



ECONOMIC BASELINE STUDY FOR VERNAL AND ASHLEY VALLEY

**Prepared for
Tightline Community Resources**

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KEY FINDINGS

The purpose of this study was to examine the demographic and economic growth of the Ashley Valley and Vernal City since 1990 and to present a current economic baseline of the area. The study provides detailed data on the demographics, income, wages, employment, retail sales, housing, new construction and energy production in Vernal City, Ashley Valley and Uintah County.

The Ashley Valley dominates the character of Uintah County, accounting for over 80 percent of the county's demographic and economic activity. Consequently the county's economic trends closely reflect the economic trends of Ashley Valley. Therefore, in those cases where data were not available for the Ashley Valley, Uintah County data were used to describe economic patterns and trends present in Ashley Valley.

Demographics

Since 1990 the average annual rate of population growth in Vernal and Ashley Valley has been 1.4 percent and 1.7 percent respectively. These moderate rates of long-term growth miss the recent rapid increase in population generated by the energy boom. In 2007, the population of Vernal City increased by 3.2 percent or 250 people and the population of the Ashley Valley increased by 3.8 percent or 868. These higher rates of demographic growth are projected to continue over the next several years.

Jobs and high wage rates are attracting workers and families to the Ashley Valley. Net in-migration is at its highest level since the early 1980s. In 2007 the estimated net in-migration into the county was 628 individuals. Only three years prior the county was experiencing net out-migration.

In terms of race and ethnicity the most significant shift since 2000 has been the increase in the Hispanic population. The number of Hispanics in 2000 was estimated at 894. By 2006 the Hispanic population had grown to 1,130. Hispanic share of the county's population has increased from 3.5 percent to 4.1 percent over this period. The Native American population remains the largest minority race with a population of 2,405, which represents 8.7 percent of the county's population.

The Uintah County population of 29,000 currently ranks as the 11th largest county population in the state. About 23,500 or 81 percent of this population resides in the Ashley Valley, including 8,400 located in Vernal.

Income, Wages and Employment

Personal income in Uintah County has been growing at a long-term rate of 3.6 percent, however in the past three years the rate of growth has jumped to 12.1 percent annually. Total personal income of the county in 2006 was \$778.4 million.

Total earnings comprise wages and salaries, supplements to wages (retirement income: social security and pension payments) and proprietors income. Wages and salaries account for 77.2 percent of earnings in the county, retirement income 17.5 percent and proprietors income 5.3 percent. For several years the share of total earnings generated by proprietors has fallen as national chains (Kmart, Wal-Mart, Lowes, etc.) entered the local economy and replaced small business owners. In 1970 proprietors income was 30.4 percent of total earnings. By 1990 proprietors income had fallen to 14 percent of earnings and in 2006 to only 5.3 percent.

The oil and gas extraction and support, which is a subsector of the NAICS mining sector, accounts for about one-third of all earnings in the county. In 2006, \$240 million in earnings were paid in the oil and gas extraction and support.

Since 2000 the average wage in Uintah County has increased by 71 percent—the highest for any county. Not only does Uintah County have the fastest growing average wage but also the highest average wage at \$42,408.

Employment is highly concentrated by industry and geography in Uintah County. Twenty percent of the county's employment is in oil and gas exploration and 74 percent of the county's employment is located in Vernal City.

In 2007, Uintah County had an unemployment rate of 2.2 percent, the lowest of any county in Utah. In August of 2008 the unemployment rate in the county had increased to 2.8 percent.

Retail Sales

The recent growth in retail sales in Uintah County has been phenomenal. Since 2000, inflation-adjusted sales have increased from \$205 million to \$470 million, an average annual growth rate of 12.6 percent. This increase ranks fifth-highest among all Utah counties. Only Salt Lake, Utah, Washington and Davis Counties reported larger increases in sales.

The growth in retail sales has been driven by two factors: (1) the opening of the Wal-Mart Super Center in 2000 and more recently the energy boom. Wal-Mart's presence reduced retail leakage while the energy boom and its economic impacts increased the size of the local retail market.

Vernal City has been at the center of most of the retail activity in the county. Since 2000, retail sales in Vernal have increased from \$144.7 million to \$305.4 million. This increase ranks 14th among major cities. Impressively, the \$160.7 million growth in retail sales in Vernal was greater than Provo, Cedar City, South Salt Lake and Logan.

Two important shifts in retail sales have occurred recently in Uintah County. First, the general merchandise sector (Wal-Mart) has significantly increased its share of retail sales at the expense of the food store sector. In 2007 general merchandise sales accounted for 35.3 percent of retail sales and food stores only 12.5 percent, nearly the reverse of 17 years earlier. The second important shift has been the decline in Vernal City's share of retail sales as retail establishments locate outside the city. Vernal's share of county retail sales has declined from 80 percent to 65 percent.

Residential Construction, Housing and Real Estate Prices

The estimated inventory of housing units for the county is 11,510 total units. Ashley Valley has an inventory of 9,835 units and Vernal 3,625 units. Countywide 24 percent of all occupied housing units are renter-occupied. In Vernal City 39 percent of occupied units are renter-occupied.

A residential building boom is underway in Uintah County. This boom began in 2005 as energy production accelerated and the county's demographics shifted from net out-migration to net in-migration. The magnitude of the local residential boom is demonstrated by a comparison of the long-term level of building with the building activity over the past 3½ years. From 1990 to 2004

there were 1,468 residential units built in Uintah County. In the past 3½ years 1,800 dwelling units have received building permits. Thus, considerably more new residential units have been built in the last 3½ years than were built in the previous 15 years.

Home values have increased rapidly due to the economic boom. In the past three years the median price of a home sold has increased by 40 percent in both Vernal City and the county. The median price of a home sold in Vernal City in August of 2008 was \$194,670. For the county the median sales price was \$193,840.

Housing affordability has declined significantly in the past few years. For moderate income households (80 percent of the median income) home ownership opportunities are scarce. A moderate income household (\$39,440 income for household of four) could pay up to \$150,000 for a home. Only 13 percent of homes sold in 2008 were affordable to the moderate income household. In 2005 the moderate income household could afford 58 percent of the homes sold in Uintah County.

Lack of housing affordability extends to the rental market, which is under severe pressure due to the economic and energy boom. Rental rates have tripled since 2000 and the current vacancy rate is less than 3 percent for apartment communities. Seven apartment projects were surveyed regarding vacancy and rental rates. Rental rate comparables on these seven projects were available from a previous housing study. Since 2000 the typical rent for a three bedroom unit has increased from about \$375 a month to \$1,000 a month.

Little relief for the low and very low income renter is provided by subsidized (HUD, RD or tax credit) units. Currently there are two “project based” HUD communities, Ashley Valley and Rose Park; some scattered Crown homes with tax credits; and Unity Place, a new 22-unit tax-credit project. There are a total of 73 tax-credit units in the county. These units represent about 3 percent of the rental inventory. Of the 21 counties in Utah with tax credit units in their rental inventories, Uintah County ranks 19th in percentage of inventory devoted to low-income tax-credit units.

Market rents in Vernal City and Uintah County are well above the rent limits for affordable tax-credit apartments. Of the nearly 2,300 rental units in Ashley Valley less than 300 are affordable to low and very low income households. Consequently, most low and very low income renters in the Ashley Valley are living in high-priced market rate rental units that in many cases are of substandard quality. Undoubtedly high rental rates and very low vacancy rates have led to a high level of overcrowding in apartment units.

Energy Production

The current energy boom in Uintah County is centered on natural gas production. Since 2000 production in the county has increased at an annual rate of 15 percent, rising from 85 million (MCF) in 2000 to 218 million (MCF) in 2007. Uintah County currently accounts for 57 percent of the natural gas produced in the state. The value of natural gas produced in Uintah County in 2007 was \$894 million.

In 2007 oil production in Uintah County topped 5.4 million barrels, the highest level in nearly 30 years. As oil production in the county has increased, the county’s share of Utah’s oil production has risen. Currently oil produced in Uintah County accounts for 27.7 percent of the state’s oil production. The value of oil production in Uintah County in 2007 was \$351 million.

Oil and gas workers are among the highest paid workers in the Utah economy. In 2007 the average wage for an oil and gas extraction worker was \$81,864. For oil and gas drilling the average wage was \$65,778.

Using the RIMS II model the Bureau of Economic and Business Research, University of Utah estimates that 50 percent of the employment and 60 percent of the wages in 2006 in the Uinta Basin were due to oil and gas production. These *total* employment and wage impacts represent the direct, indirect and induced employment and wages, which includes the multiplier effects of local spending by the industry and its employees.

Energy production not only provides jobs and wages for Uintah County but also generates revenue for local government. In 2007 special service districts in Uintah County received \$25.7 million in mineral lease funds and \$22.2 million in Community Impact Board funds for infrastructure and facilities. In addition, local municipalities benefited from higher property tax revenue due to property taxes paid on oil and gas drilling equipment.

**Current* Economic and Demographic Baseline
of Vernal and Uintah County**

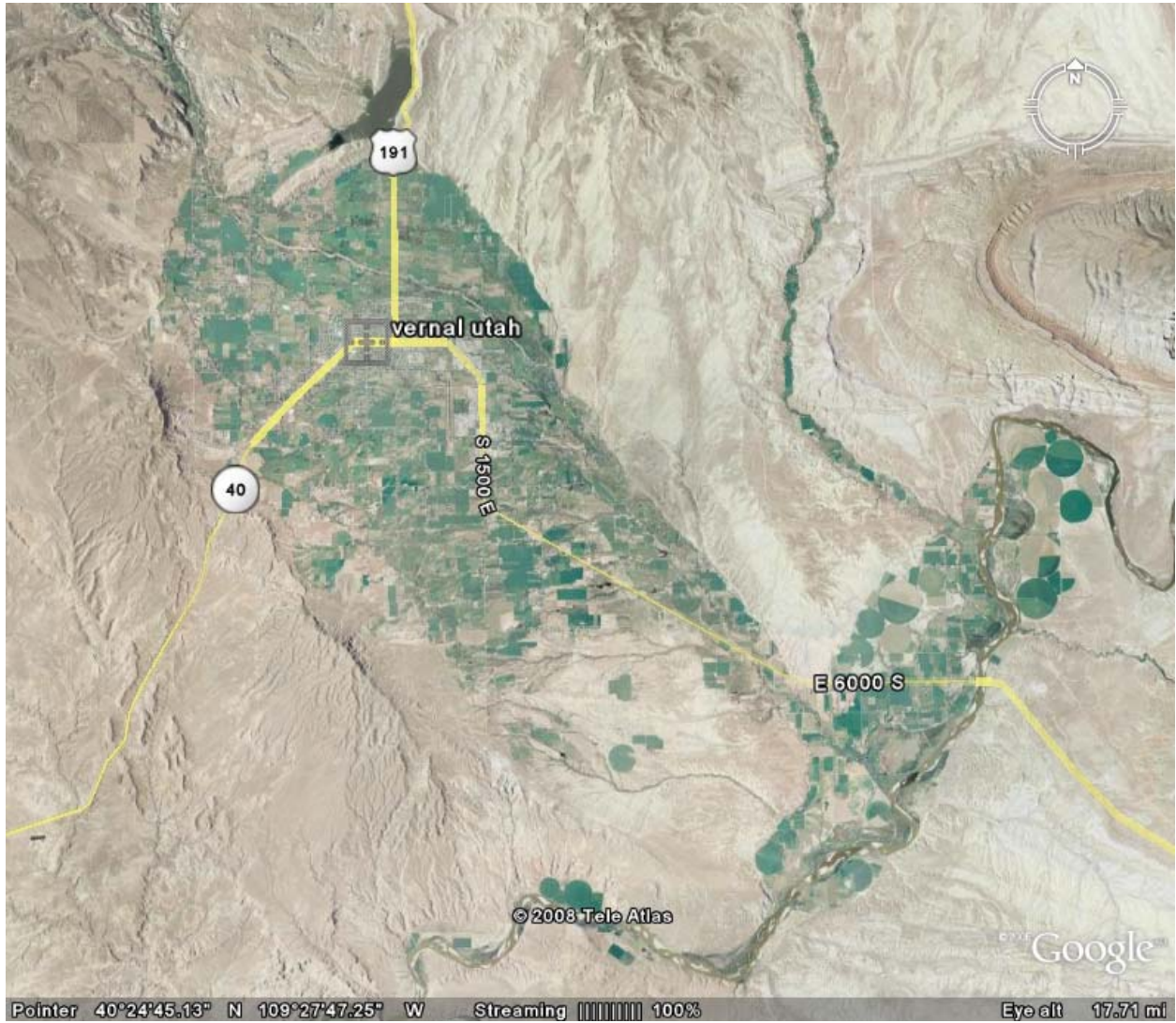
Population	Vernal	Uintah County
Population	8,400	29,000
Average Annual Growth Rate 1990-2007	1.4%	1.6%
Average Annual Growth Rate 2004-2007	2.2%	3.1%
Median Age (2000)	28.3	29.0
Native American Population (2006)	NA	2,405
Hispanic (2006)	NA	1,130
Employment**		
Nonfarm Employment	9,168	14,262
Average Annual Growth Rate 1990-2007	3.7%	4.5%
Average Annual Growth Rate 2004-2007	2.6%	9.4%
Employer Firms	669	1,303
Major Employment Sectors		
Mining (Oil and Gas)	1,953	3,525
Government	1,685	2,560
Retail Trade	NA	1,574
Leisure and Hospitality	767	998
Household Income & Wages		
Nonfarm Payroll (million)	\$453.6	\$604.7
Personal Income (2006; million)	NA	\$778.4
Average Annual Nonfarm Wage (2006 Vernal)	\$34,992	\$42,408
Taxable Retail Sales (million)	\$305.4	\$470.0
Major Retail Categories		
Miscellaneous (million)	\$43.2	\$119.3
General Merchandise (million)	\$107.7	\$108.7
Motor Vehicle Dealers (million)	\$46.2	\$95.8
Housing, New Construction and Real Estate		
New Permit-Authorized Dwelling Units	195	571
Value of Residential Construction (millions)	\$28.9	\$106.3
Value of Nonresidential Construction (millions)	\$35.6	\$102.4
Price of Existing Home	Median \$190,000	Average \$209,496
Total Housing Units	3,625	11,510
Vacant Units	125	435
Owner Occupied	2,135	8,400
Renter Occupied	1,365	2,675
Energy Production		
Oil Production (2007; million barrels)	NA	5.4
Value of Oil Production (2007; million)	NA	\$351
Natural Gas Production (2007; million Mcf)	NA	218
Value of Natural Gas Production (2007; million)	NA	\$894

*All estimates are 2007 unless otherwise noted.

