the latest technology to create business process efficiencies. GPN will be expanding into 73,000 square feet of manufacturing and distribution space and will hire 70 new, full-time employees.⁷
- Goldman Sachs will expand its Salt Lake City financial services location, increasing its existing employee base from roughly 350 to over 700 employees over the next three years. Goldman Sachs will build out an additional 15,000 square feet to add to its existing 80,000-square-foot building.⁸
- Hexcel Corporation, the largest manufacturer in the U.S. of raw materials for the composites industry, has been offered a local EDA incentive for its planned manufacturing facility expansion. This expansion will create an estimated 7,600 new jobs and roughly \$1.1 billion in private capital investment over the next 15 years.⁹
- Nelson Laboratories, Inc. announced plans for an expansion of its Taylorsville facility, which will include “green” construction in the building addition. The expansion project estimates a capital investment of \$13.7 million and plans to hire 350 new full-time positions.¹⁰

³ Source: EDCUtah

⁴ Source: EDCUtah

⁵ Source: EDCUtah

⁶ Source: EDCUtah

⁷ Source: EDCUtah

⁸ Source: EDCUtah

⁹ Source: EDCUtah

¹⁰ Source: EDCUtah

- Oracle Corporation, the world's second largest software company, selected a site in West Jordan to build its new data center. The new 200,000-square-foot data center will be a \$285 million capital investment and will employ 100 new people at an average salary that will exceed 200% of the Salt Lake County average.¹¹
- S Group (SA International and S3 Entertainment) is looking to expand its existing Utah facility in Salt Lake City and relocate its corporate SA International company headquarters from Pennsylvania to Salt Lake City as well. The combined company relocation is expected to bring 120 new full-time jobs with salaries exceeding 125% of the Davis and Salt Lake county average wages. The expansion will create roughly \$7 million in new state tax revenue over the next 10 years.¹²
- Sephora USA opens a 320,000-square-foot distribution facility, selecting Salt Lake City over Reno, Nevada. This distribution center services Sephora's customers west of the Mississippi River. The new center provides their customers with more rapid service and allows Sephora more efficient and cost-effective transportation. At full capacity, the center will employ 500 people.¹³
- Sun Products / Huish Detergents, a manufacturer of private label and value brand household products, announced its plans for an expansion in Salt Lake City. The company will retain 183 executive level positions and employ an additional 80 new employees. This expansion project anticipates a capital investment of \$14.6 million over the next ten years.¹⁴
- Edwards Lifesciences Corporation opened a new 300,000-square-foot facility in October of 2010. The facility was a \$27M investment, and Edwards plans to over 1,000 new employees in the coming years. Edwards specializes in medical device manufacturing.
- O'Reilly Automotive, Inc recently opened a 200,000-square-foot distribution center in Salt Lake City. O'Reilly is making a \$28M capital investment, and expects employment for roughly 450 people.
- Haemonetics will spend \$17 million to establish a west coast manufacturing facility for its blood and plasma processing consumables in Salt Lake County to support the company's long term strategic plan. Haemonetics expects to hire 154 new full-time employees at 125% of the County average salary, including health benefits. By 2014 the Company expects to employ 220 people at the new facility. During the 5 ½ year life of the incentive the Company would pay in excess of \$26 million in new state wages and \$1.6 million in new state tax revenue during the same period.¹⁵
- RBS Securities Incorporated's GBM Americas franchise plans to expand in Utah with the addition of 260 new full-time positions, to be created over the next 15 years, and spend \$6.7 million in commercial office space by the end of this year. The company is expected to pay more than \$390 million in new state wages and will provide an estimated bump to state revenue of about \$34 million in the next decade and a half. The company is part of The Royal Bank of Scotland Group PLC, which was founded in 1727 and has more than 40 million customers worldwide.¹⁶

¹¹ Source: *EDCUtah*

¹² Source: *EDCUtah*

¹³ Source: *EDCUtah*

¹⁴ Source: *EDCUtah*

¹⁵ Source: *Utah Governors Office of Economic Development*

¹⁶ Source: *Deseret News*

EDUCATION HIGHLIGHTS¹⁷

- Salt Lake County is home to the ITT Technical Institute, LDS Business College, Neumont University, Salt Lake Community College, Salt Lake-Tooele Applied Technology College, University of Phoenix, University of Utah, Utah Career College, Western Governor’s University, Webster University and Westminster College.
- The University of Utah and Salt Lake Community College have the first and second highest student enrollment, 27,685 and 23,824 respectively, of all public colleges and universities in the state.
- The Salt Lake/Tooele Applied Technology College campus and Salt Lake Community College, in conjunction with the Utah College of Applied Technology, provide custom fit training – a customized training program for local businesses.

