Regional Profile

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EDCUtah ECONOMIC DEVELOPMENT CORPORATION OF UTAH

Introduction

What is the Community Assessment?

The Community Assessment is a strategic planning document that provides a detailed examination of a community's competitive advantages and constraints as a place to do business. It is intended to provide insights and be an asset in creating a corporate recruitment, retention, and expansion strategy as part of the EDCUtah Development Ready Communities program.

The Community Assessment utilizes a variety of public and private data sources, some of which might not be readily available to most community organizations, along with professionally built analyses that may be used to fully inform decision makers.

Why does the Community Assessment matter?

For a community to recruit high-value companies, communities must first understand the site selection process. Communities must be able to assess economic strengths and weaknesses to present to site selectors. The site selection process may be long, arduous, and costly for a company. It analyzes many factors, including costs, workforce, tax incentives, quality of life, real estate, the state economy, and the local economy, among others. This assessment will provide you with tools for this process.

Why is the Community Assessment so valuable?

This assessment focuses on five main areas that influence a community's development readiness: economy, demography, industry, workforce, and assets. Examination of the data within these key areas will give a community a better understanding of the most important issues impacting competitive ability to attract businesses and site selectors.

In order to provide communities with the best value and most extensive data, EDCUtah takes advantage of 30 years of economic development experience to create an extensive process and to provide an interpretation for the Community Assessment. It is made up of the most up-to-date economic information and statistics on a statewide, regional, and local level. In order to create this assessment, we:

- Evaluated your community in a thoroughly designed and orchestrated 55+ step process of compiling, organizing, and analyzing economic, demographic, and geographic assets and trends.
- Pulled an extensive amount of data points from both public and private sources alike. Sources such as the U.S Census, Bureau of Labor Statistics (BLS), Council for Community and Economic Research (C2ER), Bureau of Economic Analysis (BEA), JobsEQ, ESRI, and Utah Department of Workforce Services (DWS).
- Reviewed the assessment with economic developers, business consultants, community strategists, and research experts.

The Community Assessment provides you with strategic recommendation to further develop your community using quantitative and qualitative data.

EDCUtah has a long and experienced track record of using research and information to attract new businesses and expand existing ones. This expertise is shown in your Community Assessment and we hope to work with you as partners to assist you with developing your community.

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Executive Summary

Summary of Competitive Advantages

Low electricity rates and sales tax rates
Quality Workforce
Ground Infrastructure
Airport Infrastructure

Summary of Constraints

High Supply Chain Leakage for Manufacturing

Observations

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Economic Overview

Employment Trends

As of 2019Q2, total employment for the Northern Utah was 253,697 (based on a four-quarter moving average). Over the year ending 2019Q2, employment increased 2.9% in the region.

Employment for Northern Utah (Davis/Weber Counties)

Northern Utah (Davis/Weber Counties) (2.9%) — Utah (2.5%) — USA (1.1%)

Source: JobsEQ®. Data as of 2019Q2. The shaded areas represent national recessions.
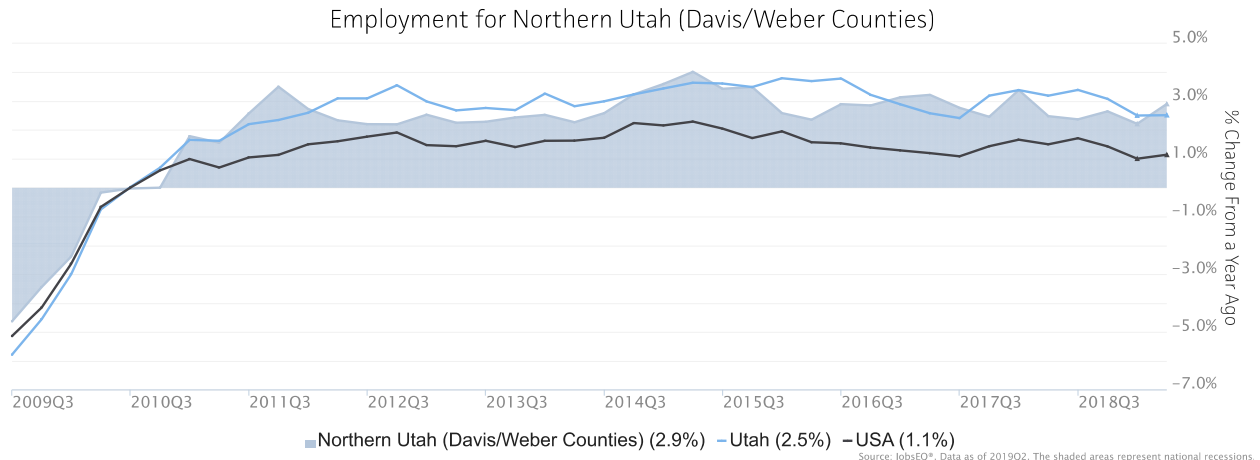
Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2018Q3 with preliminary estimates updated to 2019Q2.

Unemployment Rate

The seasonally adjusted unemployment rate for the Northern Utah was 2.1% as of October 2019. The regional unemployment rate was lower than the national rate of 3.7%. One year earlier, in October 2018, the unemployment rate in the Northern Utah was 3.2%.

Seasonally Adjusted Unemployment Rate for Northern Utah (Davis/Weber Counties)

Northern Utah (Davis/Weber Counties) (2.1%) — Utah (2.3%) — USA (3.7%)

Source: JobsEQ®. Data as of Oct 2019. The shaded areas represent national recessions.
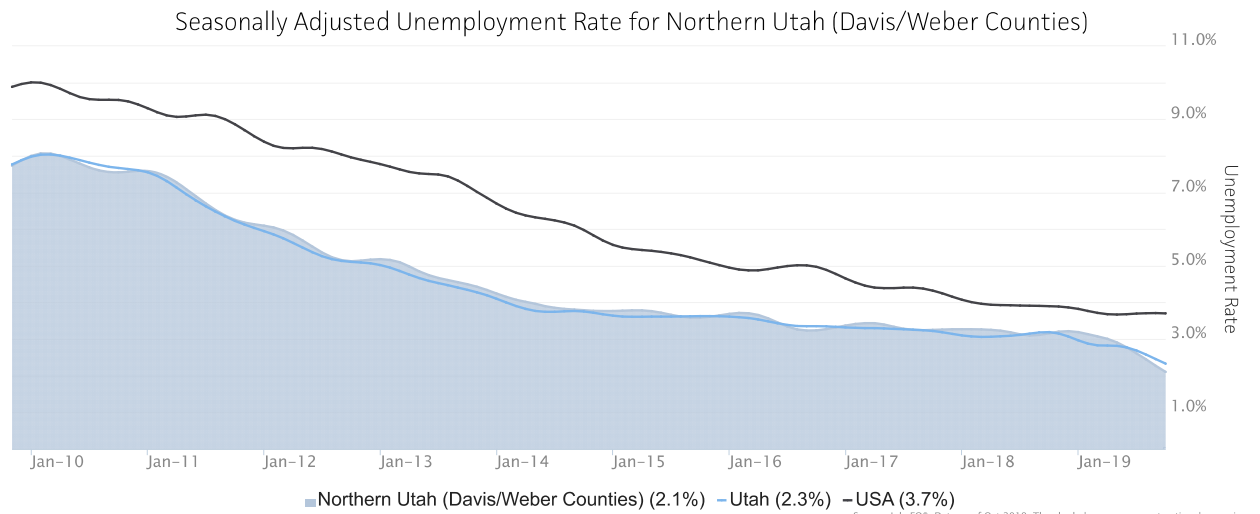
Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through September 2019.

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Wage Trends

The average worker in the Northern Utah earned annual wages of $44,590 as of 2019Q2. Average annual wages per worker increased 4.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were $57,025 in the nation as of 2019Q2.

Average Annual Wages for Northern Utah (Davis/Weber Counties)

■ Northern Utah (Davis/Weber Counties) (4.1%) — Utah (4.2%) — USA (3.6%)

Source: JobsEQ®. Data as of 2019Q2. The shaded areas represent national recessions.

Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2018Q3 with preliminary estimates updated to 2019Q2.
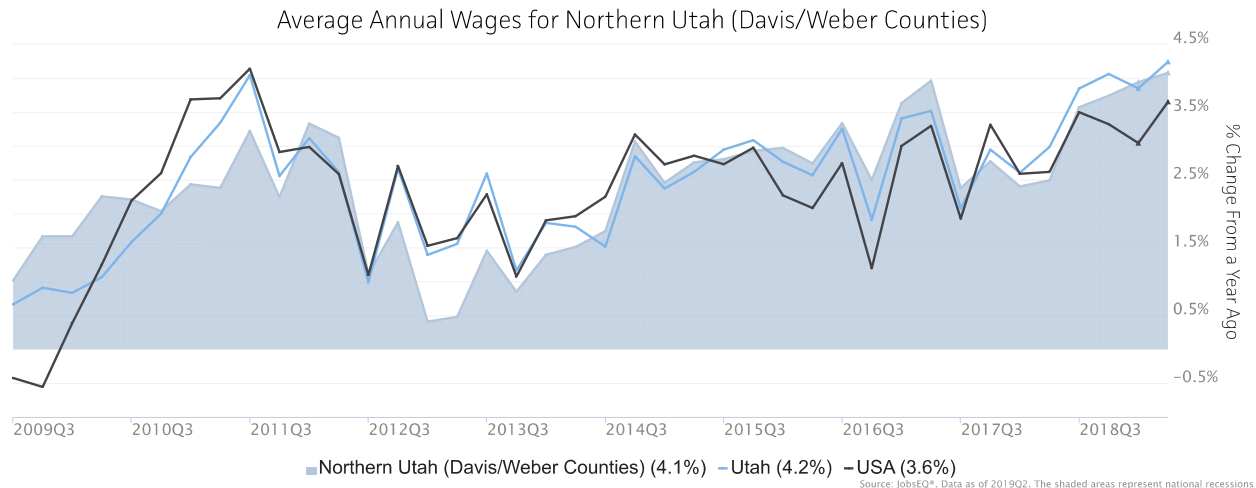
Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 0.4% higher in Northern Utah than the U.S. average.

	ANNUAL AVERAGE SALARY	COST OF LIVING INDEX (BASE US)	US PURCHASING POWER
Northern Utah (Davis/Weber Counties)	$44,590	100.4	$44,412
Utah	$48,922	101.4	$48,233
USA	$57,025	100.0	$57,025

Source: JobsEQ®
Data as of 2019Q2
Cost of Living per C2ER, data as of 2019q1, imputed by Chmura where necessary.

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Gross Domestic Product

Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2018, nominal GDP in the Northern Utah expanded 7.1%. This follows growth of 4.5% in 2017. As of 2018, total GDP in the Northern Utah was $25,594,032,000.

Annual Percent Change in GDP
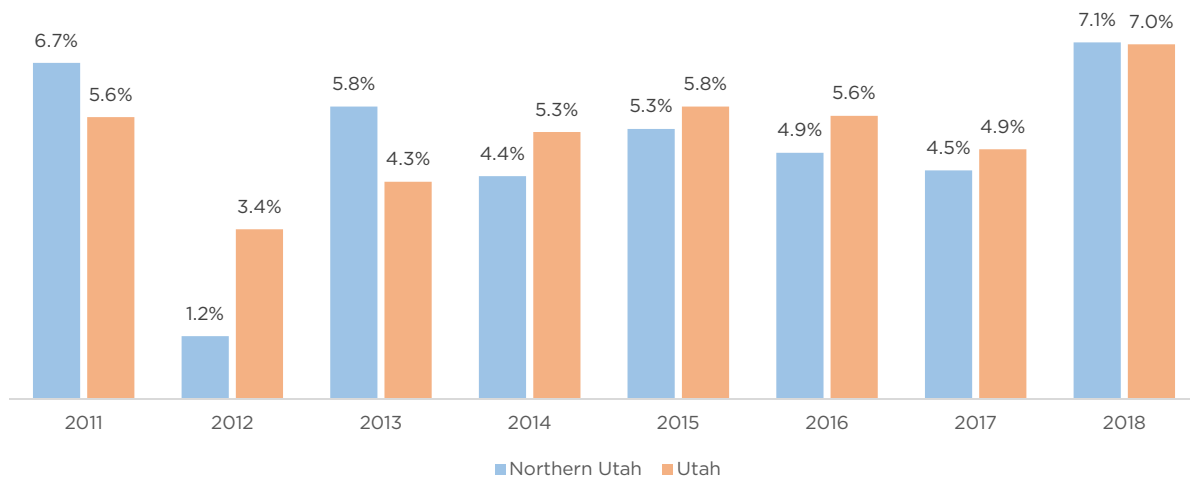
Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2018.

Of the sectors in the Northern Utah, Manufacturing contributed the largest portion of GDP in 2018, $4,633,038,000 The next-largest contributions came from Public Administration ($2,976,550,000); Real Estate and Rental and Leasing ($2,646,757,000); and Health Care and Social Assistance ($1,893,098,000).

Percentage of Total GDP by Industry

Gross Domestic Product data are provided by the Bureau of Economic Analysis, imputed by Chmura where necessary, updated through 2018.

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Demographic Overview

Demographic Breakdown

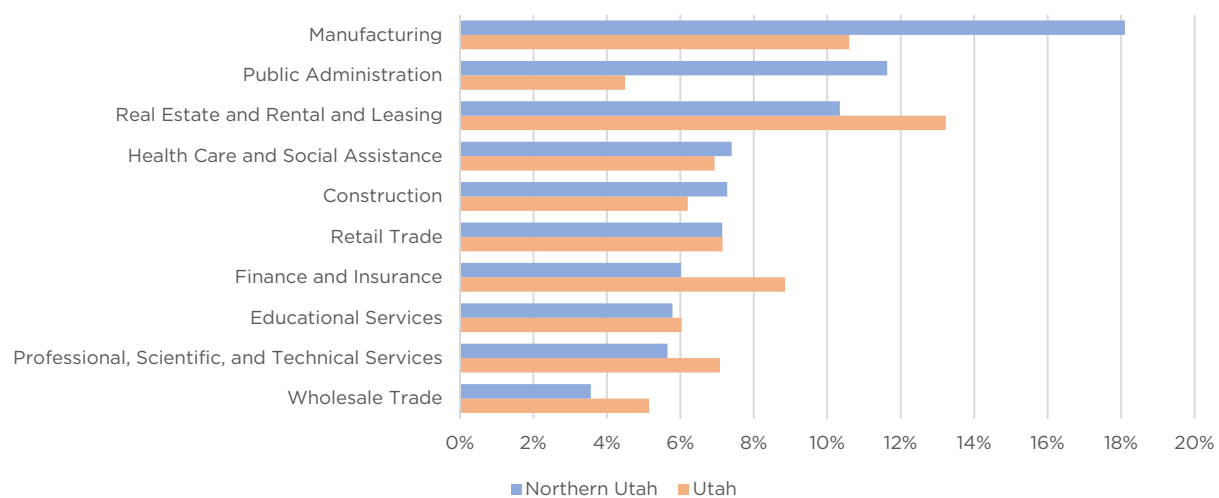The population in the Northern Utah was 579,078 per American Community Survey data for 2013-2017. The region has a civilian labor force of 282,144 with a participation rate of 68.1%. The median household income in the Northern Utah is $69,765 and the median house value is $219,441.