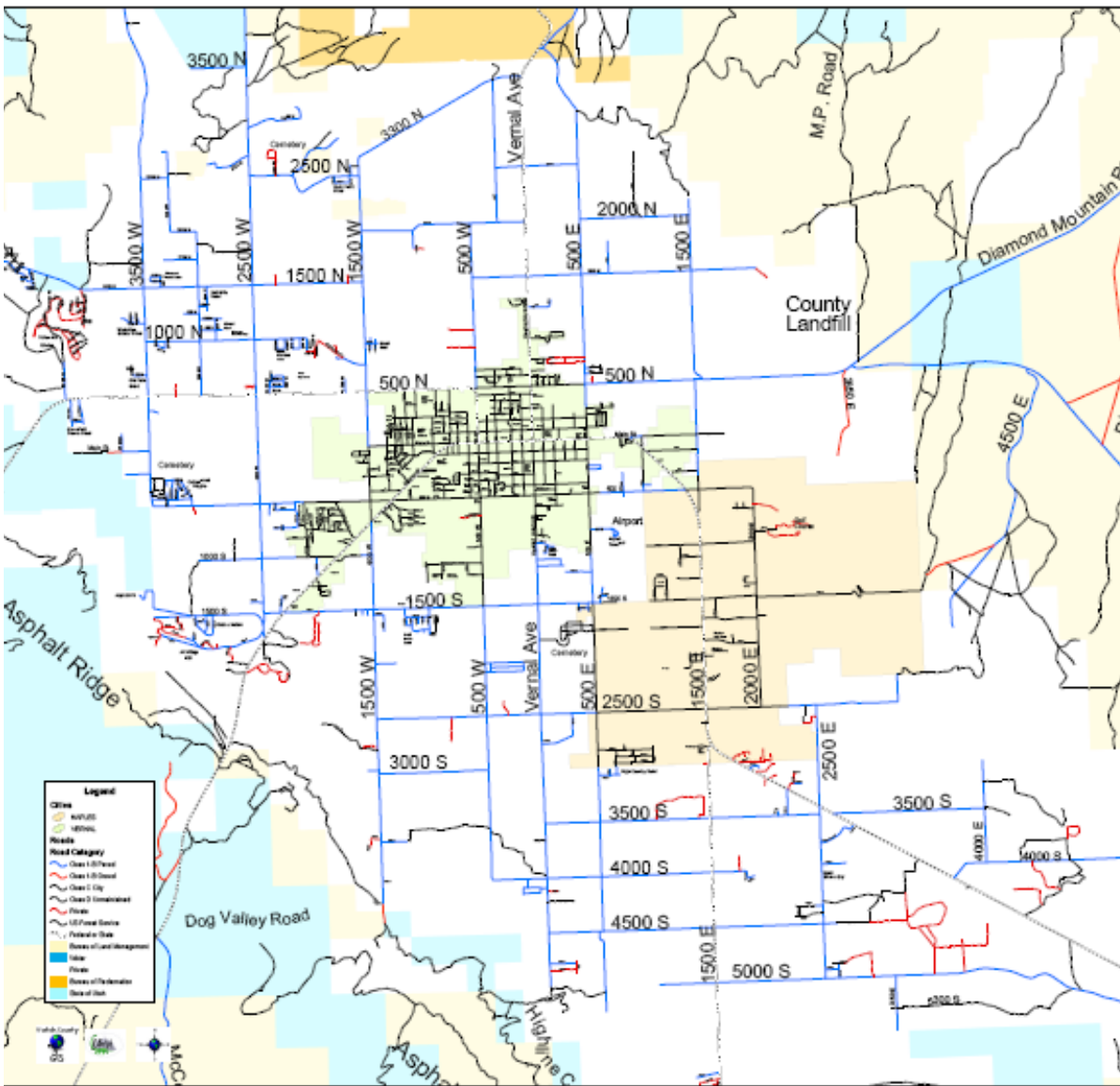
**Vernal employment is 2006.

Sources: Utah Population Estimates Committee; U.S. Census Bureau; U.S. Bureau of Economic Analysis; Utah Department of Workforce Services; Utah State Tax Commission; Bureau of Economic and Business Research, University of Utah; Utah Division of Oil, Gas and Mining.

Map 1
Aerial Photograph of Ashley Valley
(Demographic concentration of Ashley Valley)



Map 2
Street Map of Ashley Valley



I. DEMOGRAPHICS

Trends, Highlights and Characteristics

The population of Uintah County in 2007 is estimated at 29,000 *Table 1*. Eighty percent or 23,500 of the county's population live in the Ashley Valley, which includes the 8,400 residents of Vernal City. Since 2000 the population of the county has increased by 3,700 residents. Almost three-quarters of this demographic growth has occurred in the Ashley Valley. Since 2000 the population of Ashley Valley has increased by 2,750 and the population of Vernal by 700.

The demographic growth of the area has been solid but not spectacular. Since 2000 the average annual population growth rate for the county is 1.9 percent, for the Ashley Valley 1.8 percent and for Vernal City 1.3 percent. Since 2005 the rate of growth has accelerated, moving the county into the top 20 percent of Utah counties when ranked by population growth. In 2007 the population of Uintah County increased by 4.2 percent, Ashley Valley 3.8 percent and Vernal 3.2 percent.

The estimated number of households in the county in 2007 was 10,000 with 8,000 residing in the Ashley Valley, which includes the 3,100 households living in Vernal City. The average household size for the Ashley Valley and Uintah County in 2007 was 2.92. Vernal City has slightly lower household size of 2.72. The median age for residents of Uintah County in 2005 was 30 years compared with 28 years statewide *Tables 2-5*.

In terms of race and ethnicity the most significant shift since 2000 has been the increase in the Hispanic population. The number of Hispanics in 2000 was estimated at 894. By 2006 the Hispanic population had grown to 1,130 *Table 6*. Hispanic share of the county's population has increased from 3.5 percent to 4.1 percent. The Native American population remains the largest minority race with a population of 2,405, which represents 8.7 percent of the county's population. A substantial majority, nearly 90 percent, of the Native American population live south and west of the Ashley Valley. Less than 200 Native Americans live in the Ashley Valley. *Exhibits 1-2* provide race, ethnicity and age distribution for Vernal and Uintah County in 2000.

The recent increase in population growth has been driven by higher rates of net in-migration. In 2005 migration rates in Uintah County shifted sharply from net out-migration to net in-migration. The level of net in-migration in the county is the highest since the 1979-1983 period *Exhibit 3*.

The recent population growth in the Ashley Valley is reflected in school enrollments. Since 2005 enrollment in the Uintah County School District has increased by 9.5 percent, which reversed stagnant to declining enrollment since 1993 *Table 7*. The current enrollment in the Uintah School District is 6,064 in 2008.

Demographic estimates and projections can be tenuous in high growth areas impacted by rapid job growth, high rates of in-migration, doubling-up or overcrowding of households, and workers living in motels and hotels. All these characteristics tend toward an undercount of the actual population. It is likely that the official population estimates for Uintah County are 5 to 10 percent low due to the characteristics of the demographic and economic growth currently experienced by Uintah County and Ashley Valley.

**Table 1
Population Estimates**

	Vernal	Naples	Ashley Valley*	Remainder of County	Uintah County
1990	6,644	1,334	17,627	4,603	22,230
2000	7,698	1,306	20,749	4,508	25,257
2001	7,725	1,341	21,018	4,686	25,704
2002	7,843	1,383	21,402	4,782	26,184
2003	7,816	1,409	21,405	4,788	26,193
2004	7,883	1,436	21,633	4,849	26,482
2005	7,960	1,461	21,975	5,022	26,997
2006	8,140	1,499	22,602	5,276	27,878
2007	8,403	1,562	23,470	5,572	29,042
2010	9,232	1,698	25,992	5,387	31,379
2020	11,163	2,055	32,193	5,757	37,950

*Ashley Valley includes Vernal, Naples, Jensen and surrounding unincorporated area.

Source: U.S. Census Bureau, Governor's Office of Planning and Budget.

**Table 2
Number of Households**

	Uintah County	Vernal	Ashley Valley*
1990	6,676	2,275	5,440
2000	8,281	2,779	6,916
2001	8,540	2,799	7,053
2002	8,787	2,852	7,230
2003	8,849	2,853	7,256
2004	9,007	2,888	7,358
2005	9,246	2,926	7,526
2006	9,547	2,993	7,741
2007	9,946	3,089	8,038
2010	10,820	3,419	8,963
2020	13,316	4,165	11,296

*Ashley Valley includes Vernal, Naples, Jensen and surrounding unincorporated area.

Source: U.S. Census Bureau, Governor's Office of Planning and Budget and Bureau of Economic and Business Research, University of Utah.

Table 3
Household Size

	Uintah County	Vernal	Ashley Valley*
1990	3.33	2.92	3.24
2000	3.05	2.77	3.00
2001	3.01	2.76	2.98
2002	2.98	2.75	2.96
2003	2.96	2.74	2.95
2004	2.94	2.73	2.94
2005	2.92	2.72	2.92
2006	2.92	2.72	2.92
2007	2.92	2.72	2.92
2010	2.90	2.70	2.90
2020	2.85	2.68	2.85

*Ashley Valley includes Vernal, Naples, Jensen and surrounding unincorporated area.

Source: U.S. Census Bureau, Governor's Office of Planning and Budget and Bureau of Economic and Business Research, University of Utah.

Table 4
Age Distribution 2007

	Vernal	Ashley Valley	County
Less 5 yrs.	805	2,250	2,784
5 to 17 yrs.	1,771	4,948	6,123
18 to 29 yrs.	1,628	4,549	5,629
30 to 39 yrs.	945	2,641	3,269
40 to 64 yrs.	2,358	6,589	8,154
65+ yrs.	892	2,493	3,084
Total	8,400	23,470	29,042

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

Table 5
Median Age

	Uintah County	Utah
1980	23	24
1990	26	25
2000	29	27
2005	30	28
2010	31	29
2015	32	30
2020	34	31

Source: Governor's Office of Planning and Budget 2002 Baseline.

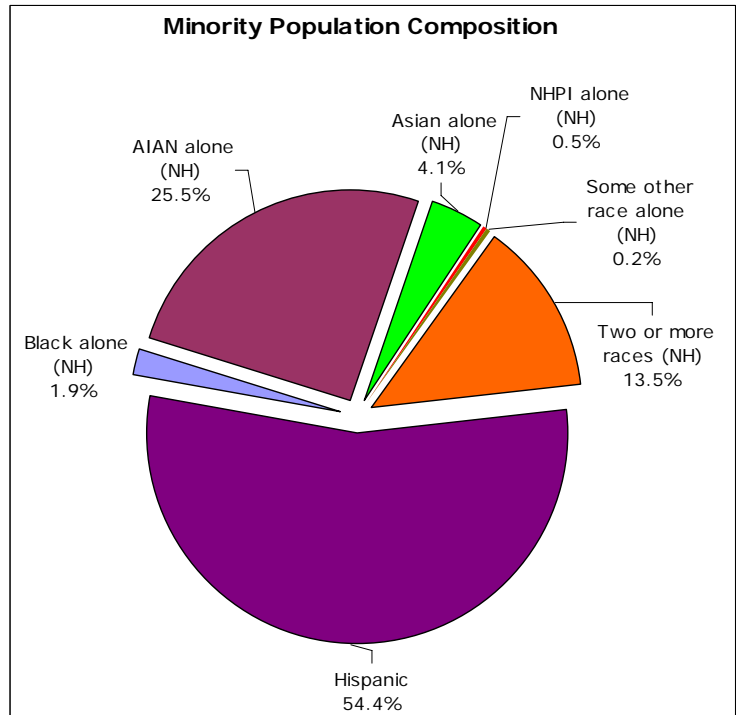
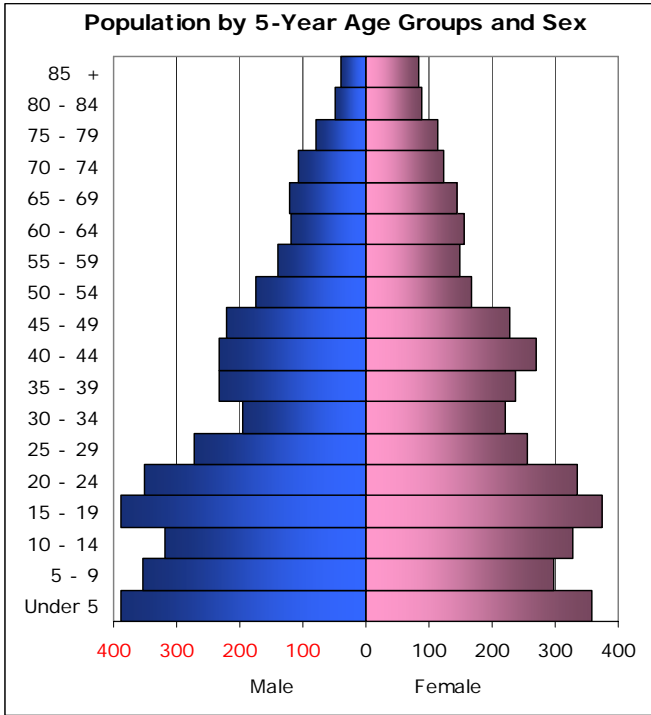
Table 6
Uintah County Population by Race and Ethnicity: 2000 Census and 2006 Estimates

	Total Population	Hispanic or Latino	Not Hispanic or Latino							Minority		
		Total	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Total	Share	Rank Among Utah Counties
Population												
July 1, 2006 Estimate	27,747	1,130	23,573	43	2,405	110	49	8	429	4,174	15.0%	4
April 1, 2000 Enumeration	25,224	894	21,662	26	2,264	56	19	7	296	3,562	14.1%	5
Shares of Total Population												
July 1, 2006 Estimate	100%	4.1%	85.0%	0.2%	8.7%	0.4%	0.2%	0.0%	1.5%	15.0%		
April 1, 2000 Enumeration	100%	3.5%	85.9%	0.1%	9.0%	0.2%	0.1%	0.0%	1.2%	14.1%		
Share of State Population Group												
July 1, 2006 Estimate	1.1%	0.4%	1.1%	0.2%	8.2%	0.2%	0.3%	0.3%	1.0%	0.9%		
April 1, 2000 Enumeration	1.1%	0.4%	1.1%	0.2%	8.5%	0.2%	0.1%	0.4%	0.9%	1.1%		
Change from 2000 to 2006												
Amount	2,523	236	1,911	17	141	54	30	1	133	612		
Percentage	10.0%	26.4%	8.8%	64.6%	6.2%	95.9%	157.8%	9.3%	45.1%	17.2%		
Share of County Population Increase	100%	9.3%	75.8%	0.7%	5.6%	2.1%	1.2%	0.0%	5.3%	24.2%		

Note: Minority is computed as total population minus White Alone, Not Hispanic.

Sources: Bureau of Economic and Business Research, University of Utah analysis using data from U.S. Bureau of the Census (2000 Census and 2006 estimates) and Utah Population Estimates Committee (2006 estimates). The 2006 minority estimates are BEBR estimates controlled to UPEC totals.