MAJOR EMPLOYERS

Company Name	Number of Employees
Intermountain Health Care	15,000-19,999
University of Utah	15,000-19,999
State of Utah	10,000-14,999
Granite School District	7,000-9,999
Jordan School District	7,000-9,999
Federal Government	5,000-6,999
Salt Lake County	5,000-6,999
Wal-Mart	4,000-4,999
Delta Airlines	3,000-3,999
Salt Lake City	3,000-3,999
Salt Lake City School District	3,000-3,999
U.S. Post Office	3,000-3,999
Zions Bank Management Services	3,000-3,999
Assoc. Regional & Univ. Pathologists	2,000-2,999
Discover Financial Services	2,000-2,999
L3 Communications	2,000-2,999
Salt Lake Community College	2,000-2,999
SkyWest Airlines	2,000-2,999
Smith's	2,000-2,999
United Parcel Service	2,000-2,999
Wells Fargo Bank	2,000-2,999
The Canyons School District	2,000-2,999
So. State Trailer Supply	1,000-1,999
Kennecott Utah Copper	1,000-1,999

Source: Utah Department of Workforce Services

¹⁷ Source: Utah State Office of Education

SALT LAKE COUNTY NON-AGRICULTURAL EMPLOYMENT

Salt Lake County has an unemployment rate of 7.3% as of December 2010.

Industry	2009	2010	% Change	Numeric Change
Mining	2,578	2,763	7.2%	185
Construction	32,122	31,085	-3.2%	-1,037
Manufacturing	49,873	50,638	1.5%	765
Trade, Transportation & Utilities	116,449	116,606	0.1%	157
Information	16,212	16,109	-0.6%	-103
Financial Activities	46,802	45,284	-3.2%	-1,518
Professional & Business Services	89,018	91,646	3.0%	2,628
Education, Health & Social Services	63,827	65,481	2.6%	1,654
Leisure & Hospitality	46,057	45,905	-0.3%	-152
Other Services	17,807	17,603	-1.1%	-204
Government	89,999	90,170	0.2%	171
Totals	570,775	573,339	0.4%	2,564

Source: Utah Department of Workforce Services, September 2009 to September 2010 data

TAXATION

Total Property Tax Rate – Salt Lake City*	0.015359
Salt Lake County	0.002593
Salt Lake City School District	0.006371
Salt Lake City	0.005428
Salt Lake City Metropolitan Water District	0.000414
Salt Lake City Mosquito Abatement	0.000132
Central Utah Water Conservancy District	0.000421
Total Property Tax Rate – Sandy City*	0.014464
Salt Lake County	0.002593
Canyons School District	0.008060
Sandy City	0.001402
South Salt Lake Valley Mosquito Abatement District	0.000050
Sandy Suburban Improvement District	0.000936
Central Utah Water Conservancy District	0.000421
Salt Lake City Metropolitan Water District – Sandy City Only	0.000419
Salt Lake County Library	0.000583
Total Property Tax Rate – West Valley City*	0.014820
Salt Lake County	0.002593
Granite School District	0.006434
West Valley City	0.003644
South Salt Lake Valley Mosquito Abatement District	0.000050
Jordan Valley Water Conservancy District	0.000410

Granger-Hunter Improvement District	0.000685
Central Utah Water Conservancy District	0.000421
Salt Lake County Library	0.000583
State & Local Sales & Use Tax (Salt Lake)**	6.85% - 7.05%
State Corporate Franchise Tax	5.00%

*Primary residential property taxed at 55% of assessed value, commercial property taxed at 100% of assessed value.

**Alta imposes a sales tax rate of 8.35%.

Source: Utah State Tax Commission

CLIMATE

Average Annual Rainfall	16.2 inches
Average Annual Snowfall	73.1 inches
Elevation	4,330 feet
Average July High Temperature	89.9 degrees
Average January Low Temperature	13.4 degrees

Source: Salt Lake County

RECREATION

Sports	Salt Lake County is home to numerous professional, minor league and college teams including the Utah Jazz of the NBA, Real Salt Lake of Major League Soccer, the Utah Blaze of the Arena Football League, The University of Utah Utes of NCAA Division I basketball and football, and the Salt Lake Stingers, the AAA minor league affiliate of the Anaheim Angels.
Golf	Salt Lake County is home to 25 first-class golf courses with a total of 423 holes and over 145,000 yards.
Skiing/Boarding	Eleven resorts are located within 100 miles of the state capital, featuring over 24,000 skiable acres and almost 800 runs.
Museums	Salt Lake County is home to a dozen museums, with subjects ranging from folk art to fine art to natural history.
Hiking/Biking	Salt Lake County and the surrounding area are home to miles of scenic hiking and biking trails for people of every age and fitness level. Highlighted among the most beautiful is Mount Olympus. Literally at the edge of Salt Lake City, this hike is not for the novice, reaching an elevation of over 9,000 feet.
Events	As the center of the state's economic and cultural activity, Salt Lake County features events throughout the year for all people. Some of the most popular are the 24 th of July and the annual Greek and Hispanic festivals.

Source: Salt Lake County

ECONOMIC DEVELOPMENT CORPORATION OF UTAH (EDCUtah)

The Economic Development Corporation of Utah (EDCUtah) is a private, statewide, non-profit organization formed in 1987 to provide a unified and professionally managed economic development program promoting the state of Utah.

EDCUtah is an investor-based organization with more than 230 private sector businesses, organizations, chambers of commerce, municipalities and counties. Through these partnerships, EDCUtah facilitates an ongoing effort to develop and nurture a thriving business climate throughout Utah.

EDCUtah specializes in assisting companies considering Utah for a business relocation or expansion. The corporate recruitment team of EDCUtah coordinates all of the information key decision makers and economic development/site consultants need as they evaluate Utah as a site location.

FOR ADDITIONAL INFORMATION

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