	PERCENT			VALUE		
	NORTHERN UTAH	UTAH	USA	NORTHERN UTAH	UTAH	USA
Demographics						
Population (ACS)	—	—	—	579,078	2,993,941	321,004,407
Male	50.3%	50.3%	49.2%	291,076	1,506,614	158,018,753
Female	49.7%	49.7%	50.8%	288,002	1,487,327	162,985,654
Median Age[1]	—	—	—	31.3	30.5	37.8
Under 18 Years	31.4%	30.4%	22.9%	181,587	911,411	73,601,279
18 to 24 Years	9.4%	11.3%	9.7%	54,650	339,440	31,131,484
25 to 34 Years	14.8%	14.9%	13.7%	85,823	444,931	44,044,173
35 to 44 Years	13.7%	13.3%	12.7%	79,451	398,090	40,656,419
45 to 54 Years	10.8%	10.3%	13.4%	62,454	309,683	43,091,143
55 to 64 Years	9.8%	9.5%	12.7%	56,544	283,291	40,747,520
65 to 74 Years	5.9%	6.1%	8.6%	34,330	181,190	27,503,389
75 Years, and Over	4.2%	4.2%	6.3%	24,239	125,905	20,229,000
Race: White	89.6%	86.8%	73.0%	519,125	2,600,077	234,370,202
Race: Black or African American	1.2%	1.1%	12.7%	6,943	33,619	40,610,815
Race: American Indian and Alaska Native	0.5%	1.1%	0.8%	3,050	32,079	2,632,102
Race: Asian	1.6%	2.3%	5.4%	9,039	67,545	17,186,320
Race: Native Hawaiian and Other Pacific Islander	0.5%	0.9%	0.2%	2,668	26,742	570,116
Race: Some Other Race	3.3%	5.0%	4.8%	19,142	150,596	15,553,808
Race: Two or More Races	3.3%	2.8%	3.1%	19,111	83,283	10,081,044
Hispanic or Latino (of any race)	12.9%	13.7%	17.6%	74,545	409,311	56,510,571
Population Growth						
Population (Pop Estimates)[2]	—	—	—	608,072	3,161,105	327,167,434
Population Annual Average Growth[2]	1.6%	1.7%	0.7%	8,860	49,808	2,307,347

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	PERCENT			VALUE		
	NORTHERN UTAH	UTAH	USA	NORTHERN UTAH	UTAH	USA
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	68.1%	67.9%	63.3%	282,144	1,476,528	161,159,470
Median Household Income[1]	—	—	—	$69,765	$65,325	$57,652
Per Capita Income	—	—	—	$27,021	$26,907	$31,177
Poverty Level (of all people)	8.7%	11.0%	14.6%	50,032	324,856	45,650,345
Mean Commute Time (minutes)	—	—	—	22.3	21.6	26.4
Commute via Public Transportation	2.2%	2.5%	5.1%	5,982	34,885	7,607,907

Source: JobsEQ®
American Community Survey 2013-2017, unless noted otherwise
1. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.
2. Census 2017, annual average growth rate since 2007

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Population Pyramid

Northern Utah

Age	Female	Male
85+	0.71%	0.46%
80-84	0.73%	0.50%
75-79	0.94%	0.85%
70-74	1.36%	1.13%
65-69	1.74%	1.70%
60-64	2.28%	2.21%
55-59	2.68%	2.60%
50-54	2.72%	2.72%
45-49	2.66%	2.67%
40-44	3.06%	3.18%
35-39	3.70%	3.79%
30-34	3.80%	3.81%
25-29	3.59%	3.61%
20-24	3.31%	3.56%
15-19	3.63%	3.88%
10-14	4.29%	4.59%
5-9	4.35%	4.59%
<5	4.18%	4.42%

■ Female ■ Male

Utah

Age	Female	Male
85+	0.71%	0.49%
80-84	0.71%	0.58%
75-79	1.06%	0.91%
70-74	1.50%	1.36%
65-69	1.96%	1.82%
60-64	2.34%	2.24%
55-59	2.50%	2.42%
50-54	2.35%	2.38%
45-49	2.69%	2.77%
40-44	3.15%	3.28%
35-39	3.60%	3.72%
30-34	3.41%	3.48%
25-29	3.80%	4.02%
20-24	4.01%	4.24%
15-19	3.86%	4.02%
10-14	4.09%	4.35%
5-9	4.00%	4.20%
<5	3.90%	4.11%

■ Female ■ Male

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Inflow / Outflow

The US Census Bureau's Inflow / Outflow analytic helps highlight the daily migration of employment into, within, and out of a region. The below visual shows the proportion of daily workers in the region. Ideally, a community retains a large portion of their labor force to work within the community without having a significant percentage leaving the community on a daily basis. When large numbers of the labor force leave the community each day for work, it puts addi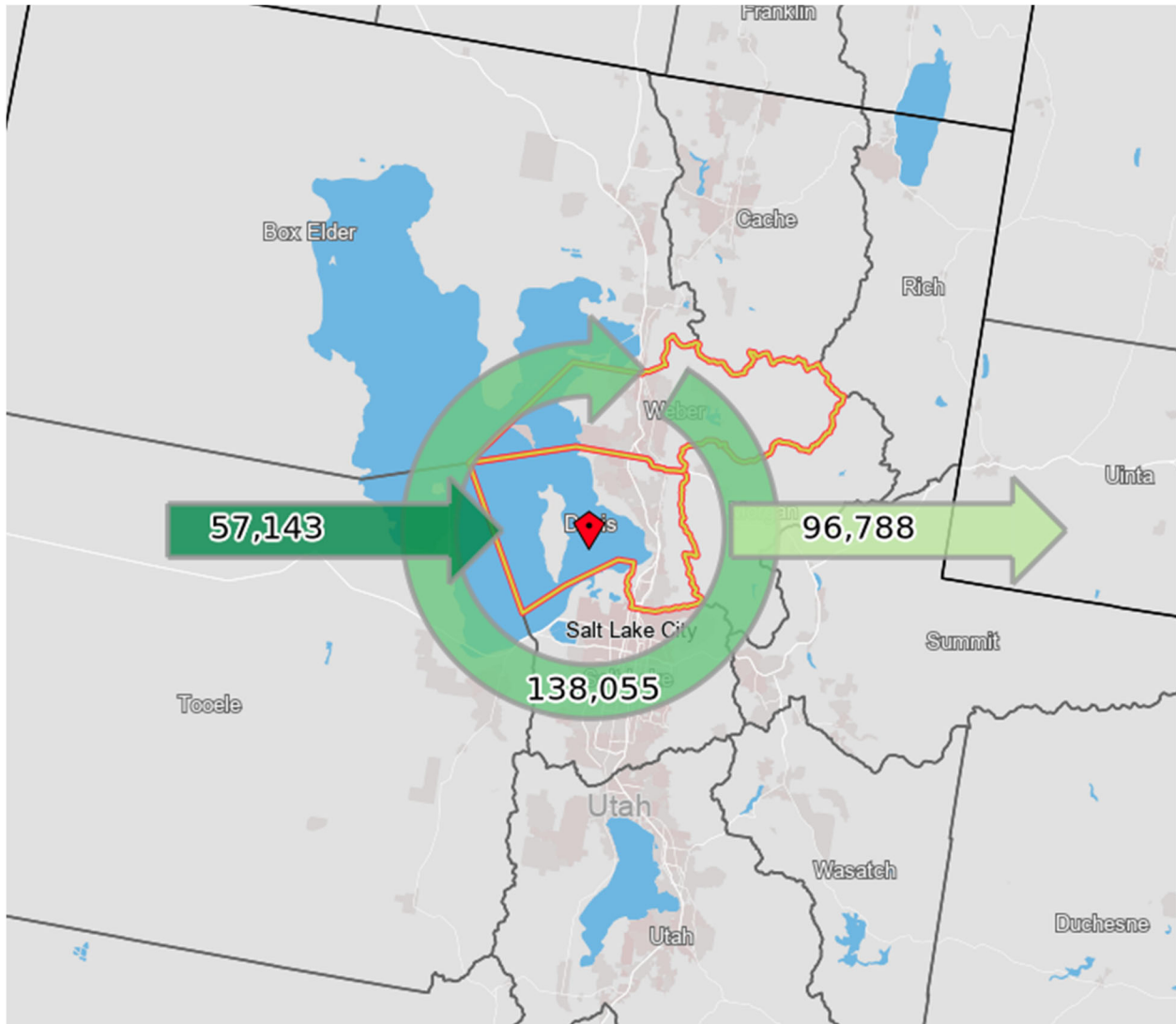tional strain on infrastructure, such as roads and highways, and potential sales taxes from the population spending outside of the community are lost. Additionally, large daily labor force loss may indicate a lack of employment opportunities within the community compared to surrounding communities.