Exhibit 1
Vernal Population by Age and Sex, Race and Ethnicity:
2000



Age Distribution of the Vernal Population

Age Group	Sex		Sex Ratio	Share	Share of County
	Male	Female			
Under 5	389	358	1.09	9.7%	35.4%
5-9	353	297	1.19	8.4%	28.7%
10-14	319	327	0.98	8.4%	24.9%
15-19	389	375	1.04	9.9%	28.3%
20-24	352	334	1.05	8.9%	38.7%
25-29	272	256	1.06	6.8%	36.3%
30-34	195	221	0.88	5.4%	31.5%
35-39	233	237	0.98	6.1%	27.6%
40-44	232	270	0.86	6.5%	26.1%
45-49	221	227	0.97	5.8%	26.9%
50-54	175	168	1.04	4.4%	26.7%
55-59	140	149	0.94	3.7%	28.1%
60-64	119	155	0.77	3.6%	30.5%
65-69	121	145	0.83	3.4%	33.3%
70-74	108	123	0.88	3.0%	35.8%
75-79	80	114	0.70	2.5%	39.0%
80-84	49	88	0.56	1.8%	43.9%
85 +	39	84	0.46	1.6%	48.6%
Total	3,786	3,928	0.96	100%	30.6%
Share 65 years+	12.3%				37.9%
Median Age		28.3			

Age Distribution of the Vernal Population

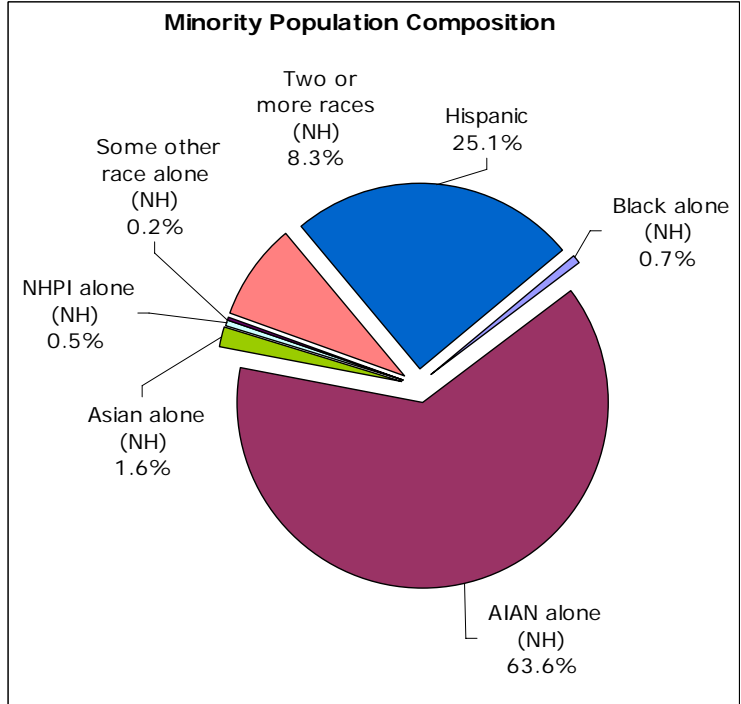
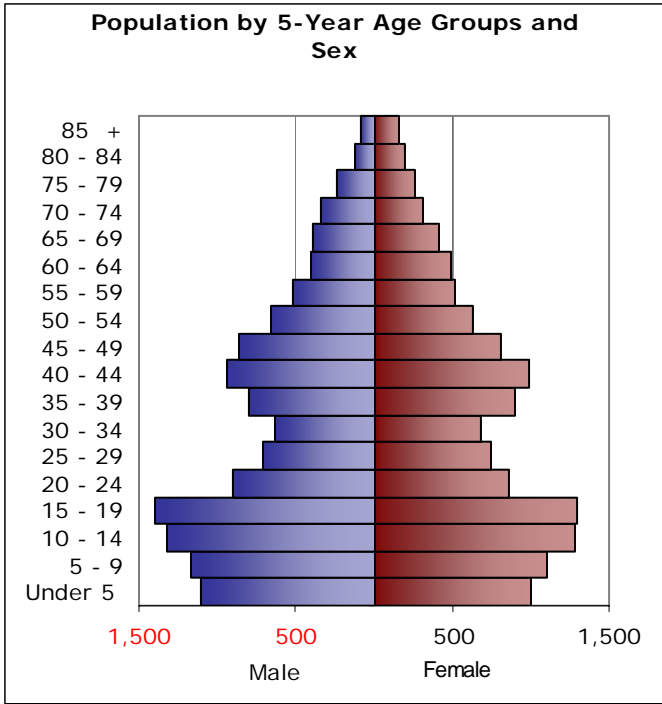
	Population	Share	Share of County
Total	7,714	100%	30.6%
Not Hispanic or Latino	7,371	95.6%	30.3%
White alone	7,083	91.8%	32.7%
Black or African American alone	12	0.2%	46.2%
American Indian and Alaska Native alone	161	2.1%	7.1%
Asian alone	26	0.3%	46.4%
Native Hawaiian and Other Pacific Islander alone	3	0.0%	15.8%
Some other race alone	1	0.0%	14.3%
Two or more races	85	1.1%	28.7%
Ethnicity			
Hispanic or Latino	343	4.4%	38.4%
Minority	631	8.2%	17.7%

Note: NH is Not Hispanic.

Note: If a cell is shaded yellow and has bold red type, this indicates that the city's share of the 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: Bureau of the Census, 2000 Census, SFI.

Exhibit 2
Uintah County Population by Age and Sex, Race, and Ethnicity
 (2000 Census)



Age Distribution of the Uintah County Population

Age Group	Sex		Ratio	Share	Share of State
	Male	Female			
Under 5	1,106	1,002	1.10	8.4%	1.0%
5-9	1,165	1,100	1.06	9.0%	1.2%
10-14	1,318	1,278	1.03	10.3%	1.4%
15-19	1,395	1,301	1.07	10.7%	1.2%
20-24	906	868	1.04	7.0%	0.8%
25-29	710	744	0.95	5.8%	0.8%
30-34	638	681	0.94	5.2%	0.9%
35-39	801	903	0.89	6.8%	1.1%
40-44	942	983	0.96	7.6%	1.3%
45-49	857	809	1.06	6.6%	1.3%
50-54	652	634	1.03	5.1%	1.2%
55-59	516	511	1.01	4.1%	1.3%
60-64	405	492	0.82	3.6%	1.4%
65-69	384	414	0.93	3.2%	1.5%
70-74	333	313	1.06	2.6%	1.4%
75-79	231	267	0.87	2.0%	1.3%
80-84	119	193	0.62	1.2%	1.1%
85 +	89	164	0.54	1.0%	1.2%
Total	12,567	12,657	0.99	100%	1.1%
Share 60 years+	13.5%				1.3%
Median Age	29				

Race and Ethnicity of the Uintah County Population

Category	Population		Share of State
	Population	Share	
Total	25,224	100%	1.1%
Not Hispanic or Latino	24,330	96.5%	1.2%
White alone	21,662	85.9%	1.1%
Black or African American alone	26	0.1%	0.2%
American Indian and Alaska Native alone	2,264	9.0%	8.5%
Asian alone	56	0.2%	0.2%
Native Hawaiian and Other Pacific Islander alone	19	0.1%	0.1%
Some other race alone	7	0.0%	0.4%
Two or more races	296	1.2%	0.9%
Ethnicity			
Hispanic or Latino	894	3.5%	0.4%
Minority	3,562	14.1%	1.1%

Note: NH is Not Hispanic.

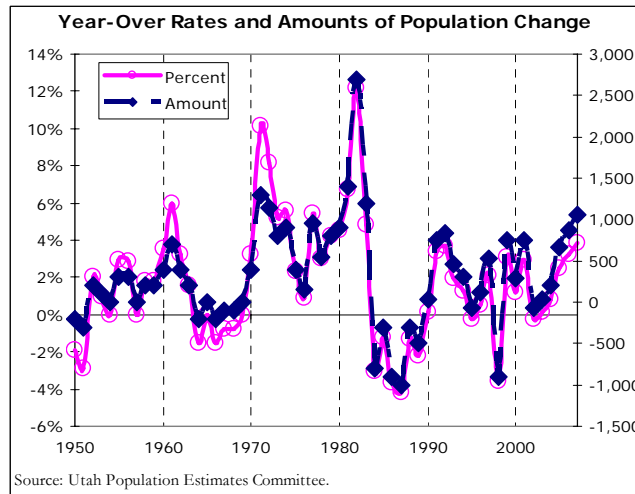
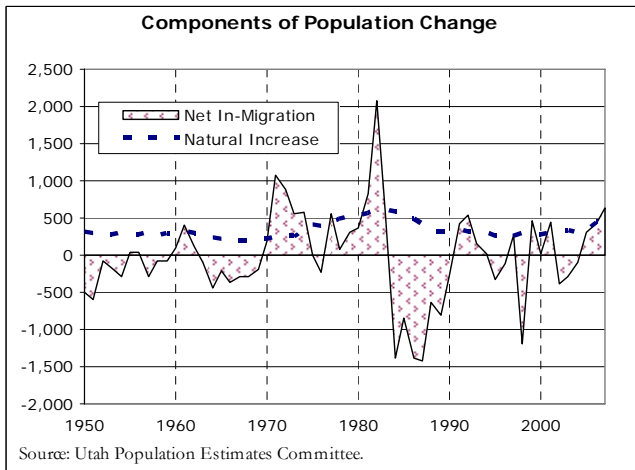
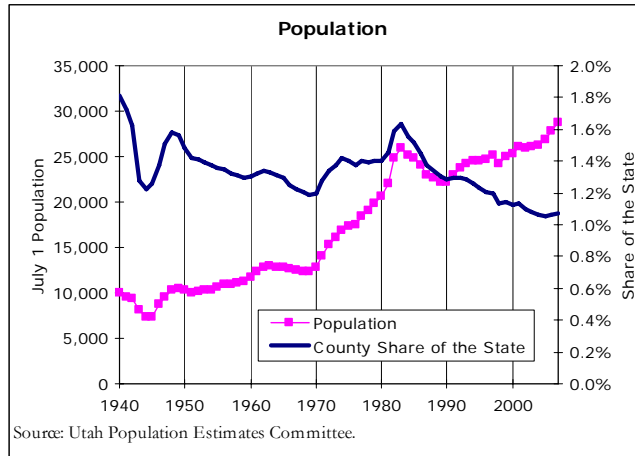
Note: If a cell is shaded yellow and has bold red type, this indicates that the county's share of the state for the given category exceeds the county's share of total population in the state. Blue shading indicates a male-to-female ratio greater than one.

Source: Bureau of the Census, Census 2000, SFI.

Exhibit 3

Uintah County Population Estimates and Components of Population Change, 1940–2007

	Population	Fiscal Year Births	Fiscal Year Deaths	Natural Increase	Net In-Migration
1940	10,000	316	81	235	0
1942	9,300	236	64	172	-372
1943	8,200	223	66	157	-1,257
1944	7,400	230	46	184	-984
1945	7,400	223	47	176	-176
1946	8,800	253	73	180	1,220
1947	9,600	406	56	350	450
1948	10,300	412	82	330	370
1949	10,500	430	95	335	-135
1950	10,300	363	55	308	-508
1951	10,000	365	73	292	-592
1952	10,200	356	70	286	-86
1953	10,300	364	87	277	-177
1954	10,300	377	96	281	-281
1955	10,600	335	81	254	46
1956	10,900	341	75	266	34
1957	10,900	355	62	293	-293
1958	11,100	362	89	273	-73
1959	11,300	369	89	280	-80
1960	11,700	387	91	296	104
1961	12,400	396	93	303	397
1962	12,800	372	92	280	120
1963	13,000	387	97	290	-90
1964	12,800	327	90	237	-437
1965	12,800	295	87	208	-208
1966	12,600	256	95	161	-361
1967	12,500	274	79	195	-295
1968	12,400	266	75	191	-291
1969	12,400	277	92	185	-185
1970	12,800	291	82	209	191
1971	14,100	319	89	230	1,070
1972	15,250	336	78	258	892
1973	16,050	359	113	246	554
1974	16,950	443	122	321	579
1975	17,350	507	109	398	2
1976	17,500	486	105	381	-231
1977	18,450	514	130	384	566
1978	19,000	586	107	479	71
1979	19,800	596	100	496	304
1980	20,700	651	118	533	367
1981	22,100	689	122	567	833
1982	24,800	757	139	618	2,082
1983	26,000	754	130	624	576
1984	25,200	720	134	586	-1,386
1985	24,900	677	126	551	-851
1986	24,000	628	152	476	-1,376
1987	23,000	560	133	427	-1,427
1988	22,700	461	133	328	-628
1989	22,200	431	123	308	-808
1990	22,230	414	109	305	-275
1991	22,977	453	130	323	424
1992	23,820	428	114	314	529
1993	24,277	435	126	309	148
1994	24,581	430	140	290	14
1995	24,518	399	143	256	-319
1996	24,636	393	159	234	-116
1997	25,163	403	154	249	278
1998	24,262	445	147	298	-1,199
1999	25,004	429	151	278	464
2000	25,297	449	175	274	19
2001	26,049	467	155	312	440
2002	25,984	497	182	315	-380
2003	26,019	511	179	332	-297
2004	26,224	515	209	306	-101
2005	26,883	522	167	355	304
2006	27,747	596	162	434	430
2007	28,806	630	199	431	628



Notes: Population estimates for July 1 were produced by the Utah Population Estimates Committee (UPEC). UPEC changed its rounding convention. Estimates before 1990 are rounded while those for 1990 and beyond are not rounded. Birth and death data are from the Utah Bureau of Health Statistics. Source: Downloaded www.governor.state.ut.us/dea on November 19, 2007.

Table 7
Enrollment in Uintah County School District

	Enrollment	Percent Change
1992	6,795	
1993	6,814	0.3%
1994	6,831	0.2%
1995	6,699	-1.9%
1996	6,644	-0.8%
1997	6,445	-3.0%
1998	6,472	0.4%
1999	6,192	-4.3%
2000	5,974	-3.5%
2001	5,938	-0.6%
2002	5,682	-4.3%
2003	5,607	-1.3%
2004	5,642	0.6%
2005	5,539	-1.8%
2006	5,772	4.2%
2007	5,952	3.1%
2008	6,064	1.9%

Source: State Board of Education.

II. INCOME, WAGES AND EMPLOYMENT

Highlights, Trends and Characteristics

Income

According to the U.S. Bureau of Economic Analysis total personal income for Uintah County in 2006 (most recent data) was \$778.4 million *Figure 1*. Historically personal income in the county has increased at 3.6 percent annually, but personal income changes in the county are relatively volatile. The long-term growth rate masks this volatility. For example, during the first half of the 1980s personal income increased by 53 percent but in the second half of the decade personal income declined by more than 10 percent.

The energy boom has generated rapid increases in personal income in the past few years. From 2004-2006 personal income grew at an annual rate of 12.1 percent. In 2006 the increase was 16 percent.

Total earnings are composed of wages and salaries, supplements to wages (social security and pension payments) and proprietors income *Table 1*. Wages and salaries account for 77.2 percent of earnings in the county, retirement income 17.5 percent and proprietors income 5.3 percent. For several years the share of total earnings generated by proprietors has fallen as national chains (Kmart, Wal-Mart, Lowes, etc.) entered the local economy and replaced small proprietors. In 1970 proprietors income was 30.4 percent of total earnings. By 1990 proprietor income had fallen to 14 percent of earnings and in 2006 to 5.3 percent.

Between 2000 and 2006 per capita personal income for Uintah County increased from \$19,896 to \$28,052, an increase of 41.0 percent. This increase is the largest percentage gain among Utah's 29 counties *Table 2*.

Earnings in Uintah County are heavily concentrated in oil and gas extraction and extraction support activities. In 2006 nearly \$240 million in direct wages were generated by oil and gas extraction activities *Tables 3-5 and Figures 2-3*. The next largest sector was government with \$119.5 million. In 2006, about one-third of all earnings were direct wages and salaries paid in the oil and gas extraction and support activities. And closely related to the oil and gas sector is the transportation and utilities industry with \$74.0 million or 10.5 percent of total earnings. The transportation component of this sector includes the crude oil trucking operations that transport oil daily from the Uinta Basin to Davis County oil refineries.

The leisure and hospitality sector (tourism) makes up a surprisingly small portion of the local economy. Earnings in leisure and hospitality account for only 1.8 percent or \$12.5 million of total earnings.

Wages

Wage data are published by the Utah Department of Workforce Services. These data differ slightly from the Bureau of Economic Analysis estimates in that they do not include wage rates for proprietors or farm workers. One advantage of the Workforce Services numbers is timeliness. Workforce Services has published data on Uintah County through the first quarter of 2008 *Table 6 and Figure 4*.

Total nonagricultural wages paid in Uintah County in 2007 was \$604.7 million. Establishments located in Vernal accounted for 75 percent or \$453.6 million of the wages paid in the county.

The average wage paid in Uintah County was \$42,408 in 2007. This wage rate was 71.1 percent higher than the average wage of \$24,780 in 2000. The percent increase in average wage in Uintah County since 2000 is the highest increase among all counties, and Uintah County's average wage in 2007 is the highest average wage rate for any county. Salt Lake County ranks second with an average wage of \$40,872 followed by Box Elder County at \$40,524 *Tables 7–8*.

Employment and Wages

Nonagricultural employment, as reported by the Utah Department of Workforce Services, in Uintah County in 2007 was 14,262. Uintah County ranks 11th in size of the nonagricultural workforce. The numeric increase of 5,000 over the past seven years ranks 8th and the 54 percent gain ranks third among all Utah counties *Tables 9–11*.

Seventy-four percent of the employment in the county is located in Vernal City. The employment base in Vernal in 2007 was 10,550 *Table 12 and Figure 5*.

Employment in Vernal City is heavily concentrated in the mining sector. In 2006, 1,950 jobs or 21.3 percent of all jobs in the city were in the mining sector. The retail, wholesale, transportation and utilities sector, with 2,231 jobs, exceeds the mining sector and accounts for 24.3 percent of the employment in Vernal City *Tables 13–14*.

Employment in Uintah County, as reported by the Bureau of Economic Analysis (BEA) in 2006 was 17,844 *Exhibit 1, Table 15 and Figure 6–7*. BEA employment includes proprietors, agricultural workers and non-agricultural workers. The BEA estimate is a more comprehensive employment number than the Department of Workforce Services number.

In 2006 BEA estimated that the mining sector in Uintah County accounted for 19 percent of all employment. Employment in the mining sector was 3,397 *Tables 16–17*.

Uintah County's current unemployment rate of 2.2 percent is the lowest unemployment rate in the for the county in a number of years *Figure 8*.

Figure 1
Personal Income Change in Uintah County

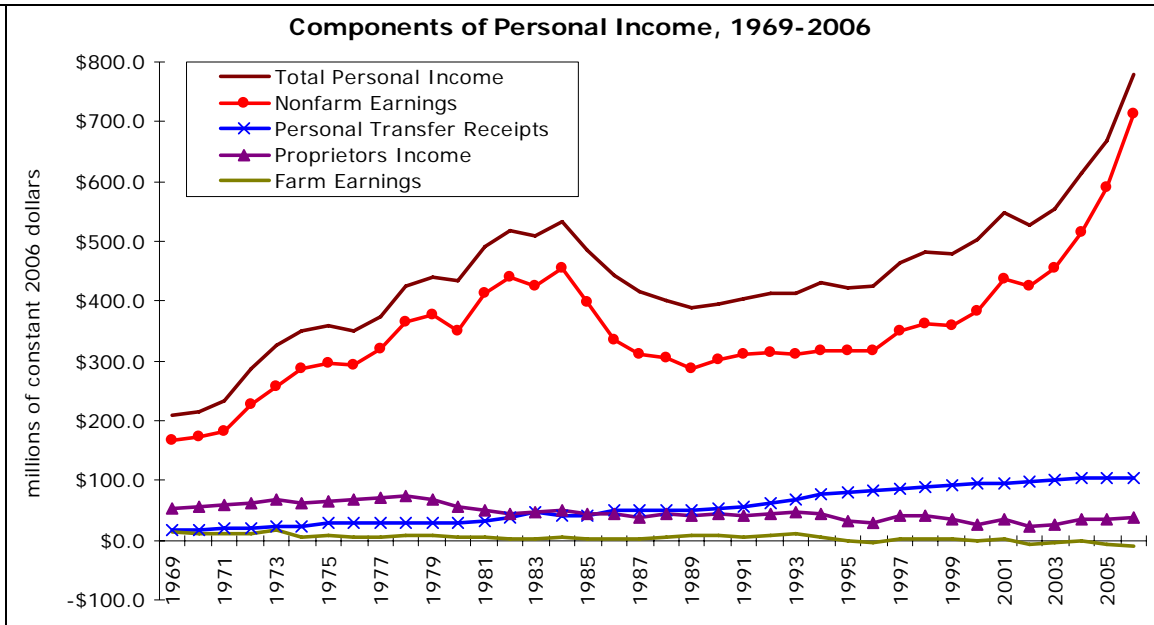


Table 1
Uintah County Income Summary, 1969–2006
 (dollar figures are millions of constant 2006 dollars)

	1969	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	Change	AARC
Total Personal Income	\$207.8	\$216.3	\$432.9	\$394.6	\$503.3	\$549.2	\$526.8	\$552.7	\$613.1	\$669.2	\$778.4	274.5%	3.6%
Per Capita Personal Income (dollars)	\$16,759	\$16,902	\$20,911	\$17,751	\$19,896	\$21,085	\$20,273	\$21,243	\$23,379	\$24,892	\$28,052	67.4%	1.4%
Nonagricultural Payroll	\$109.8	\$109.4	\$248.8	\$201.2	\$270.1	\$305.4	\$292.9	\$319.6	\$360.7	\$414.1	\$520.9	374.4%	4.3%
Average Annual Nonagricultural Wage (dollars)	\$32,096	\$31,146	\$36,004	\$29,959	\$29,160	\$30,978	\$29,416	\$30,963	\$33,138	\$35,195	\$39,190	22.1%	0.5%
Personal Transfer Receipts	\$15.5	\$17.8	\$30.1	\$52.0	\$93.7	\$93.9	\$99.1	\$101.8	\$103.1	\$104.4	\$105.3	579.0%	5.3%
Components of Earnings													
Wage and salary disbursements	\$116.7	\$116.4	\$254.8	\$218.2	\$288.1	\$329.1	\$318.4	\$340.5	\$383.1	\$437.7	\$543.6	365.7%	4.2%
Supplements to wages and salaries	\$11.3	\$11.7	\$45.1	\$49.8	\$68.3	\$75.0	\$76.0	\$86.5	\$97.6	\$110.3	\$123.2	988.3%	6.7%
Employer contribs for pensions and insurance	\$6.1	\$6.6	\$28.6	\$32.1	\$46.1	\$50.0	\$51.3	\$59.3	\$66.3	\$73.7	\$78.3	1175.6%	7.1%
Employer contribs for gov't social insurance	\$5.2	\$5.1	\$16.5	\$17.7	\$22.2	\$25.1	\$24.7	\$27.2	\$31.3	\$36.6	\$44.9	766.6%	6.0%
Proprietors income	\$53.1	\$55.8	\$56.6	\$43.5	\$25.3	\$34.4	\$23.1	\$26.1	\$36.1	\$34.4	\$37.4	-29.6%	-0.9%
Farm proprietors income	\$10.1	\$8.2	\$3.8	\$6.0	-\$4.3	-\$0.4	-\$10.5	-\$5.4	-\$2.6	-\$11.8	-\$12.6	-224.9%	N/A
Nonfarm proprietors income	\$43.0	\$47.7	\$52.8	\$37.5	\$29.6	\$34.8	\$33.5	\$31.5	\$38.8	\$46.2	\$49.9	16.1%	0.4%
Farm earnings	\$13.9	\$11.4	\$6.2	\$8.5	-\$1.3	\$2.5	-\$7.2	-\$2.5	\$0.4	-\$8.1	-\$9.2	-165.9%	N/A
Nonfarm earnings	\$167.2	\$172.4	\$350.3	\$303.0	\$383.1	\$436.1	\$424.6	\$455.7	\$516.5	\$590.5	\$713.3	326.5%	4.0%
Private earnings	\$135.5	\$136.7	\$292.6	\$225.1	\$278.4	\$328.6	\$314.7	\$343.4	\$400.6	\$471.5	\$593.9	338.2%	4.1%
Government earnings	\$31.7	\$35.7	\$57.7	\$77.9	\$104.7	\$107.5	\$110.0	\$112.2	\$115.9	\$119.0	\$119.5	276.7%	3.6%
Components' Shares of Total Earnings													
Wage and salary disbursements	64.4%	63.3%	71.5%	70.0%	75.5%	75.0%	76.3%	75.1%	74.1%	75.2%	77.2%		
Supplements to wages and salaries	6.3%	6.3%	12.7%	16.0%	17.9%	17.1%	18.2%	19.1%	18.9%	18.9%	17.5%		
Employer contribs for pensions and insurance	3.4%	3.6%	8.0%	10.3%	12.1%	11.4%	12.3%	13.1%	12.8%	12.7%	11.1%		
Employer contribs for gov't social insurance	2.9%	2.8%	4.6%	5.7%	5.8%	5.7%	5.9%	6.0%	6.1%	6.3%	6.4%		
Proprietors income	29.3%	30.4%	15.9%	14.0%	6.6%	7.8%	5.5%	5.8%	7.0%	5.9%	5.3%		
Farm proprietors income	5.6%	4.4%	1.1%	1.9%	-1.1%	-0.1%	-2.5%	-1.2%	-0.5%	-2.0%	-1.8%		
Nonfarm proprietors income	23.8%	25.9%	14.8%	12.0%	7.8%	7.9%	8.0%	6.9%	7.5%	7.9%	7.1%		
Farm earnings	7.7%	6.2%	1.7%	2.7%	-0.4%	0.6%	-1.7%	-0.6%	0.1%	-1.4%	-1.3%		
Nonfarm earnings	92.3%	93.8%	98.3%	97.3%	100.4%	99.4%	101.7%	100.6%	99.9%	101.4%	101.3%		
Private earnings	74.8%	74.4%	82.1%	72.2%	72.9%	74.9%	75.4%	75.8%	77.5%	81.0%	84.3%		
Government earnings	17.5%	19.4%	16.2%	25.0%	27.4%	24.5%	26.3%	24.8%	22.4%	20.4%	17.0%		
Location Quotients of Earnings Components													
Wage and salary disbursements	0.82	0.80	0.95	0.95	1.02	1.02	1.05	1.05	1.04	1.06	1.08	32.6%	0.8%
Supplements to wages and salaries	0.69	0.68	0.85	1.03	1.23	1.16	1.13	1.14	1.13	1.12	1.04	50.3%	1.1%
Employer contribs for pensions and insurance	0.61	0.61	0.80	1.03	1.30	1.20	1.14	1.15	1.13	1.10	0.97	58.6%	1.3%
Employer contribs for gov't social insurance	0.82	0.80	0.95	1.02	1.10	1.08	1.11	1.12	1.12	1.17	1.19	45.1%	1.0%
Proprietors income	2.44	2.65	1.66	1.35	0.59	0.68	0.49	0.51	0.58	0.49	0.45	-81.7%	-4.5%
Farm proprietors income	2.73	2.31	1.74	2.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Nonfarm proprietors income	2.38	2.72	1.65	1.28	0.71	0.71	0.73	0.63	0.65	0.67	0.61	-74.5%	-3.6%
Farm earnings	2.89	2.45	1.55	2.16	N/A	0.88	N/A	N/A	0.11	N/A	N/A		
Nonfarm earnings	0.95	0.96	0.99	0.99	1.01	1.00	1.02	1.01	1.01	1.02	1.02	7.3%	0.2%
Private earnings	0.93	0.94	1.01	0.89	0.87	0.89	0.91	0.92	0.94	0.98	1.02	8.8%	0.2%
Government earnings	1.02	1.07	0.92	1.40	1.79	1.57	1.61	1.48	1.35	1.23	1.03	1.0%	0.0%

Note: Location quotient values greater than 1.00 indicate concentrations relative to the country.

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System; Utah Department of Workforce Services; and Bureau of Economic and Business Research, University of Utah.

Table 2
Counties Ranked by Change in
Per Capita Personal Income

	2000	2006	% Chg.
Uintah	16,934	27,920	64.9%
Duchesne	18,990	29,707	56.4%
Piute	15,598	23,460	50.4%
Millard	17,397	24,359	40.0%
Emery	18,000	24,559	36.4%
Carbon	21,376	29,159	36.4%
Garfield	18,323	24,836	35.5%
Grand	20,188	26,983	33.7%
Iron	16,376	21,402	30.7%
Kane	21,637	28,213	30.4%
Summit	44,542	57,725	29.6%
San Juan	12,879	16,569	28.7%
Sevier	17,695	22,699	28.3%
Daggett	15,218	19,500	28.1%
Rich	20,842	26,457	26.9%
Salt Lake	27,659	34,951	26.4%
Washington	19,197	24,248	26.3%
Morgan	21,771	27,438	26.0%
Juab	18,055	22,371	23.9%
Sanpete	15,144	18,705	23.5%
Weber	23,261	28,697	23.4%
Utah	23,864	29,406	23.2%
Wasatch	20,842	25,676	23.2%
Box Elder	20,358	24,813	21.9%
Davis	25,068	30,455	21.5%
Cache	18,725	22,624	20.8%
Tooele	19,710	23,734	20.4%
Wayne	18,343	21,722	18.4%
Beaver	21,238	25,017	17.8%
Utah	19,598	22,184	13.2%

Source: U.S. Bureau of Economic Analysis.

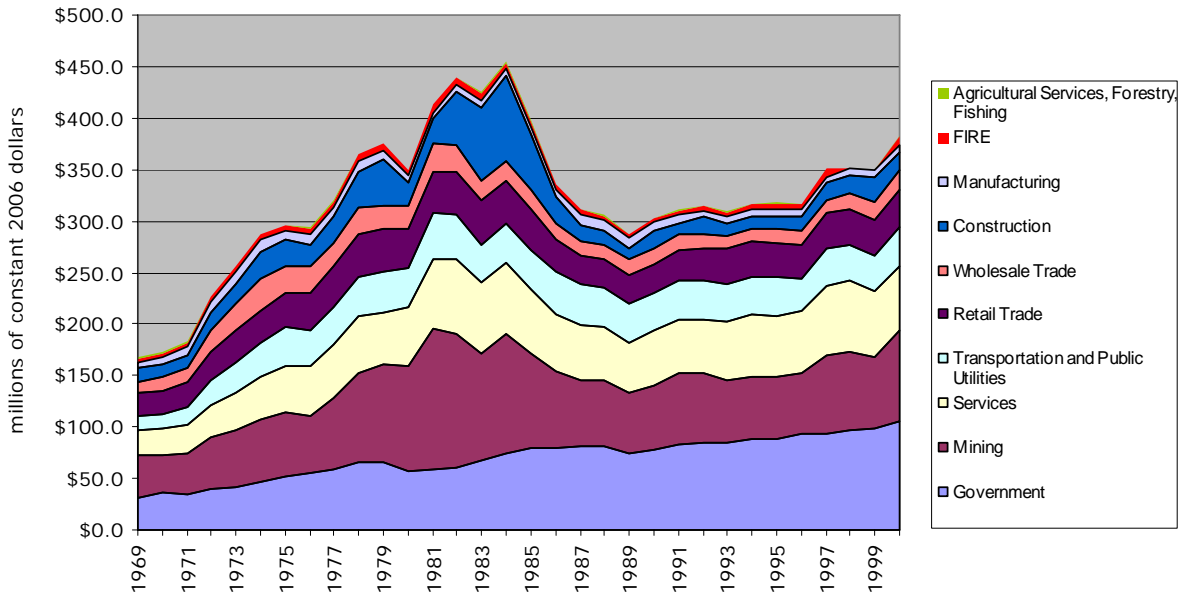
Table 3
Uintah County Earnings by Industry, 1969–2006
(millions of constant 2006 dollars)