Jobs Counts by Counties Where Workers Live

	2017	
	Count	Share
All Counties	195,198	100.00%
Weber County, UT	70,418	36.10%
Davis County, UT	67,637	34.70%
Salt Lake County, UT	25,146	12.90%
Utah County, UT	7,943	4.10%
Box Elder County, UT	5,999	3.10%
Cache County, UT	4,979	2.60%
Tooele County, UT	2,516	1.30%
Morgan County, UT	1611	0.80%
Summit County, UT	1262	0.60%
Washington County, UT	1063	0.50%
All Other Locations	6,624	3.40%

Image Source: US Census Bureau
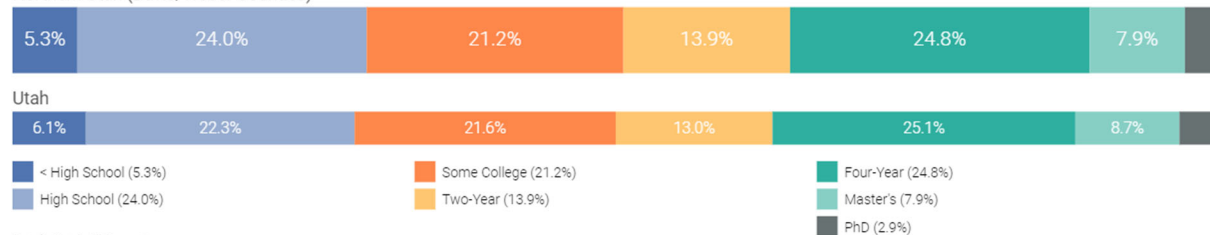
Jobs Counts by Counties Where Workers are Employed

	2017	
	Count	Share
All Counties	234,843	100.00%
Salt Lake County, UT	73,646	31.40%
Weber County, UT	69,115	29.40%
Davis County, UT	68,940	29.40%
Utah County, UT	8,099	3.40%
Box Elder County, UT	3,275	1.40%
Cache County, UT	2,944	1.30%
Summit County, UT	1,247	0.50%
Tooele County, UT	897	0.40%
Washington County, UT	889	0.40%
Morgan County, UT	537	0.20%
All Other Locations	5,254	2.20%

Image Source: US Census Bureau

Education Levels and Projected Growth

Educational Attainment

Northern Utah (Davis/Weber Counties)

| 5.3% | 24.0% | 21.2% | 13.9% | 24.8% | 7.9% | |

Utah

| 6.1% | 22.3% | 21.6% | 13.0% | 25.1% | 8.7% | |

- < High School (5.3%)
- High School (24.0%)
- Some College (21.2%)
- Two-Year (13.9%)
- Four-Year (24.8%)
- Master's (7.9%)
- PhD (2.9%)

Data for Total - All Occupations
Source: JobsEQ®. Data as of 2019Q2.

Annual Average Projected Job Growth by Training Required for Northern Utah (Davis/Weber Counties)

Training Required	Growth
Postgraduate degree ($105,200)	2.0%
Bachelor's degree ($74,600)	1.6%
2-year degree or certificate ($42,900)	1.9%
Previous work experience, no award ($48,500)	1.5%
Long-term training, no exp, no award ($48,100)	1.6%
Moderate-term OJT, no exp, no award ($43,400)	1.0%
Short-term OJT, no exp, no award ($28,400)	1.5%
All Levels ($47,900)	1.5%

Source: JobsEQ®, Data as of 2019Q2
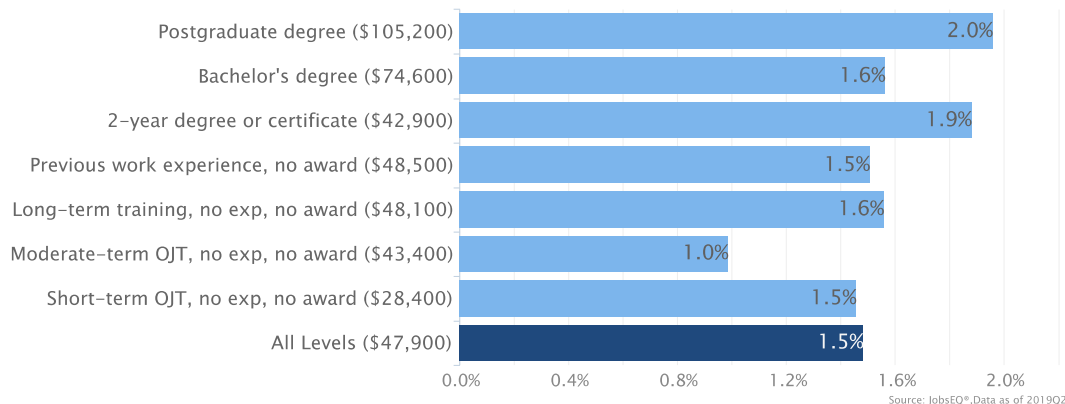
Employment by occupation data are estimates are as of 2019Q1. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

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ESRI Tapestry Profile

The profile information below describes a region's consumer market based upon ESRI's classification model of 67 distinct market segments within 14 summary groups. ESRI's tapestry profile is based upon a segmentation system that uses geodemographic consumer traits and residential characteristics to identify and classify regional neighborhoods. Below are the specific market segments that make up a majority of the region's population. The region's market segments provide a better understanding of the consumer and economic needs of the region.

Top Segments within the Community

7A	Up and Coming Families 30,066 households	15.1% of Households
4A	Soccer Moms 27,283 households	13.7% of Households
5A	Comfortable Empty Nesters 12,979 households	6.5% of Households

Segment Statistic

	UP AND COMING FAMILIES	SOCCER MOMS	COMFORTABLE EMPTY NESTERS
% OF U.S. HOUSEHOLDS	2.3%	2.8%	2.4%
AVG. HOUSEHOLD SIZE	3.12	2.97	2.52
MEDIAN AGE	31.4	37.0	48.0
MEDIAN HHI	$72,000	$90,500	$75,000

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Industry Overview

Employment by Industry

The largest sector in the Northern Utah is Health Care and Social Assistance, employing 29,854 workers. The next-largest sectors in the region are Retail Trade (29,774 workers) and Manufacturing (28,944). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Public Administration (LQ = 2.06), Manufacturing (1.38), and Arts, Entertainment, and Recreation (1.38).
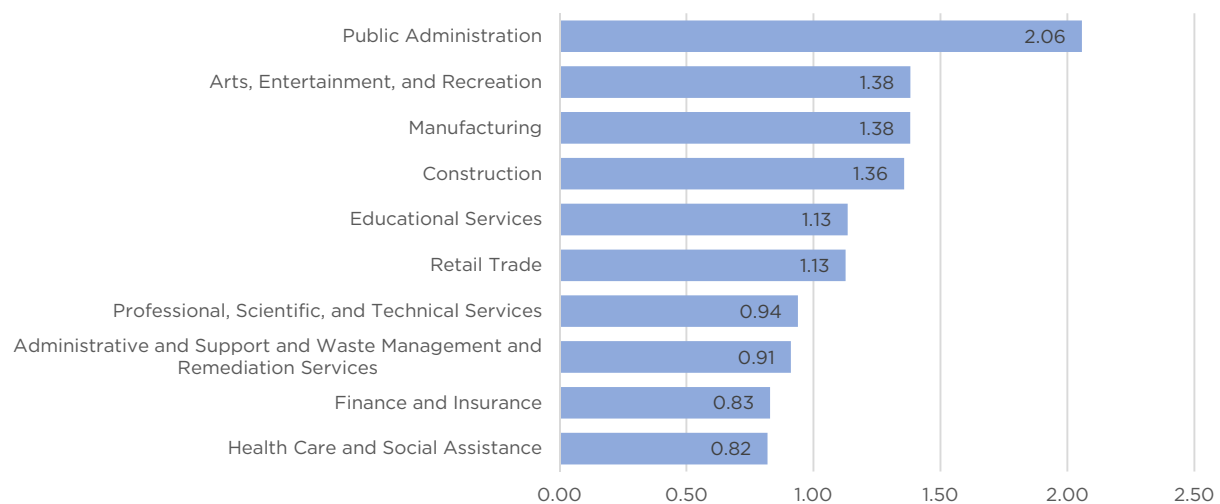
Total Employment by Industry