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Agricultural Services, Forestry, Fishing	\$0.3	\$0.3	\$0.7	\$0.8	\$1.1	\$1.1	\$1.1	\$0.8	\$1.0	\$0.8	\$0.6	N/A	N/A	\$1.2
Mining	\$41.6	\$36.6	\$102.2	\$62.2	\$70.7	\$67.9	\$60.0	\$59.9	\$59.2	\$59.8	\$75.7	\$75.6	\$69.3	\$88.7
Metal mining	\$0.39	\$0.00	\$0.00	N/A	N/A	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Coal mining	\$0.01	\$0.04	\$0.08	N/A	N/A	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oil and gas extraction	\$25.9	\$21.8	\$82.3	\$43.1	\$54.4	\$52.2	\$45.0	\$43.7	\$42.2	\$42.1	\$58.2	\$56.7	\$49.0	\$67.8
Nonmetallic minerals, except fuels	\$15.3	\$14.8	\$19.9	\$18.6	\$16.2	\$15.7	\$15.0	\$16.2	\$17.0	\$17.8	\$17.6	\$18.9	\$20.3	\$20.9
Construction	\$12.6	\$12.7	\$21.7	\$18.1	\$11.7	\$17.0	\$12.5	\$12.9	\$12.8	\$14.9	\$16.1	\$18.5	\$24.6	\$17.4
Manufacturing	\$6.5	\$7.7	\$7.0	\$7.7	\$8.1	\$6.0	\$6.0	\$7.2	\$7.3	\$7.2	\$6.5	\$6.1	\$7.6	\$8.1
Petroleum and coal products	\$0.0	\$0.0	\$0.0	\$0.0	\$0.8	\$0.0	N/A	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Transportation and Public Utilities	\$12.9	\$13.7	\$38.8	\$36.4	\$36.5	\$36.8	\$37.0	\$36.6	\$37.4	\$32.8	\$35.9	\$34.8	\$34.4	\$38.4
Wholesale Trade	\$11.4	\$12.9	\$23.0	\$15.1	\$15.2	\$13.3	\$12.6	\$11.9	\$13.0	\$13.1	\$13.0	\$15.3	\$16.1	\$18.2
Retail Trade	\$22.5	\$23.1	\$37.4	\$28.6	\$30.1	\$31.6	\$33.5	\$34.5	\$33.2	\$32.2	\$34.6	\$34.7	\$34.5	\$35.6
Building materials and garden equipment	\$1.58	\$2.05	\$4.33	\$1.55	\$2.11	\$2.16	\$1.99	\$2.54	\$2.68	\$2.76	\$2.92	\$2.71	\$3.01	\$3.14
General merchandise stores	\$2.96	\$2.92	\$2.71	\$2.26	\$4.35	\$4.56	\$4.69	\$4.61	\$4.60	\$4.35	\$4.80	\$5.18	\$5.53	\$7.16
Food stores	\$1.52	\$1.49	\$4.26	\$7.22	\$6.30	\$6.63	\$6.53	\$7.09	\$6.88	\$7.37	\$8.12	\$7.74	\$7.14	\$6.93
Automotive dealers and service stations	\$6.86	\$7.01	\$11.44	\$8.37	\$7.40	\$7.54	\$8.56	\$9.08	\$8.54	\$7.67	\$8.39	\$8.62	\$8.40	\$8.14
Apparel and accessory stores	\$0.95	\$0.96	\$1.17	\$0.32	\$0.36	\$0.32	\$0.46	\$0.52	\$0.46	\$0.39	\$0.38	\$0.42	\$0.46	\$0.54
Home furniture and furnishings stores	\$0.92	\$0.94	\$1.98	\$1.07	\$0.86	\$0.82	\$0.91	\$0.91	\$0.94	\$0.95	\$1.06	\$1.05	\$1.00	\$0.71
Eating and drinking places	\$3.46	\$3.49	\$4.75	\$4.42	\$4.87	\$5.59	\$6.31	\$6.44	\$6.08	\$5.76	\$5.87	\$6.05	\$5.85	\$5.85
Miscellaneous retail	\$4.26	\$4.28	\$6.81	\$3.39	\$3.83	\$4.02	\$4.06	\$3.33	\$3.07	\$2.91	\$3.03	\$2.95	\$3.12	\$3.14
Finance, Insurance, and Real Estate	\$3.7	\$3.6	\$6.0	\$3.3	\$3.3	\$4.4	\$4.7	\$4.4	\$5.2	\$4.3	\$7.5	N/A	N/A	\$7.8
Services	\$24.0	\$26.0	\$55.8	\$52.9	\$51.8	\$53.1	\$57.1	\$59.8	\$60.0	\$59.0	\$67.5	\$69.1	\$64.3	\$63.1
Government	\$31.7	\$35.7	\$57.7	\$77.9	\$82.4	\$84.0	\$85.3	\$89.0	\$89.1	\$93.2	\$93.8	\$97.0	\$98.9	\$104.7
Federal, Civilian	\$10.8	\$12.4	\$15.9	\$23.0	\$24.3	\$25.8	\$26.3	\$27.8	\$25.7	\$25.8	\$25.3	\$26.4	\$27.1	\$28.5
Military	\$0.8	\$0.9	\$1.3	\$2.7	\$2.5	\$2.6	\$2.5	\$2.6	\$2.2	\$2.3	\$2.2	\$2.2	\$2.2	\$2.3
State	N/A	N/A	\$4.9	\$6.3	\$6.7	\$7.1	\$6.9	\$7.9	\$8.4	\$8.8	\$8.4	\$6.6	\$6.7	\$6.9
Local	N/A	N/A	\$35.6	\$45.9	\$48.9	\$48.6	\$49.5	\$50.7	\$52.8	\$56.4	\$57.8	\$61.8	\$63.0	\$67.1
By NAICS Industry	2001	2002	2003	2004	2005	2006								
Forestry, Fishing, and Related Activities	\$1.1	\$0.7	\$0.8	\$0.6	\$0.7	\$0.7								
Mining	\$121.9	\$108.5	\$125.3	\$151.9	\$192.2	\$264.4								
Oil and gas extraction	\$19.2	\$15.9	\$20.0	\$23.5	\$32.9	\$44.8								
Mining (except oil and gas)	\$21.0	\$23.1	\$22.2	\$22.2	\$22.4	\$25.0								
Support activities for mining	\$81.7	\$69.5	\$83.1	\$106.1	\$136.8	\$194.5								
Construction	\$22.8	\$21.9	\$24.6	\$27.7	\$34.0	\$40.4								
Manufacturing	\$6.7	\$5.7	\$5.2	\$5.4	\$6.0	\$7.9								
Petroleum and coal products	\$2.2	\$0.6	\$0.3	\$0.3	\$0.3	\$0.4								
Transportation and Utilities	\$36.0	\$35.7	\$37.4	\$46.5	\$52.0	\$74.0								
Wholesale Trade	\$17.6	\$18.1	\$19.1	\$22.0	\$26.3	\$29.8								
Retail Trade	\$32.0	\$31.1	\$32.1	\$33.4	\$36.1	\$40.2								
Motor vehicle and parts dealers	\$7.8	\$7.8	\$7.7	\$8.1	\$9.0	\$9.8								
Furniture and home furnishings stores	\$0.8	\$0.7	\$0.9	\$1.1	\$1.2	\$1.1								
Electronics and appliance stores	\$0.4	\$0.3	N/A	N/A	\$0.3	\$0.6								
Building material and garden supply stores	\$3.3	\$3.3	\$3.2	\$3.6	\$4.0	\$5.0								
Food and beverage stores	\$3.1	\$2.7	\$4.1	\$4.2	\$4.3	\$4.7								
Health and personal care stores	N/A	N/A	N/A	N/A	N/A	N/A								
Gasoline stations	\$3.3	\$2.8	\$2.7	\$2.7	\$2.8	\$3.4								
Clothing and clothing accessories stores	\$0.8	\$0.7	\$0.6	\$0.6	\$0.6	\$0.8								
Sporting goods, hobby, book & music stores	\$1.4	\$1.2	\$1.1	\$1.2	\$1.3	\$1.5								
General merchandise stores	\$9.0	\$9.7	\$9.6	\$9.9	\$10.5	\$11.1								
Miscellaneous store retailers	\$1.1	\$1.1	\$1.0	\$1.0	\$1.1	\$1.2								
Nonstore retailers	N/A	N/A	\$0.8	\$0.8	N/A	N/A								
Information	N/A	\$3.3	\$4.0	\$3.8	\$3.7	\$4.6								
Financial Activity	\$14.9	\$16.7	\$18.9	\$22.7	\$29.2	\$32.8								
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A								
Education & Health Services	\$18.9	\$20.9	\$21.8	\$23.6	\$25.2	\$27.0								
Leisure & Hospitality Services	\$10.0	\$9.1	\$9.5	\$10.5	\$11.2	\$12.5								
Other Services	\$23.1	\$22.9	\$24.8	\$28.7	\$28.2	\$28.8								
Government	\$107.5	\$110.0	\$112.2	\$115.9	\$119.0	\$119.5								
Federal, Civilian	\$29.0	\$29.5	\$29.0	\$31.4	\$31.1	\$32.0								
Military	\$2.5	\$3.2	\$4.6	\$4.7	\$5.7	\$4.7								
State	\$7.1	\$7.4	\$7.1	\$7.5	\$7.3	\$8.5								
Local	\$68.8	\$69.8	\$71.5	\$72.2	\$75.0	\$74.2								

N/A: Data not shown to avoid disclosure of confidential information or because the data were not available.

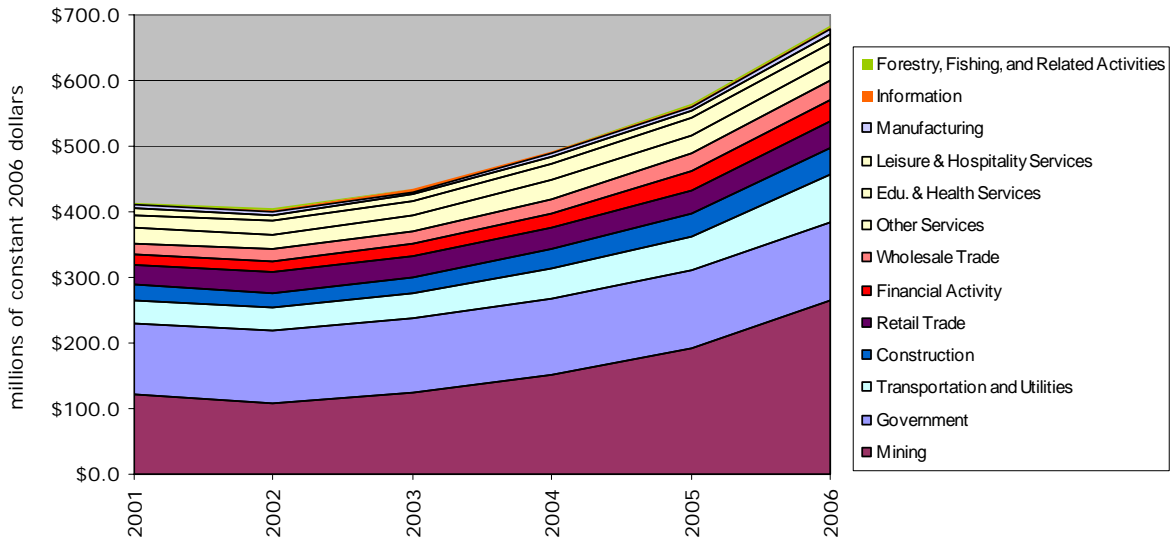
Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Figure 2
Earnings by SIC Industry, 1969-2000



Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Figure 3
Earnings by NAICS Industry, 2001-2006



Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Table 4
Uintah County Earnings Shares by Industry, 1969–2006

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Agricultural Services, Forestry, Fishing	0.2%	0.2%	0.2%	0.2%	0.4%	0.3%	0.4%	0.2%	0.3%	0.2%	0.2%	N/A	N/A	0.3%
Mining	23.0%	19.9%	28.7%	20.0%	22.4%	20.9%	18.8%	18.6%	18.7%	19.1%	21.4%	20.8%	19.3%	23.2%
Metal mining	0.2%	0.0%	0.0%	N/A	N/A	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Coal mining	0.0%	0.0%	0.0%	N/A	N/A	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Oil and gas extraction	14.3%	11.9%	23.1%	13.8%	17.2%	16.1%	14.1%	13.6%	13.3%	13.4%	16.5%	15.6%	13.6%	17.8%
Nonmetallic minerals, except fuels	8.4%	8.0%	5.6%	6.0%	5.1%	4.8%	4.7%	5.0%	5.4%	5.7%	5.0%	5.2%	5.6%	5.5%
Construction	7.0%	6.9%	6.1%	5.8%	3.7%	5.2%	3.9%	4.0%	4.0%	4.8%	4.6%	5.1%	6.8%	4.6%
Manufacturing	3.6%	4.2%	2.0%	2.5%	2.6%	1.9%	1.9%	2.2%	2.3%	2.3%	1.9%	1.7%	2.1%	2.1%
Petroleum and coal products	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Transportation and Public Utilities	7.1%	7.5%	10.9%	11.7%	11.5%	11.4%	11.6%	11.4%	11.8%	10.5%	10.2%	9.6%	9.6%	10.1%
Wholesale Trade	6.3%	7.0%	6.4%	4.9%	4.8%	4.1%	3.9%	3.7%	4.1%	4.2%	3.7%	4.2%	4.5%	4.8%
Retail Trade	12.4%	12.6%	10.5%	9.2%	9.5%	9.8%	10.5%	10.7%	10.5%	10.3%	9.8%	9.6%	9.6%	9.3%
Building materials and garden equipment	0.9%	1.1%	1.2%	0.5%	0.7%	0.7%	0.6%	0.8%	0.8%	0.9%	0.8%	0.7%	0.8%	0.8%
General merchandise stores	1.6%	1.6%	0.8%	0.7%	1.4%	1.4%	1.5%	1.4%	1.5%	1.4%	1.4%	1.4%	1.5%	1.9%
Food stores	0.8%	0.8%	1.2%	2.3%	2.0%	2.0%	2.0%	2.2%	2.2%	2.4%	2.3%	2.1%	2.0%	1.8%
Automotive dealers and service stations	3.8%	3.8%	3.2%	2.7%	2.3%	2.3%	2.7%	2.8%	2.7%	2.5%	2.4%	2.4%	2.3%	2.1%
Apparel and accessory stores	0.5%	0.5%	0.3%	0.1%	0.1%	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Home furniture and furnishings stores	0.5%	0.5%	0.6%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%
Eating and drinking places	1.9%	1.9%	1.3%	1.4%	1.5%	1.7%	2.0%	2.0%	1.9%	1.8%	1.7%	1.7%	1.6%	1.5%
Miscellaneous retail	2.3%	2.3%	1.9%	1.1%	1.2%	1.2%	1.3%	1.0%	1.0%	0.9%	0.9%	0.8%	0.9%	0.8%
Finance, Insurance, and Real Estate	2.0%	2.0%	1.7%	1.1%	1.0%	1.3%	1.5%	1.4%	1.7%	1.4%	2.1%	N/A	N/A	2.1%
Services	13.2%	14.2%	15.7%	17.0%	16.4%	16.4%	17.9%	18.5%	19.0%	18.8%	19.1%	19.0%	17.9%	16.5%
Government	17.5%	19.4%	16.2%	25.0%	26.1%	25.9%	26.7%	27.6%	28.2%	29.8%	26.5%	26.7%	27.5%	27.4%
Federal, Civilian	6.0%	6.7%	4.5%	7.4%	7.7%	8.0%	8.2%	8.6%	8.1%	8.2%	7.2%	7.3%	7.5%	7.5%
Military	0.4%	0.5%	0.4%	0.9%	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%
State	N/A	N/A	1.4%	2.0%	2.1%	2.2%	2.2%	2.5%	2.7%	2.8%	2.4%	1.8%	1.9%	1.8%
Local	N/A	N/A	10.0%	14.7%	15.5%	15.0%	15.5%	15.7%	16.7%	18.0%	16.4%	17.0%	17.5%	17.6%
By NAICS Industry	2001	2002	2003	2004	2005	2006								
Forestry, Fishing, and Related Activities	0.3%	0.2%	0.2%	0.1%	0.1%	0.1%								
Mining	27.8%	26.0%	27.7%	29.4%	33.0%	37.5%								
Oil and gas extraction	4.4%	3.8%	4.4%	4.6%	5.6%	6.4%								
Mining (except oil and gas)	4.8%	5.5%	4.9%	4.3%	3.9%	3.6%								
Support activities for mining	18.6%	16.6%	18.3%	20.5%	23.5%	27.6%								
Construction	5.2%	5.2%	5.4%	5.4%	5.8%	5.7%								
Manufacturing	1.5%	1.4%	1.1%	1.0%	1.0%	1.1%								
Petroleum and coal products	0.5%	0.2%	0.1%	0.0%	0.0%	0.1%								
Transportation and Utilities	8.2%	8.6%	8.2%	9.0%	8.9%	10.5%								
Wholesale Trade	4.0%	4.3%	4.2%	4.2%	4.5%	4.2%								
Retail Trade	7.3%	7.4%	7.1%	6.5%	6.2%	5.7%								
Motor vehicle and parts dealers	1.8%	1.9%	1.7%	1.6%	1.5%	1.4%								
Furniture and home furnishings stores	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%								
Electronics and appliance stores	0.1%	0.1%	N/A	N/A	0.1%	0.1%								
Building material and garden supply stores	0.7%	0.8%	0.7%	0.7%	0.7%	0.7%								
Food and beverage stores	0.7%	0.7%	0.9%	0.8%	0.7%	0.7%								
Health and personal care stores	N/A	N/A	N/A	N/A	N/A	N/A								
Gasoline stations	0.8%	0.7%	0.6%	0.5%	0.5%	0.5%								
Clothing and clothing accessories stores	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%								
Sporting goods, hobby, book & music stores	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%								
General merchandise stores	2.0%	2.3%	2.1%	1.9%	1.8%	1.6%								
Miscellaneous store retailers	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%								
Nonstore retailers	N/A	N/A	0.2%	0.1%	N/A	N/A								
Information	N/A	0.8%	0.9%	0.7%	0.6%	0.6%								
Financial Activity	3.4%	4.0%	4.2%	4.4%	5.0%	4.7%								
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A								
Education & Health Services	4.3%	5.0%	4.8%	4.6%	4.3%	3.8%								
Leisure & Hospitality Services	2.3%	2.2%	2.1%	2.0%	1.9%	1.8%								
Other Services	5.3%	5.5%	5.5%	5.5%	4.8%	4.1%								
Government	24.5%	26.3%	24.8%	22.4%	20.4%	17.0%								
Federal, Civilian	6.6%	7.1%	6.4%	6.1%	5.3%	4.5%								
Military	0.6%	0.8%	1.0%	0.9%	1.0%	0.7%								
State	1.6%	1.8%	1.6%	1.5%	1.2%	1.2%								
Local	15.7%	16.7%	15.8%	14.0%	12.9%	10.5%								

N/A: Data not shown to avoid disclosure of confidential information or because the data were not available.

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System and Bureau of Economic and Business Research, University of Utah.

Table 5
Uintah County Earnings Location Quotients by Industry, 1969–2006

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Agricultural Services, Forestry, Fishing	0.43	0.39	0.41	0.37	0.54	0.51	0.52	0.38	0.47	0.40	0.29	N/A	N/A	0.45
Mining	22.38	18.87	13.78	18.27	22.90	22.26	20.52	21.08	22.16	21.33	22.18	22.02	22.45	24.42
Metal mining	1.57	0.00	0.00	N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coal mining	0.01	0.08	0.04	N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oil and gas extraction	28.81	25.06	19.22	20.79	29.99	28.88	25.13	25.77	26.55	23.89	25.46	24.92	24.42	25.64
Nonmetallic minerals, except fuels	52.45	48.55	35.23	49.54	45.23	42.67	42.50	43.13	48.19	50.00	44.52	43.70	48.40	49.76
Construction	1.07	1.07	0.98	0.98	0.69	1.03	0.76	0.75	0.76	0.88	0.83	0.90	1.17	0.78
Manufacturing	0.13	0.16	0.08	0.13	0.14	0.10	0.10	0.12	0.13	0.13	0.11	0.10	0.13	0.13
Petroleum and coal products	0.00	0.00	0.00	0.00	0.95	0.00	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transportation and Public Utilities	1.02	1.03	1.45	1.79	1.75	1.72	1.70	1.65	1.72	1.51	1.51	1.43	1.41	1.48
Wholesale Trade	1.07	1.18	0.98	0.76	0.77	0.66	0.66	0.61	0.67	0.68	0.59	0.67	0.72	0.76
Retail Trade	1.15	1.16	1.06	1.00	1.04	1.09	1.18	1.20	1.17	1.16	1.11	1.10	1.10	1.09
Building materials and garden equipment	1.23	1.63	2.13	1.03	1.39	1.39	1.30	1.59	1.69	1.77	1.64	1.48	1.63	1.63
General merchandise stores	0.87	0.83	0.60	0.68	1.32	1.37	1.44	1.42	1.45	1.44	1.43	1.52	1.65	2.01
Food stores	0.51	0.47	0.68	1.54	1.31	1.37	1.41	1.55	1.55	1.72	1.70	1.63	1.56	1.49
Automotive dealers and service stations	1.81	1.83	1.90	1.80	1.59	1.64	1.84	1.86	1.78	1.61	1.59	1.62	1.57	1.48
Apparel and accessory stores	0.79	0.80	0.61	0.21	0.23	0.21	0.31	0.36	0.34	0.30	0.26	0.28	0.32	0.35
Home furniture and furnishings stores	0.83	0.85	1.02	0.57	0.49	0.49	0.56	0.54	0.55	0.57	0.55	0.51	0.47	0.31
Eating and drinking places	1.08	1.06	0.66	0.70	0.73	0.82	0.95	0.95	0.91	0.88	0.80	0.81	0.79	0.76
Miscellaneous retail	1.67	1.66	1.27	0.71	0.83	0.83	0.88	0.71	0.66	0.65	0.59	0.57	0.59	0.56
Finance, Insurance, and Real Estate	0.38	0.37	0.29	0.15	0.15	0.18	0.19	0.18	0.21	0.16	0.24	N/A	N/A	0.21
Services	0.87	0.91	0.86	0.67	0.64	0.63	0.68	0.71	0.71	0.70	0.70	0.68	0.64	0.58
Government	1.02	1.07	0.92	1.40	1.42	1.43	1.48	1.55	1.61	1.75	1.60	1.67	1.76	1.79
Federal, Civilian	1.40	1.50	1.03	1.92	1.93	2.02	2.10	2.25	2.21	2.33	2.11	2.26	2.43	2.44
Military	0.17	0.19	0.18	0.45	0.40	0.40	0.44	0.48	0.45	0.49	0.44	0.46	0.49	0.49
State	N/A	N/A	0.41	0.57	0.58	0.61	0.60	0.68	0.75	0.81	0.70	0.56	0.58	0.58
Local	N/A	N/A	1.24	1.74	1.77	1.73	1.77	1.80	1.92	2.11	1.95	2.07	2.17	2.22
By NAICS Industry	2001	2002	2003	2004	2005	2006								
Forestry, Fishing, and Related Activities	0.65	0.50	0.51	0.38	0.34	0.32								
Mining	31.01	31.47	30.40	29.10	30.09	29.52								
Oil and gas extraction	9.06	8.87	8.48	7.69	8.96	8.42								
Mining (except oil and gas)	21.04	24.88	22.81	18.73	15.90	13.88								
Support activities for mining	100.59	95.74	104.83	109.31	104.71	106.40								
Construction	0.85	0.86	0.90	0.87	0.91	0.88								
Manufacturing	0.11	0.10	0.09	0.08	0.08	0.09								
Petroleum and coal products	1.38	0.53	0.24	0.12	0.10	0.12								
Transportation and Utilities	1.80	1.94	1.91	2.03	2.03	2.40								
Wholesale Trade	0.77	0.84	0.82	0.83	0.87	0.81								
Retail Trade	1.07	1.09	1.05	0.99	0.96	0.90								
Motor vehicle and parts dealers	1.31	1.34	1.23	1.18	1.18	1.09								
Furniture and home furnishings stores	0.61	0.59	0.67	0.74	0.71	0.58								
Electronics and appliance stores	0.24	0.17	N/A	N/A	0.19	0.29								
Building material and garden supply stores	1.32	1.39	1.22	1.20	1.17	1.21								
Food and beverage stores	0.67	0.60	0.86	0.79	0.76	0.70								
Health and personal care stores	N/A	N/A	N/A	N/A	N/A	N/A								
Gasoline stations	2.16	2.01	1.82	1.69	1.60	1.69								
Clothing and clothing accessories stores	0.38	0.36	0.30	0.27	0.24	0.25								
Sporting goods, hobby, book & music stores	1.35	1.26	1.15	1.11	1.17	1.12								
General merchandise stores	2.39	2.57	2.32	2.14	2.04	1.82								
Miscellaneous store retailers	0.55	0.58	0.52	0.51	0.50	0.45								
Nonstore retailers	N/A	N/A	0.51	0.48	N/A	N/A								
Information	N/A	0.20	0.23	0.20	0.18	0.18								
Financial Activity	0.34	0.41	0.43	0.44	0.50	0.46								
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A								
Education & Health Services	0.43	0.48	0.45	0.43	0.41	0.36								
Leisure & Hospitality Services	0.62	0.58	0.54	0.53	0.51	0.47								
Other Services	1.82	1.83	1.82	1.88	1.67	1.43								
Government	1.57	1.61	1.48	1.35	1.23	1.03								
Federal, Civilian	2.20	2.25	2.04	1.89	1.68	1.45								
Military	0.46	0.54	0.64	0.56	0.58	0.40								
State	0.51	0.54	0.46	0.44	0.39	0.38								
Local	1.92	1.97	1.83	1.64	1.51	1.24								

Note: Values greater than 1.00 indicate concentrations relative to the country.

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System and Bureau of Economic and Business Research, University of Utah.

Table 6
Total Nonagricultural Wages
 (Current Dollars)

	Vernal	Uintah County	Vernal as Percent Share
1990	\$93.9	\$128.6	73.0%
1991	\$105.9	\$137.2	77.2%
1992	\$110.9	\$144.8	76.6%
1993	\$112.0	\$143.5	78.0%
1994	\$118.8	\$149.8	79.3%
1995	\$119.5	\$157.0	76.1%
1996	\$128.7	\$163.0	79.0%
1997	\$145.2	\$185.6	78.2%
1998	\$152.5	\$194.4	78.4%
1999	\$151.2	\$201.2	75.1%
2000	\$188.5	\$229.5	82.1%
2001	\$215.9	\$269.0	80.3%
2002	\$215.3	\$263.0	81.9%
2003	\$241.3	\$293.1	82.3%
2004	\$271.7	\$338.4	80.3%
2005	\$320.8	\$400.4	80.1%
2006	\$396.5	\$520.9	76.1%
2007	\$453.6	\$604.7	75.0%

Source: Utah Department of Workforce Services.

Figure 4
Change in Nonagricultural Wages
 (Current Dollars)

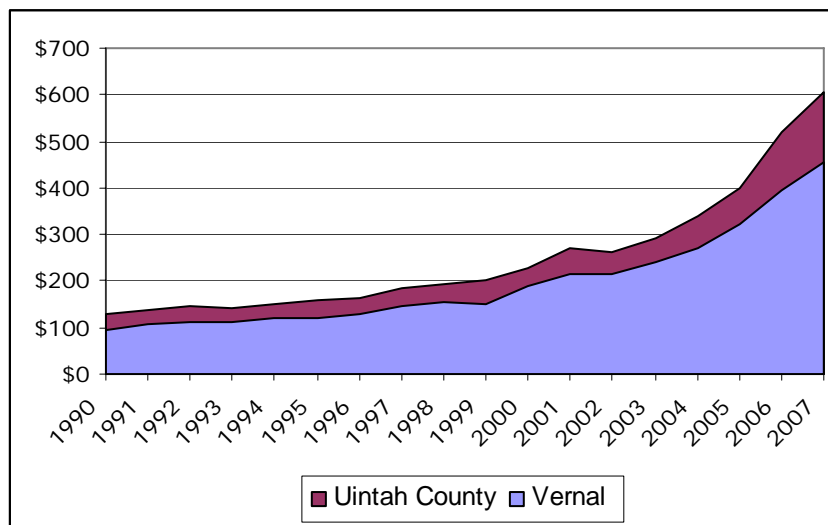


Table 7
Ranking of Counties by Change in
Average Nonagricultural Wage – 2000 to 2007
 (Current Dollars)

	2000	2007	% Chg.
Uintah	\$24,780	\$42,408	71.1%
Duchesne	\$23,772	\$39,600	66.6%
Juab	\$21,360	\$34,308	60.6%
Rich	\$15,564	\$22,824	46.6%
Wasatch	\$22,032	\$31,344	42.3%
Grand	\$18,300	\$25,752	40.7%
Wayne	\$17,904	\$24,912	39.1%
Beaver	\$20,220	\$27,684	36.9%
Kane	\$18,528	\$25,080	35.4%
Sanpete	\$17,712	\$23,724	33.9%
Washington	\$21,960	\$28,812	31.2%
Iron	\$19,548	\$25,608	31.0%
Daggett	\$23,112	\$30,096	30.2%
Sevier	\$21,492	\$27,972	30.2%
Garfield	\$18,600	\$24,096	29.5%
Summit	\$25,704	\$33,180	29.1%
Davis	\$27,504	\$35,412	28.8%
San Juan	\$21,852	\$28,080	28.5%
Carbon	\$26,352	\$33,720	28.0%
Salt Lake	\$31,944	\$40,872	27.9%
Cache	\$21,684	\$27,000	24.5%
Box Elder	\$32,808	\$40,524	23.5%
Tooele	\$30,096	\$37,056	23.1%
Utah	\$26,580	\$32,652	22.8%
Weber	\$26,496	\$32,508	22.7%
Millard	\$26,100	\$32,016	22.7%
Morgan	\$24,780	\$29,916	20.7%
Emery	\$34,152	\$39,708	16.3%
Piute	\$19,488	\$21,516	10.4%

Source: Utah Department of Workforce Services.

Table 8
Ranking of Counties by Average Wage - 2007

	Average Wage
Uintah	\$42,408
Salt Lake	\$40,872
Box Elder	\$40,524
Emery	\$39,708
Duchesne	\$39,600
Tooele	\$37,056
Davis	\$35,412
Juab	\$34,308
Carbon	\$33,720
Summit	\$33,180
Utah	\$32,652
Weber	\$32,508
Millard	\$32,016
Wasatch	\$31,344
Daggett	\$30,096
Morgan	\$29,916
Washington	\$28,812
San Juan	\$28,080
Sevier	\$27,972
Beaver	\$27,684
Cache	\$27,000
Grand	\$25,752
Iron	\$25,608
Kane	\$25,080
Wayne	\$24,912
Garfield	\$24,096
Sanpete	\$23,724
Rich	\$22,824
Piute	\$21,516

*Source: Utah
Department of
Workforce Services.*

Table 9
Counties Ranked by Size of
Nonagricultural Employment - 2007

	Employment
Salt Lake	601,227
Utah	186,053
Davis	103,575
Weber	96,145
Washington	53,513
Cache	49,936
Summit	21,900
Box Elder	20,318
Iron	16,994
Tooele	15,504
Uintah	14,262
Carbon	9,247
Sevier	8,056
Sanpete	7,517
Duchesne	7,378
Wasatch	7,103
Grand	4,657
San Juan	4,245
Millard	3,987
Emery	3,906
Juab	3,663
Kane	3,191
Garfield	2,339
Beaver	2,053
Morgan	1,983
Wayne	1,075
Rich	752
Daggett	486
Piute	356

Source: Utah Department of Workforce Services.