Industry	Employment
Health Care and Social Assistance	29,854
Retail Trade	29,774
Manufacturing	28,944
Public Administration	24,543
Educational Services	23,526
Construction	19,711
Accommodation and Food Services	18,456
Professional, Scientific, and Technical Services	15,977
Administrative and Support and Waste Management and Remediation Services	14,903
Transportation and Warehousing	9,235
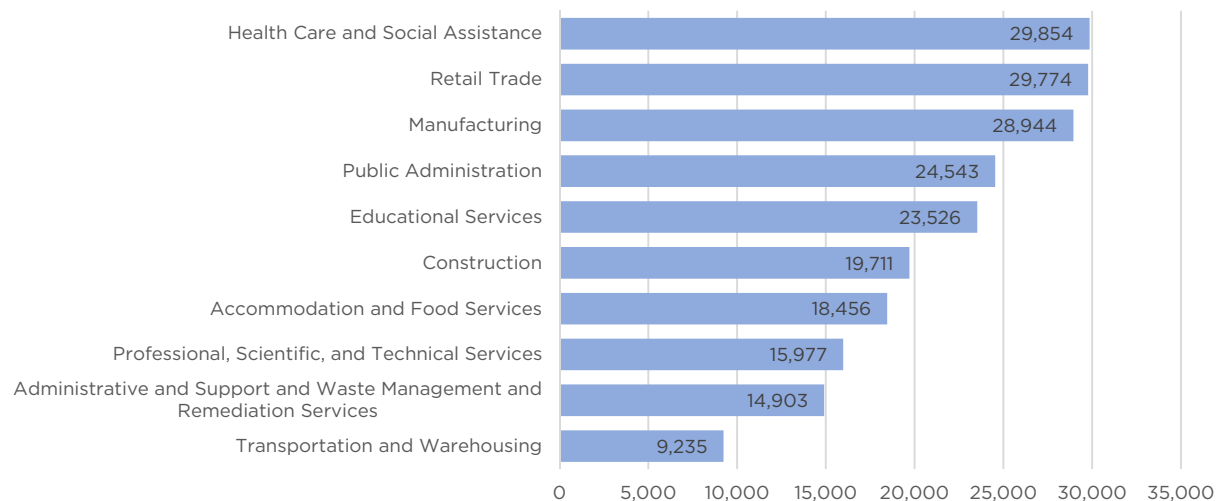
Source: JobsEQ   Note: Figures may not sum due to rounding. Growth Demand is based on 4-qtr moving avg. employment from the latest available date.

Industry Location Quotients

Location Quotient by Industry

Industry	Location Quotient
Public Administration	2.06
Arts, Entertainment, and Recreation	1.38
Manufacturing	1.38
Construction	1.36
Educational Services	1.13
Retail Trade	1.13
Professional, Scientific, and Technical Services	0.94
Administrative and Support and Waste Management and Remediation Services	0.91
Finance and Insurance	0.83
Health Care and Social Assistance	0.82

Source: JobsEQ   Note: Figures may not sum due to rounding. Growth is based on 4-qtr moving avg. employment from the latest available date.

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Industry Strengths

The below Location Quotient Analysis shows industries of strength within the community. Location Quotients are a measure of employment density compared to the nation. With the national baseline at 1.0, any location quotient higher than 1.0 indicates a higher than average industry density. The Location Quotient Analysis also uses total employment and the average annual percent change in employment over the last five years as metrics in the analysis. Primary industries are highlighted in green while secondary industries are highlighted in orange.

Location Quotient Analysis: Northern Utah

NAICS	Industry	FOUR QUARTERS ENDING WITH 2019q1		AVERAGE ANNUAL % CHANGE IN EMPLOYMENT
		Employment	LQ	Region
5221	Depository Credit Intermediation	4,273	1.55	8.8%
7139	Other Amusement and Recreation Industries	3,891	1.54	3.3%
3364	Aerospace Product and Parts Manufacturing	3,562	4.28	7.8%
5413	Architectural, Engineering, and Related Services	3,519	1.35	6.7%
5416	Management, Scientific, and Technical Consulting Services	3,294	1.17	0.5%
4841	General Freight Trucking	2,980	1.54	13.0%
5419	Other Professional, Scientific, and Technical Services	2,714	1.54	14.4%
3399	Other Miscellaneous Manufacturing	2,681	4.86	4.2%
3363	Motor Vehicle Parts Manufacturing	2,388	2.47	0.7%
3391	Medical Equipment and Supplies Manufacturing	1,962	3.76	1.4%
7131	Amusement Parks and Arcades	1,560	4.24	4.0%
3254	Pharmaceutical and Medicine Manufacturing	1,521	3.18	3.7%
3323	Architectural and Structural Metals Manufacturing	1,402	2.19	1.7%
3362	Motor Vehicle Body and Trailer Manufacturing	1,366	5.13	6.5%
3241	Petroleum and Coal Products Manufacturing	1,148	6.29	11.3%
3118	Bakeries and Tortilla Manufacturing	1,133	2.14	3.1%
3339	Other General Purpose Machinery Manufacturing	1,035	2.33	3.3%
4842	Specialized Freight Trucking	949	1.22	1.8%
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	765	1.26	5.9%
3222	Converted Paper Product Manufacturing	665	1.53	1.7%
3273	Cement and Concrete Product Manufacturing	657	2.07	3.3%
5223	Activities Related to Credit Intermediation	616	1.23	1.9%
7121	Museums, Historical Sites, and Similar Institutions	571	1.44	5.3%
4821	Rail Transportation	527	1.54	-3.0%
3329	Other Fabricated Metal Product Manufacturing	504	1.10	-2.1%

Source: JobsEQ

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Supply Chain Analysis

The Supply Chain Analysis estimates the dollars spent on goods and services in the nation by industry within a region for a specific industry. The Supply Chain Analysis has been created for the top three 2-Digit NAICS industries in the community by employment share. The "Purchases from In-Region Firms" column shows the supply dollars captured within the region. "Potential Supply Leakage" shows the supply dollars spent outside of the community that could potentially be captured within the community if additional suppliers were to be added.

Supply Chain: Health Care and Social Assistance in Northern Utah

NAICS	Supplier Industries	Purchases from US Firms	Purchases from In-Region Firms	Potential Supply Leakage	% In-Region Purchases
5313	Activities Related to Real Estate	$136,839,000	$81,886,000	$54,953,000	60%
5241	Insurance Carriers	$134,592,000	$16,530,000	$118,062,000	12%
5312	Offices of Real Estate Agents and Brokers	$68,602,000	$54,047,000	$14,555,000	79%
5416	Management, Scientific, and Technical Consulting Services	$62,694,000	$39,032,000	$23,662,000	62%
3391	Medical Equipment and Supplies Manufacturing	$59,588,000	$29,533,000	$30,055,000	50%
5511	Management of Companies and Enterprises	$50,445,000	$21,521,000	$28,924,000	43%
7225	Restaurants and Other Eating Places	$45,394,000	$29,250,000	$16,144,000	64%
3254	Pharmaceutical and Medicine Manufacturing	$45,333,000	$28,672,000	$16,661,000	63%
5311	Lessors of Real Estate	$44,747,000	$32,552,000	$12,195,000	73%
5613	Employment Services	$39,956,000	$31,195,000	$8,761,000	78%
5411	Legal Services	$39,668,000	$20,262,000	$19,406,000	51%
5173	Wired and Wireless Telecommunications Carriers	$38,494,000	$6,140,000	$32,354,000	16%
5239	Other Financial Investment Activities	$35,830,000	$19,745,000	$16,085,000	55%
5221	Depository Credit Intermediation	$34,621,000	$16,752,000	$17,869,000	48%
2211	Electric Power Generation, Transmission and Distribution	$32,366,000	$5,602,000	$26,764,000	17%
5617	Services to Buildings and Dwellings	$22,238,000	$17,235,000	$5,003,000	78%
3241	Petroleum and Coal Products Manufacturing	$21,331,000	$5,805,000	$15,526,000	27%
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	$20,841,000	$12,713,000	$8,128,000	61%
3261	Plastics Product Manufacturing	$18,530,000	$5,691,000	$12,839,000	31%
5415	Computer Systems Design and Related Services	$17,960,000	$10,206,000	$7,754,000	57%
	Total	**$1,592,063,000**	**$718,995,000**	**$873,068,000**	**45%**