Table 10
Counties Ranked by Numeric Change in
Nonagricultural Employment

	2000	2007	Numeric Change
Salt Lake	545,153	601,227	56,074
Utah	152,699	186,053	33,354
Washington	33,579	53,513	19,934
Davis	84,846	103,575	18,729
Cache	41,840	49,936	8,096
Weber	88,346	96,145	7,799
Summit	15,228	21,900	6,672
Uintah	9,261	14,262	5,001
Tooele	11,130	15,504	4,374
Iron	14,070	16,994	2,924
Duchesne	4,764	7,378	2,614
Box Elder	17,747	20,318	2,571
Wasatch	4,695	7,103	2,408
Juab	2,508	3,663	1,155
Sevier	7,187	8,056	869
Sanpete	6,846	7,517	671
Grand	4,165	4,657	492
Millard	3,515	3,987	472
Kane	2,808	3,191	383
Carbon	8,871	9,247	376
Morgan	1,656	1,983	327
Emery	3,606	3,906	300
San Juan	4,029	4,245	216
Rich	559	752	193
Beaver	1,886	2,053	167
Garfield	2,175	2,339	164
Piute	242	356	114
Daggett	468	486	18
Wayne	1,091	1,075	-16

Source: Utah Department of Workforce Services.

Table 11
Counties Ranked by Percent Change
in Nonagricultural Employment

	2000	2007	Percent Change
Washington	33,579	53,513	59.4%
Duchesne	4,764	7,378	54.9%
Uintah	9,261	14,262	54.0%
Wasatch	4,695	7,103	51.3%
Piute	242	356	47.1%
Juab	2,508	3,663	46.1%
Summit	15,228	21,900	43.8%
Tooele	11,130	15,504	39.3%
Rich	559	752	34.5%
Davis	84,846	103,575	22.1%
Utah	152,699	186,053	21.8%
Iron	14,070	16,994	20.8%
Morgan	1,656	1,983	19.7%
Cache	41,840	49,936	19.3%
Box Elder	17,747	20,318	14.5%
Kane	2,808	3,191	13.6%
Millard	3,515	3,987	13.4%
Sevier	7,187	8,056	12.1%
Grand	4,165	4,657	11.8%
Salt Lake	545,153	601,227	10.3%
Sanpete	6,846	7,517	9.8%
Beaver	1,886	2,053	8.9%
Weber	88,346	96,145	8.8%
Emery	3,606	3,906	8.3%
Garfield	2,175	2,339	7.5%
San Juan	4,029	4,245	5.4%
Carbon	8,871	9,247	4.2%
Daggett	468	486	3.8%
Wayne	1,091	1,075	-1.5%

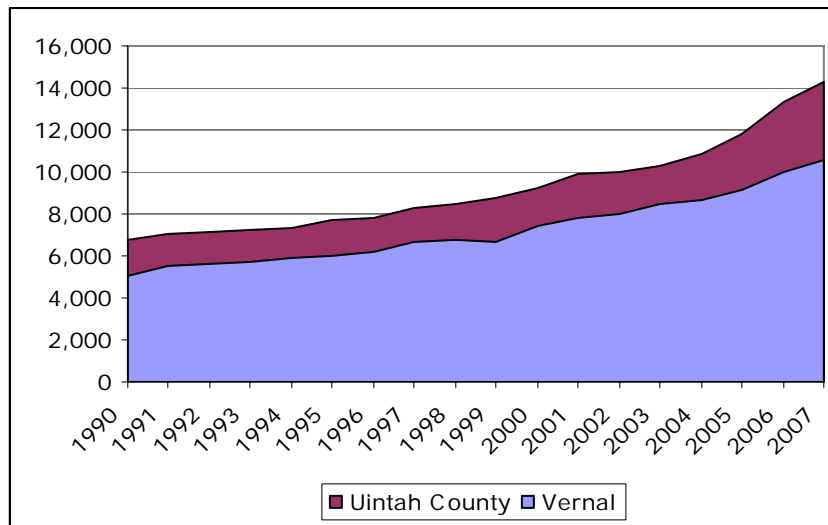
Source: Utah Department of Workforce Services.

Table 12
Nonagricultural Employment in
Vernal and Uintah County

	Vernal	Uintah County	Vernal as Share of County
1990	5,073	6,717	75.5%
1991	5,551	7,076	78.4%
1992	5,634	7,158	78.7%
1993	5,744	7,226	79.5%
1994	5,925	7,377	80.3%
1995	5,955	7,707	77.3%
1996	6,186	7,782	79.5%
1997	6,677	8,328	80.2%
1998	6,764	8,523	79.4%
1999	6,696	8,758	76.5%
2000	7,417	9,261	80.1%
2001	7,793	9,860	79.0%
2002	8,044	9,958	80.8%
2003	8,474	10,323	82.1%
2004	8,637	10,884	79.4%
2005	9,168	11,766	77.9%
2006	9,966	13,290	74.9%
2007	10,553	14,262	74.0%

Source: Utah Department of Workforce Services.

Figure 5
Employment Change in Uintah County and Vernal



Source: Utah Department of Workforce Services.

Table 13
Employment by Sector in Vernal City

Sector	1990	2000	Sector	2006
Mining	925	1,203	Mining	1,953
Construction	84	354	Construction	445
Manufacturing	108	210	Manufacturing	122
Transportation	409	516	Trade	2,231
Trade	1,362	2,033	Information	109
FIRE	100	127	Finance	400
Services	853	1,399	Professional	458
Government	1,232	1,575	Health Care	787
Total	5,073	7,417	Leisure	767
			Other	210
			Government	1,685
			Total	9,167

Source: Utah Department of Workforce Services.

Table 14
Percent Distribution of Employment in Vernal City

Sector SIC	1990	2000	Sector NAICS	2006
Mining	18.2%	16.2%	Mining	21.3%
Construction	1.7%	4.8%	Construction	4.9%
Manufacturing	2.1%	2.8%	Manufacturing	1.3%
Transportation	8.1%	7.0%	Trade	24.3%
Trade	26.8%	27.4%	Information	1.2%
FIRE	2.0%	1.7%	Finance	4.4%
Services	16.8%	18.9%	Professional	5.0%
Government	24.3%	21.2%	Health Care	8.6%
Total	100.0%	100.0%	Leisure	8.4%
			Other	2.3%
			Government	18.4%
			Total	100.0%

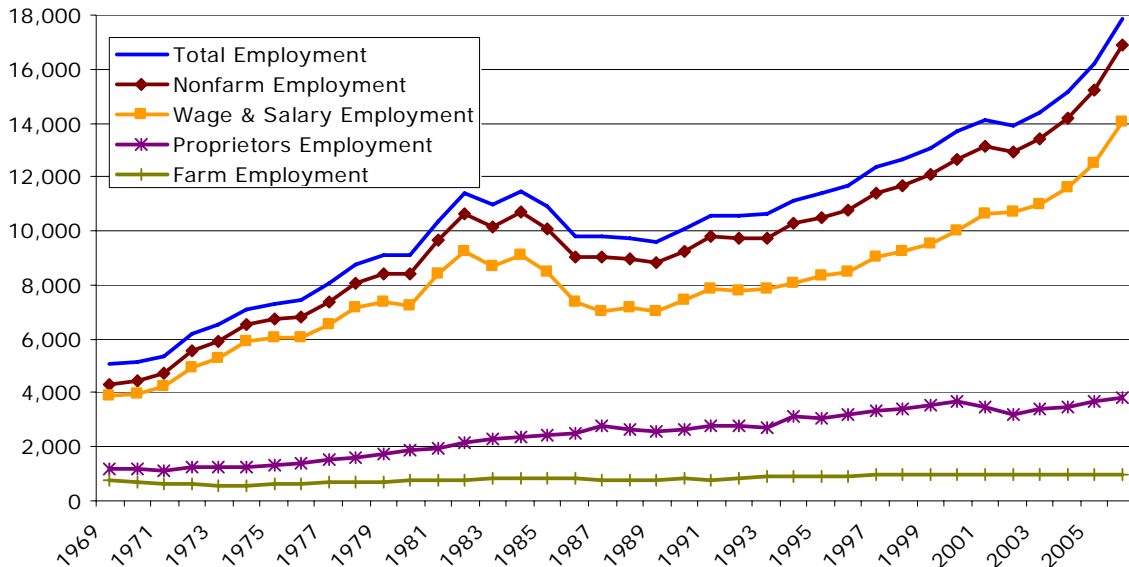
Source: Utah Department of Workforce Services.

**Exhibit 1
 Uintah County Employment Summary, 1969–2006**

	1969	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	Change	AARC
Total Employment	5,072	5,121	9,123	10,057	13,667	14,129	13,934	14,420	15,137	16,172	17,844	251.8%	3.5%
Employment by Type													
Wage and Salary Employment	3,906	3,944	7,254	7,410	9,999	10,639	10,706	10,993	11,628	12,507	14,039	259.4%	3.5%
Proprietors Employment	1,166	1,177	1,869	2,647	3,668	3,490	3,228	3,427	3,509	3,665	3,805	226.3%	3.2%
Farm Proprietors Employment	521	500	597	692	899	895	897	876	873	876	867	66.4%	1.4%
Nonfarm Proprietors Employment	645	677	1,272	1,955	2,769	2,595	2,331	2,551	2,636	2,789	2,938	355.5%	4.2%
Employment by Industry													
Farm Employment	753	689	730	811	1,000	999	985	981	971	979	966	28.3%	0.7%
Nonfarm Employment	4,319	4,432	8,393	9,246	12,667	13,130	12,949	13,439	14,166	15,193	16,878	290.8%	3.8%
Private Employment	3,253	3,285	6,704	7,050	9,999	10,492	10,246	10,723	11,485	12,507	14,139	334.6%	4.1%
Government Employment	1,066	1,147	1,689	2,196	2,668	2,638	2,703	2,716	2,681	2,686	2,739	156.9%	2.6%
Shares by Type													
Wage and Salary Employment	77.0%	77.0%	79.5%	73.7%	73.2%	75.3%	76.8%	76.2%	76.8%	77.3%	78.7%		
Proprietors Employment	23.0%	23.0%	20.5%	26.3%	26.8%	24.7%	23.2%	23.8%	23.2%	22.7%	21.3%		
Farm Proprietors Employment	10.3%	9.8%	6.5%	6.9%	6.6%	6.3%	6.4%	6.1%	5.8%	5.4%	4.9%		
Nonfarm Proprietors Employment	12.7%	13.2%	13.9%	19.4%	20.3%	18.4%	16.7%	17.7%	17.4%	17.2%	16.5%		
Shares by Industry													
Farm Employment	14.8%	13.5%	8.0%	8.1%	7.3%	7.1%	7.1%	6.8%	6.4%	6.1%	5.4%		
Nonfarm Employment	85.2%	86.5%	92.0%	91.9%	92.7%	92.9%	92.9%	93.2%	93.6%	93.9%	94.6%		
Private Employment	64.1%	64.1%	73.5%	70.1%	73.2%	74.3%	73.5%	74.4%	75.9%	77.3%	79.2%		
Government Employment	21.0%	22.4%	18.5%	21.8%	19.5%	18.7%	19.4%	18.8%	17.7%	16.6%	15.3%		
Location Quotients by Type													
Wage and Salary Employment	0.89	0.89	0.93	0.87	0.88	0.91	0.93	0.93	0.94	0.96	0.98	10.0%	0.3%
Proprietors Employment	1.70	1.68	1.43	1.68	1.61	1.46	1.33	1.32	1.25	1.19	1.08	-36.2%	-1.2%
Farm Proprietors Employment	3.40	3.28	3.00	4.29	4.94	4.84	4.86	4.74	4.63	4.42	4.09	20.4%	0.5%
Nonfarm Proprietors Employment	1.21	1.24	1.15	1.39	1.32	1.18	1.04	1.06	1.01	0.97	0.89	-26.3%	-0.8%
Location Quotients by Industry													
Farm Employment	3.40	3.10	2.41	3.56	3.92	3.86	3.83	3.76	3.71	3.62	3.37	-0.9%	0.0%
Nonfarm Employment	0.89	0.90	0.95	0.94	0.94	0.95	0.95	0.95	0.95	0.96	0.96	8.0%	0.2%
Private Employment	0.82	0.82	0.92	0.85	0.87	0.88	0.87	0.88	0.90	0.91	0.93	13.8%	0.3%
Government Employment	1.21	1.27	1.13	1.43	1.42	1.35	1.37	1.33	1.27	1.21	1.14	-5.6%	-0.2%

Note: Location quotient values greater than 1.00 indicate concentrations relative to the country.

Employment by Type and Industry, 1969-2006



Source: U.S. Bureau of Economic Analysis, Regional Economic Information System and Bureau of Economic and Business Research, University of Utah.

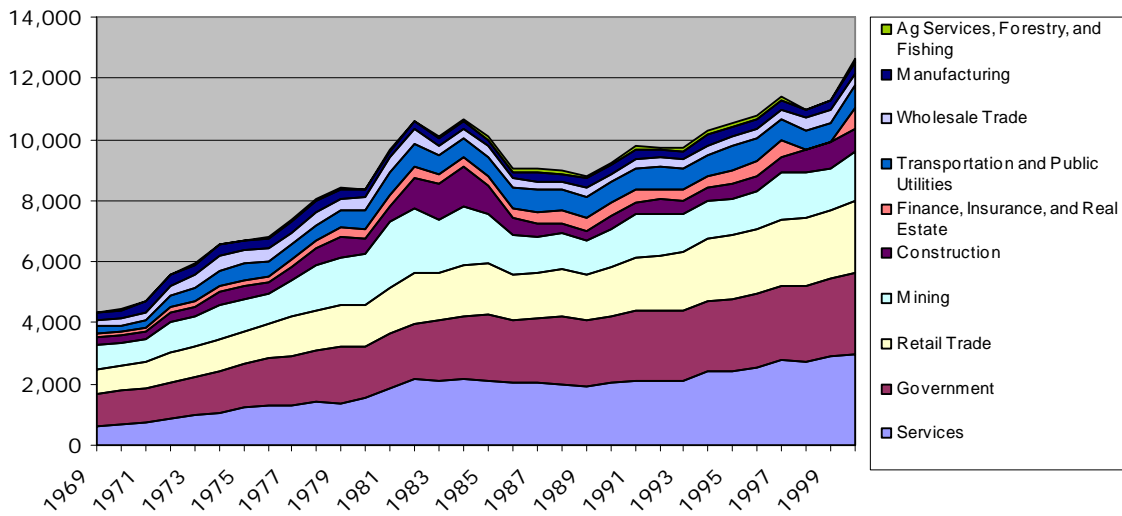
Table 15
Uintah County Employment by Industry, 1969–2006

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Ag Services, Forestry, and Fishing	12	12	50	92	123	95	120	113	97	92	126	N/A	N/A	170
Mining	833	746	1,690	1,248	1,431	1,339	1,251	1,238	1,232	1,227	1,498	1,483	1,366	1,615
Construction	267	259	446	404	388	477	393	443	499	519	553	717	839	722
Manufacturing	205	267	248	290	293	253	253	339	340	334	300	288	320	330
Transportation and Public Utilities	207	201	670	686	733	714	690	718	757	711	670	657	645	698
Wholesale Trade	218	234	391	274	291	300	323	311	323	322	334	398	411	425
Retail Trade	760	781	1,356	1,615	1,745	1,834	1,937	2,050	2,072	2,094	2,208	2,219	2,233	2,329
Finance, Insurance, and Real Estate Services	118	131	311	421	395	360	371	350	423	491	518	N/A	N/A	722
Government	633	654	1,542	2,020	2,120	2,129	2,081	2,392	2,425	2,543	2,763	2,748	2,894	2,988
Federal, Civilian	1,066	1,147	1,689	2,196	2,261	2,251	2,311	2,306	2,349	2,420	2,421	2,472	2,550	2,668
Military	255	274	291	401	412	446	432	425	414	398	379	397	400	406
State	125	135	125	174	170	166	163	152	140	139	135	132	129	129
Local	N/A	N/A	112	135	139	143	146	158	162	163	156	127	132	134
	N/A	N/A	1,161	1,486	1,540	1,496	1,570	1,571	1,633	1,720	1,751	1,816	1,889	1,999