Source: JobsEQ

Data as of 2019Q2

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Supply Chain: Retail Trade in Northern Utah

NAICS	Supplier Industries	Purchases from US Firms	Purchases from In-Region Firms	Potential Supply Leakage	% In-Region Purchases
5313	Activities Related to Real Estate	$129,478,000	$66,839,000	$62,639,000	52%
5312	Offices of Real Estate Agents and Brokers	$64,958,000	$45,300,000	$19,658,000	70%
4931	Warehousing and Storage	$54,830,000	$36,398,000	$18,432,000	66%
5511	Management of Companies and Enterprises	$51,106,000	$19,399,000	$31,707,000	38%
5173	Wired and Wireless Telecommunications Carriers	$45,063,000	$5,696,000	$39,367,000	13%
5311	Lessors of Real Estate	$42,251,000	$28,437,000	$13,814,000	67%
5241	Insurance Carriers	$37,288,000	$3,221,000	$34,067,000	9%
2211	Electric Power Generation, Transmission and Distribution	$35,086,000	$5,142,000	$29,944,000	15%
5418	Advertising, Public Relations, and Related Services	$30,794,000	$17,092,000	$13,702,000	56%
5221	Depository Credit Intermediation	$28,207,000	$11,826,000	$16,381,000	42%
5416	Management, Scientific, and Technical Consulting Services	$25,197,000	$11,884,000	$13,313,000	47%
4841	General Freight Trucking	$22,603,000	$15,052,000	$7,551,000	67%
5613	Employment Services	$21,050,000	$12,548,000	$8,502,000	60%
5617	Services to Buildings and Dwellings	$20,625,000	$13,230,000	$7,395,000	64%
5182	Data Processing, Hosting, and Related Services	$20,177,000	$2,723,000	$17,454,000	13%
5411	Legal Services	$19,647,000	$7,397,000	$12,250,000	38%
7225	Restaurants and Other Eating Places	$19,296,000	$8,920,000	$10,376,000	46%
3241	Petroleum and Coal Products Manufacturing	$18,175,000	$6,125,000	$12,050,000	34%
5222	Nondepository Credit Intermediation	$17,515,000	$7,652,000	$9,863,000	44%
5331	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	$16,823,000	$9,861,000	$6,962,000	59%
	Total	**$1,248,499,000**	**$534,087,000**	**$714,412,000**	**43%**

Source: JobsEQ

Data as of 2019Q2

EDCUtah ECONOMIC DEVELOPMENT CORPORATION OF UTAH

Supply Chain: Manufacturing in Northern Utah

NAICS	Supplier Industries	Purchases from US Firms	Purchases from In-Region Firms	Potential Supply Leakage	% In-Region Purchases
2111	Oil and Gas Extraction	$2,089,310,000	$9,589,000	$2,079,721,000	0%
3364	Aerospace Product and Parts Manufacturing	$554,065,000	$528,746,000	$25,319,000	95%
5511	Management of Companies and Enterprises	$473,797,000	$80,002,000	$393,795,000	17%
3241	Petroleum and Coal Products Manufacturing	$286,953,000	$144,484,000	$142,469,000	50%
3363	Motor Vehicle Parts Manufacturing	$274,819,000	$106,900,000	$167,919,000	39%
3251	Basic Chemical Manufacturing	$224,536,000	$35,028,000	$189,508,000	16%
4841	General Freight Trucking	$199,188,000	$70,062,000	$129,126,000	35%
3311	Iron and Steel Mills and Ferroalloy Manufacturing	$171,883,000	$668,000	$171,215,000	0%
5415	Computer Systems Design and Related Services	$157,112,000	$21,016,000	$136,096,000	13%
3261	Plastics Product Manufacturing	$137,269,000	$24,921,000	$112,348,000	18%
4251	Wholesale Electronic Markets and Agents and Brokers	$129,489,000	$19,559,000	$109,930,000	15%
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	$123,412,000	$62,871,000	$60,541,000	51%
5173	Wired and Wireless Telecommunications Carriers	$121,891,000	$5,826,000	$116,065,000	5%
4244	Grocery and Related Product Merchant Wholesalers	$121,761,000	$26,821,000	$94,940,000	22%
5413	Architectural, Engineering, and Related Services	$118,986,000	$29,542,000	$89,444,000	25%
2382	Building Equipment Contractors	$114,432,000	$19,505,000	$94,927,000	17%
4238	Machinery, Equipment, and Supplies Merchant Wholesalers	$113,066,000	$8,178,000	$104,888,000	7%
5331	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	$111,710,000	$29,518,000	$82,192,000	26%
5221	Depository Credit Intermediation	$110,101,000	$16,200,000	$93,901,000	15%
3344	Semiconductor and Other Electronic Component Manufacturing	$109,240,000	$23,366,000	$85,874,000	21%
	Total	**$10,826,123,000**	**$2,177,964,000**	**$8,648,159,000**	**20%**

Source: JobsEQ

Data as of 2019Q2

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Major Employers

The below list of major employers by employment are important organizations in the community landscape. It is important to maintain a positive relationship with these employers for community collaboration and also for employment retention. Major employers can be a key partner in corporate recruitment efforts, site visits, community promotion, etc.

Employers

Company	Industry	Employment
Hill Air Force Base	Aerospace and Defense	25000
Intermountain Health Care	Offices of Physicians (except Mental Health Specialists)	3500
Wal-Mart Associates	Warehouse Clubs and Supercenters	3500
Northrup Grumman	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing	2500
Autoliv	Other Motor Vehicle Parts Manufacturing	2500
Kroger Group Cooperative	Supermarkets and Other Grocery (except Convenience) Stores	2500
America First Credit Union	Credit Unions	1500
Fresenius USA Manufacturing	Surgical and Medical Instrument Manufacturing	1500
Home Depot	Home Centers, Telemarketing Bureaus and Other Contact Centers	1500
Lagoon Corporation	Amusement and Theme Parks	1500

Hiring Activity

Real Time Intelligence tools were used to create the below lists of hiring activity by occupation and employer. RTI provides live job posting data from over 15,000 sources. These online job postings reflect all ads reported over the last 180 days.

The below occupations are the most common occupations included in job postings for the region. While occupations in retail, sales, and low-skill manufacturing and distribution occupations are always common regardless of the region, ideally a community would also have higher paying hiring activity, such as software developers, operation managers, etc.

Occupations in Northern Utah

SOC	Occupation	Total Ads
41-2031.00	Retail Salespersons	2597
41-1011.00	First-Line Supervisors of Retail Sales Workers	1031
35-3021.00	Combined Food Preparation and Serving Workers, Including Fast Food	1020
43-4051.00	Customer Service Representatives	997
53-3032.00	Heavy and Tractor-Trailer Truck Drivers	756
35-1012.00	First-Line Supervisors of Food Preparation and Serving Workers	751
41-3099.00	Sales Representatives, Services, All Other	743
49-9071.00	Maintenance and Repair Workers, General	667
29-1141.00	Registered Nurses	630
15-1151.00	Computer User Support Specialists	591

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The below list of employers are responsible for the most job postings in the community over the last 180 days. Employers with high hiring activity may be expanding operations, experiencing high turnover (due to industry norms, employer activity, or community landscape, etc.), or experiencing difficulty finding talent. Maintaining a relationship with high activity employers is essential to economic development efforts and employer retention.

Employers in Northern Utah

Employer Name	Total Ads
Intermountain Healthcare	953
Weber State University	825
Northrop Grumman	673
HCA	433
Oracle	392
BAE Systems	292
Lowes	286
America First Credit Union	242
Lockheed Martin	153
Management & Training Corporation	152

Another insight from Real Time Intelligence is information about the required education level in recent job postings. The below table shows a breakdown of educational requirements from postings within the community over the last 180 days. Jobs requiring higher education typically indicate jobs offering higher wages. Requirement of a High School Diploma is generally most common in job postings, followed by Bachelor's Degree requirement.

Education Levels in Northern Utah

| Minimum Education Level	Total Ads
High school diploma or equivalent	9,015
Bachelor's degree	4,348
Associate's degree	716
Master's degree	390
Doctoral or professional degree	86
Unspecified/other	20,411

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Occupation Overview

## Employment by Occupation Grouping

Occupation Snapshot

The largest major occupation group in the Northern Utah is Office and Administrative Support Occupations, employing 35,308 workers. The next-largest occupation groups in the region are Sales and Related Occupations (24,964 workers) and Food Preparation and Serving Related Occupations (19,349). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Life, Physical, and Social Science Occupations (LQ = 1.49), Architecture and Engineering Occupations (1.40), and Construction and Extraction Occupations (1.31).

Employment by Occupation Percentages
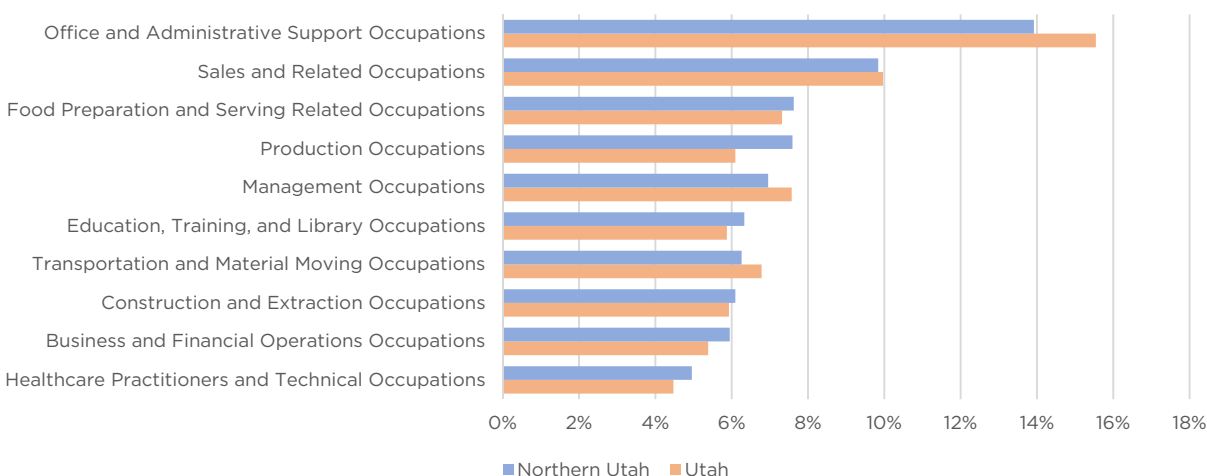
Occupation Location Quotients

Location Quotient by Occupation

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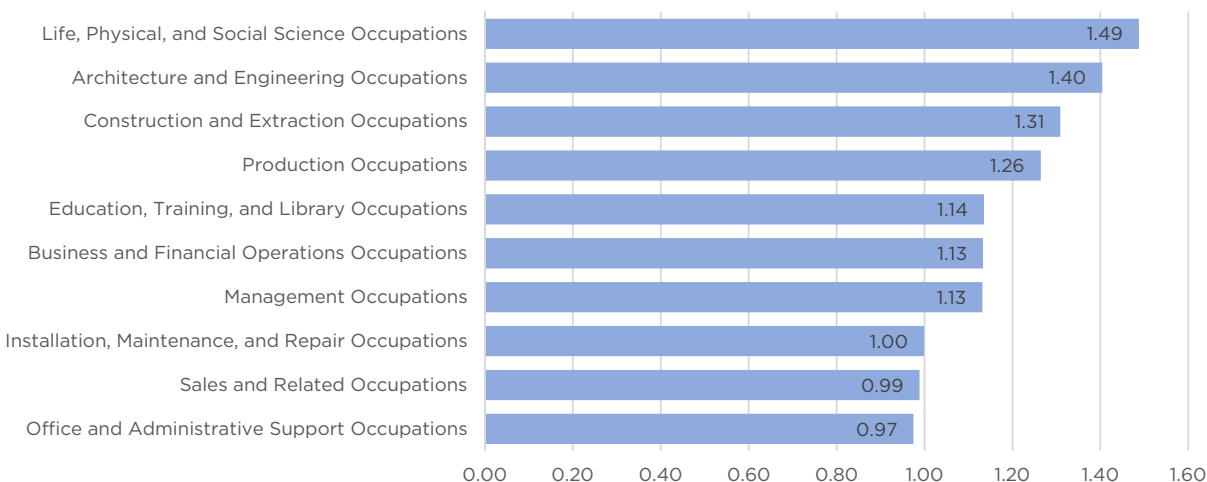
Occupation Strengths

The below Location Quotient Analysis shows occupations of strength within the community, similar to the industry based Location Quotient Analysis. Primary occupations are highlighted in green while secondary occupations are highlighted in orange. Understanding the dominant occupations in the community is important to economic development efforts and information that site selectors and expanding companies are always interested in.

Occupation Location Quotient Analysis: Northern Utah

SOC	Title	FOUR QUARTERS ENDING WITH 2018q4		AVERAGE ANNUAL% CHANGE IN EMPLOYMENT
		Employment	LQ	Region
35-3020	Fast Food and Counter Workers	8,604	1.28	5.1%
41-2030	Retail Salespersons	8,340	1.16	2.3%
11-1020	General and Operations Managers	6,564	1.73	5.3%
43-4050	Customer Service Representatives	6,298	1.35	4.4%
53-3030	Driver/Sales Workers and Truck Drivers	6,156	1.10	5.3%
25-2020	Elementary and Middle School Teachers	3,996	1.26	3.0%
25-9040	Teacher Assistants	3,175	1.51	3.0%
51-2090	Miscellaneous Assemblers and Fabricators	3,168	1.38	3.0%
47-2060	Construction Laborers	2,885	1.33	5.8%
31-9090	Miscellaneous Healthcare Support Occupations	2,859	1.19	3.2%
13-1190	Miscellaneous Business Operations Specialists	2,549	1.47	2.2%
25-2030	Secondary School Teachers	2,273	1.29	3.1%
47-2030	Carpenters	2,098	1.21	4.2%
25-3090	Miscellaneous Teachers and Instructors	1,892	1.22	3.1%
43-4170	Receptionists and Information Clerks	1,882	1.06	2.0%
51-9190	Miscellaneous Production Workers	1,866	1.43	0.9%
11-9190	Miscellaneous Managers	1,662	1.02	3.4%
49-3020	Automotive Technicians and Repairers	1,640	1.10	1.9%
13-2080	Tax Examiners, Collectors and Preparers, and Revenue Agents	1,498	6.21	-0.5%
39-3090	Miscellaneous Entertainment Attendants and Related Workers	1,469	2.45	4.1%
47-1010	First-Line Supervisors of Construction Trades and Extraction Workers	1,463	1.35	5.3%
47-2110	Electricians	1,387	1.18	7.7%
15-1190	Miscellaneous Computer Occupations	1,371	2.05	3.6%
39-9030	Recreation and Fitness Workers	1,297	1.07	2.1%
21-1010	Counselors	1,296	1.01	4.3%

Source: JobsEQ

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Real Estate Overview

Real estate inventory and availability is an ever changing and dynamic factor in economic development transactions. It is imperative to have options with detailed information available for potential projects.

Local economic development organizations can assist EDCUtah in creating and maintaining an inventory of real estate options in the community. We recommend an inventory of at least five properties:

Industrial / Manufacturing

Name
Use Type / Previous Building Use
Site Acreage
Building Square Feet / Dimensions
Construction Type
Ceiling Height
Floor Type / Load Capacity
Rail Service
Utility Specifications
Environmental / Geotechnical Specifications
Special Features
Location Access

Office

Classification
Square Feet
Lease / Sublease
Use Type / Previous Office Use
Location
Parking / Public Transportation
Amenities

Warehouse / Distribution

Building Square Feet / Dimensions
Ceiling Height
Floor Type / Load Capacity
Column Spacing
Dock Doors
Rail Service
Utility Specifications
Location Access

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Asset Analysis

Understanding a community's qualitative and quantitative assets is important to any strategic economic development plan and to becoming a development ready community. Qualitative assets include any assets within the community that provide a benefit to the community and economy that are difficult to measure, but are clearly assets. These assets may include the higher education institutions, military bases and operations, or the public transit system. Quantitative assets include economic, educational, cost, and other metrics that help compare the community in a quantitative manner to other communities. Both qualitative and quantitative assets are critically important in order to accurately tell the story of a community.

Qualitative Assets

EDCUtah designed this community assessment to capture a large percent of a region's competitive advantages / assets and report them in a quantifiable format. Although the assessments report many of the regions assets, EDCUtah realizes that there are possible qualitative assets that are not fully reported in the assessment. Local economic development organizations can assist EDCUtah by informing us of your community's qualitative assets / competitive advantages that are not captured in the community assessment. Qualitative Assets could fall into a broad array of categories such as geographical assets, educational assets, etc.

List Qualitative Assets Below:

Quantitative Asset Analysis

The following tables give a breakdown and scoring of the community's quantitative assets. This scoring system breaks up assets into various asset groupings, such as "Workforce", "Operation Costs", or "Geographic Accessibility". Each category is scored based on the Utah state average or the ideal circumstance for that metric. Each metric received a score which is totaled for the overall category score. Finally, all category scores are added together to produce the grand total. A community that meets or exceeds the state average and ideal circumstance for every metric and category would receive a perfect score of 100.

Workforce

	Control	Community	Score (Out of 5)
Labor Force Participation Rate	67.90%	68.10%	5
% With Bachelor's Degree or Higher	31.90%	31.20%	5
Median Age	30.3	31.6	4
Total Score			*14/15*

Labor Costs

	Control	Community	Score (Out of 7)
Median Wage	$37,100	$38,300	5
5-year Wage Growth Rate	35%	33.8%	5
Total Score			10/14

Miscellaneous Costs

	Control	Community	Score (Out of 4)
Commercial Electricity Rate	$0.0806	$0.0803	4
Industrial Electricity Rate	$0.0562	$0.0548	4
State and Average Local Sales Tax Rate	6.94%	6.93%	4
Total Score			12/12

Proximity to Major Markets

	Control	Community	Score (Out of 4)
Miles from MSA with 500k Population	0	0	4
Region Population - 1-year Estimate	106,960	608,072	4
City Population (Largest city for Counties) - 1-year Estimate	11,672	87,325	4
Total Score			12/12

Public Transit Accessibility

	Control	Community	Score (Out of 3.33)
Light Rail Access?	Yes	No	0
Commuter Rail Access?	Yes	Yes	3.33
Bus System Access?	Yes	Yes	3.33
Total Score			6.66/10

Ground Infrastructure

	Control	Community	Score (Out of 2)
Freight Rail Access Available?	Yes	Yes	2
Federal Highway Access Available?	Yes	Yes	2
State Highway Access Available?	Yes	Yes	2
Average Broadband Speed (mbps)	42.2	43.29	2
Broadband Coverage (percent of population with at least 25 mbps)	96%	97.6%	2
Total Score			10/10

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Proximity to Colleges and Universities

	Control	Community	Score (Out of 3)
University within Community?	Yes	Yes	3
Technical Colleges within Community?	Yes	Yes	3
2-Year College within Community?	Yes	No	0
Total Score			*6/9*

Airport Infrastructure

	Control	Community	Score (Out of 3)
Miles from International Airport	0	32.5	2
Commercial Airport within Community?	Yes	Yes	3
Longest Runway? (Ft.)	6,120	8,103	3
Total Score			*8/9*

Quality of Life & Outdoor Recreation

	Control	Community	Score (Out of 1.8)
Cost of Living Index	100.8	100.4	1.8
Purchasing Power (Wage vs COLI)	$47,244	$44,412	1.4
Miles from nearest major outdoor asset – Antelope Island State Park, Snowbasin, Powder Mountain, Nordic Valley	0	0	1.8
Professional Sports Team within Community?	Yes	Yes	1.8
Air Quality Non-Attainment Status? (PM 2.5)	No	Serious	0
Total Score			*6.8/9*

	Control	Community
Grand Total	*100*	*85.46*

Areas of Strength

1) Workforce
2) Miscellaneous Costs
3) Proximity to Major Markets
4) Ground Infrastructure
5) Airport Infrastructure

Areas of Opportunity

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Methodology

The data for EDCUtah's Community Assessment were collected from JobsEQ, ESRI, various U.S. Census Bureau data sets, Bureau of Labor Statistics (BLS), C2ER, Bureau of Economic Analysis (BEA), and additional sources that have been cited throughout the document. EDCUtah's economic development, community strategy, and economic research professionals worked together to determine which factors would be most important when assessing a community's economic development environment; resulting in the following five sections.

Economic Overview

To provide a broad overview of a community's economy, EDCUtah reported the community's employment trends, unemployment rate, and wage trends from the Quarterly Census of Employment and Wages (QCEW) and BLS. The data were compared with Utah and the Nation over a ten-year period to identify areas of divergence from state and national trends. Cost of living and gross domestic product (GDP) data were pulled from C2ER and the BEA. GDP was disaggregated by Chmura and compared with Utah, both by annual percent change and by percent of total GDP by industry, to identify communities' largest producing industries.

Demographic Overview

Demographic data were collected from the US Census bureau, JobsEQ, and ESRI to report communities' racial/ethnic diversity, labor force breakdown, commute times, educational levels, social characteristics, etc. Inflow/Outflow Analyses were compiled by the Census Bureau from state records and are supplemented with other Census Bureau source data. The state assigns employer locations, while workers' residence locations are assigned by the U.S. Census Bureau using data from multiple federal agencies including the Office of Personnel Management, QCEW and BLS. The ESRI Population Profile uses the American Community Survey (ACS); ESRI's demographic updates; Experian's ConsumerView database; and consumer surveys, such as the Survey of the American Consumer from GfK MRI, to capture accurate snapshots of the US marketplace and is tested by linking Tapestry Segmentation to the latest consumer survey data.

Industry Overview

The location quotient analysis table was pulled using JobsEQ. The assessment removed industries that are functions of the population, such as construction, healthcare, and education, and used the table to determine primary and secondary industries in the community. Data for major employers, occupations, and hiring activity within the community come from the Utah Department of Workforce Services (DWS) and JobsEQ's Real Time Indicators (a proprietary data set developed and maintained by Chmura).

Occupation Overview

Location quotients and employment by occupation data are estimates derived from the Chmura Industry/Occupation Matrix and industry employment data from the QCEW provided by BLS. These were used to provide an assessment of the primary and secondary occupations within the community.

Asset Analysis

Data for this section came from the US Census Bureau, BLS, C2ER, JobsEQ, ESRI, DWS, Electricity Local, Utah Tax Commission, Broadbandnow.com, and various other sources. Indicators were scored on a weighted 100 point scale based on comparisons to state averages and optimum economic targets.

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Definitions

Region: Northern Utah

Northern Utah, as used for this community assessment, is made up of a combined two-county region – Davis County and Weber County.

Location Quotient

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

NAICS

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the "all industry" level to the 6-digit level. The first two digits define the top level category, known as the "sector," which is the level examined in this report.

SOC

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

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