By NAICS Industry	2001	2002	2003	2004	2005	2006
Forestry, Fishing, and Related Activities	87	91	90	85	84	86
Mining	1,914	1,840	2,014	2,253	2,678	3,397
Construction	858	789	842	896	1,010	1,166
Manufacturing	263	247	257	253	268	321
Transportation and Utilities	618	617	609	708	781	1,000
Wholesale Trade	400	408	431	483	529	598
Retail Trade	1,735	1,691	1,747	1,774	1,857	1,965
Information	N/A	138	156	153	150	174
Financial Activity	754	700	785	888	1,028	1,146
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A
Education & Health Services	955	1,033	1,036	1,052	1,078	1,097
Leisure & Hospitality Services	1,065	1,030	1,051	1,066	1,080	1,096
Other Services	834	816	854	932	992	1,045
Government	2,638	2,703	2,716	2,681	2,686	2,739
Federal, Civilian	406	419	435	444	422	415
Military	133	134	135	130	134	134
State	134	134	131	133	135	146
Local	1,965	2,016	2,015	1,974	1,995	2,044

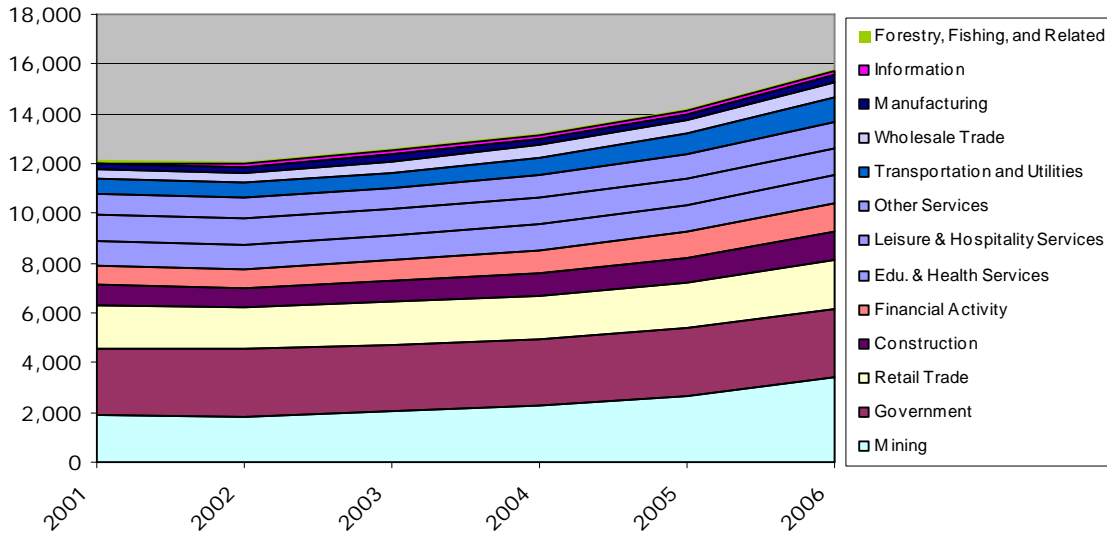
N/A: Data not shown to avoid disclosure of confidential information or because the data were not available.
 Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Figure 6
Nonfarm Employment by SIC Industry, 1969-2000



Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Figure 7
Nonfarm Employment by NAICS Industry, 2001-2006



Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

Table 16
Uintah County Employment Shares by Industry, 1969–2006

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Ag Services, Forestry, and Fishing	0.2%	0.2%	0.5%	0.9%	1.2%	0.9%	1.1%	1.0%	0.8%	0.8%	1.0%	N/A	N/A	1.2%
Mining	16.4%	14.6%	18.5%	12.4%	13.5%	12.7%	11.8%	11.1%	10.8%	10.5%	12.1%	11.7%	10.4%	11.8%
Construction	5.3%	5.1%	4.9%	4.0%	3.7%	4.5%	3.7%	4.0%	4.4%	4.4%	4.5%	5.7%	6.4%	5.3%
Manufacturing	4.0%	5.2%	2.7%	2.9%	2.8%	2.4%	2.4%	3.0%	3.0%	2.9%	2.4%	2.3%	2.4%	2.4%
Transportation and Public Utilities	4.1%	3.9%	7.3%	6.8%	6.9%	6.8%	6.5%	6.4%	6.6%	6.1%	5.4%	5.2%	4.9%	5.1%
Wholesale Trade	4.3%	4.6%	4.3%	2.7%	2.8%	2.8%	3.0%	2.8%	2.8%	2.8%	2.7%	3.1%	3.1%	3.1%
Retail Trade	15.0%	15.3%	14.9%	16.1%	16.5%	17.4%	18.3%	18.4%	18.1%	17.9%	17.9%	17.5%	17.1%	17.0%
Finance, Insurance, and Real Estate	2.3%	2.6%	3.4%	4.2%	3.7%	3.4%	3.5%	3.1%	3.7%	4.2%	4.2%	N/A	N/A	5.3%
Services	12.5%	12.8%	16.9%	20.1%	20.0%	20.2%	19.6%	21.5%	21.2%	21.8%	22.4%	21.7%	22.1%	21.9%
Government	21.0%	22.4%	18.5%	21.8%	21.4%	21.3%	21.8%	20.7%	20.6%	20.7%	19.6%	19.5%	19.5%	19.5%
Federal, Civilian	5.0%	5.4%	3.2%	4.0%	3.9%	4.2%	4.1%	3.8%	3.6%	3.4%	3.1%	3.1%	3.1%	3.0%
Military	2.5%	2.6%	1.4%	1.7%	1.6%	1.6%	1.5%	1.4%	1.2%	1.2%	1.1%	1.0%	1.0%	0.9%
State	N/A	N/A	1.2%	1.3%	1.3%	1.4%	1.4%	1.4%	1.4%	1.4%	1.3%	1.0%	1.0%	1.0%
Local	N/A	N/A	12.7%	14.8%	14.6%	14.2%	14.8%	14.1%	14.3%	14.7%	14.2%	14.3%	14.4%	14.6%
By NAICS Industry	2001	2002	2003	2004	2005	2006								
Forestry, Fishing, and Related Activities	0.6%	0.7%	0.6%	0.6%	0.5%	0.5%								
Mining	13.5%	13.2%	14.0%	14.9%	16.6%	19.0%								
Construction	6.1%	5.7%	5.8%	5.9%	6.2%	6.5%								
Manufacturing	1.9%	1.8%	1.8%	1.7%	1.7%	1.8%								
Transportation and Utilities	4.4%	4.4%	4.2%	4.7%	4.8%	5.6%								
Wholesale Trade	2.8%	2.9%	3.0%	3.2%	3.3%	3.4%								
Retail Trade	12.3%	12.1%	12.1%	11.7%	11.5%	11.0%								
Information	N/A	1.0%	1.1%	1.0%	0.9%	1.0%								
Financial Activity	5.3%	5.0%	5.4%	5.9%	6.4%	6.4%								
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A								
Education & Health Services	6.8%	7.4%	7.2%	6.9%	6.7%	6.1%								
Leisure & Hospitality Services	7.5%	7.4%	7.3%	7.0%	6.7%	6.1%								
Other Services	5.9%	5.9%	5.9%	6.2%	6.1%	5.9%								
Government	18.7%	19.4%	18.8%	17.7%	16.6%	15.3%								
Federal, Civilian	2.9%	3.0%	3.0%	2.9%	2.6%	2.3%								
Military	0.9%	1.0%	0.9%	0.9%	0.8%	0.8%								
State	0.9%	1.0%	0.9%	0.9%	0.8%	0.8%								
Local	13.9%	14.5%	14.0%	13.0%	12.3%	11.5%								

N/A: Data not shown to avoid disclosure of confidential information or because the data were not available. Shares are of total farm, nonfarm, and proprietors employment.

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System.

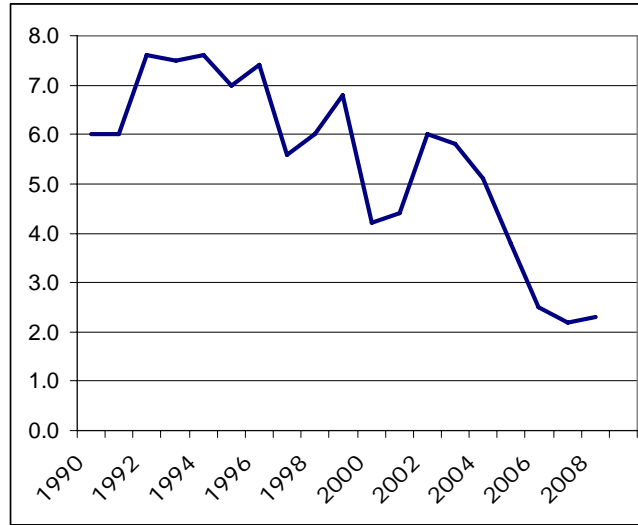
Table 17
Uintah County Employment Location Quotients by Industry, 1969–2006

By SIC Industry	1969	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Ag Services, Forestry, and Fishing	0.43	0.41	0.69	0.88	1.07	0.84	0.98	0.86	0.71	0.64	0.82	N/A	N/A	0.98
Mining	20.36	17.88	16.56	16.57	18.32	18.86	17.91	17.25	18.14	19.41	21.75	22.00	21.19	25.13
Construction	1.07	1.05	0.99	0.77	0.75	0.92	0.75	0.78	0.84	0.85	0.83	1.04	1.14	0.93
Manufacturing	0.18	0.24	0.15	0.20	0.20	0.18	0.18	0.23	0.23	0.23	0.20	0.19	0.21	0.21
Transportation and Public Utilities	0.77	0.74	1.48	1.45	1.46	1.45	1.38	1.35	1.40	1.28	1.14	1.07	1.01	1.03
Wholesale Trade	0.96	1.00	0.85	0.57	0.58	0.59	0.66	0.60	0.61	0.60	0.59	0.68	0.69	0.68
Retail Trade	1.01	1.02	0.95	0.98	1.00	1.05	1.11	1.10	1.08	1.06	1.07	1.07	1.04	1.04
Finance, Insurance, and Real Estate	0.36	0.38	0.44	0.54	0.49	0.46	0.47	0.42	0.50	0.56	0.56	N/A	N/A	0.67
Services	0.68	0.68	0.77	0.72	0.70	0.70	0.67	0.73	0.71	0.72	0.73	0.70	0.70	0.69
Government	1.21	1.27	1.13	1.43	1.39	1.38	1.43	1.38	1.41	1.45	1.39	1.40	1.42	1.42
Federal, Civilian	1.57	1.68	1.22	1.72	1.73	1.89	1.89	1.85	1.84	1.80	1.69	1.78	1.79	1.71
Military	0.66	0.74	0.63	0.89	0.84	0.82	0.86	0.82	0.80	0.82	0.78	0.79	0.77	0.76
State	N/A	N/A	0.37	0.42	0.41	0.42	0.42	0.44	0.44	0.45	0.41	0.33	0.34	0.33
Local	N/A	N/A	1.52	1.89	1.83	1.76	1.84	1.77	1.81	1.88	1.81	1.84	1.85	1.87
By NAICS Industry	2001	2002	2003	2004	2005	2006								
Forestry, Fishing, and Related Activities	1.01	1.03	1.05	0.95	0.90	0.85								
Mining	27.88	29.30	29.10	32.40	34.39	38.27								
Construction	1.03	0.98	0.99	0.98	0.99	1.01								
Manufacturing	0.18	0.19	0.20	0.19	0.19	0.22								
Transportation and Utilities	1.20	1.24	1.20	1.33	1.37	1.58								
Wholesale Trade	0.75	0.79	0.82	0.87	0.89	0.91								
Retail Trade	1.11	1.09	1.10	1.07	1.05	1.02								
Information	N/A	0.44	0.50	0.48	0.45	0.48								
Financial Activity	0.67	0.62	0.65	0.69	0.72	0.71								
Professional & Business Services	N/A	N/A	N/A	N/A	N/A	N/A								
Education & Health Services	0.60	0.64	0.61	0.58	0.56	0.51								
Leisure & Hospitality Services	0.89	0.86	0.84	0.81	0.76	0.70								
Other Services	1.09	1.04	1.04	1.08	1.08	1.03								
Government	1.35	1.37	1.33	1.27	1.21	1.14								
Federal, Civilian	1.76	1.83	1.79	1.79	1.63	1.49								
Military	0.75	0.76	0.74	0.70	0.71	0.66								
State	0.31	0.32	0.30	0.29	0.28	0.28								
Local	1.74	1.77	1.71	1.61	1.55	1.46								

Note: Values greater than 1.00 indicate concentrations relative to the country.

Source: U.S. Bureau of Economic Analysis, Regional Economic Information System and Bureau of Economic and Business Research, University of Utah.

Figure 8
Unemployment Rate in Uintah County



Source: Utah Department of Workforce Services.

III. RETAIL SALES AND TOURISM TRENDS

Highlights, Trends and Characteristics

In recent years retail sales have grown rapidly in Uintah County. In 2000 retail sales countywide were \$205 million in inflation adjusted dollars. By 2007 sales had grown to \$470 million, an increase of 129 percent and an average annual rate of growth of 12.6 percent *Table 1*.

Uintah County's phenomenal retail sales growth is demonstrated by comparison with other counties. Uintah County ranks second among all Utah counties in retail sales growth since 2000. The only county with a higher percentage increase was the state's smallest county Daggett. The third-ranked county Emery, with an increase of 74.5 percent, was far below Uintah County's increase.

Since 2000 retail sales in Uintah County, in numeric terms, have increased by \$264.7 million *Table 2*. Only four counties had larger numeric increases: Salt Lake County \$1.9 billion, Utah County \$1.2 billion, Washington County \$656.9 million and Davis County \$598 million. Over the past seven years retail sales have increased more in Uintah County than in Summit, Weber, Cache or Iron Counties.

Vernal City has been at the center of most of the retail activity in the county. Since 2000, retail sales in Vernal have increased from \$144.7 million to \$305.4 million *Table 3*. Vernal accounted for 60 percent of the increase in retail sales in the county over the past seven years. Vernal's retail sales increase of 111 percent ranks 10th among Utah cities. In numeric terms Vernal's \$160.7 million increase ranks 14th among cities. Impressively, the numeric change in retail sales in Vernal was greater than those in Provo, Cedar City, South Salt Lake and Logan *Table 4*.

The highest growth retail sectors are miscellaneous, furniture and motor vehicles. Over the past seven years, sales at the county level for these three sectors have increased annually at a rate of 23.8 percent, 22.3 percent and 21.0 percent respectively *Table 5*. In terms of total sales, miscellaneous retail and general merchandise are the two largest retail categories. In 2007 general merchandise represented 23.1 percent of retail sales in Uintah County and miscellaneous retail sales had a 25.4 percent share *Table 6*.

An important shift in retail sales in Uintah County and Vernal City has occurred in the past several years. The general merchandise sector has significantly increased its share at the expense of food stores. In 1990 general merchandise accounted for only 15.6 percent of retail sales in the county but with the introduction of the Wal-Mart Super Center in 2000 the share of general merchandise sales has risen to 23.1 percent. The shift is even more dramatic for Vernal City, the location of the Wal-Mart *Table 7*. In 1990 general merchandise represented only 13.5 percent of retail sales, but in 2007 the share of general merchandise sales had grown to 35.3 percent. Food store sales in Vernal City have dropped from a share of 32.8 percent in 1990 to 12.5 percent in 2007 *Table 8*.

A second shift in retail distribution is occurring between Vernal City and Uintah County. As retail establishments spread to the unincorporated area surrounding Vernal City the city's share of retail sales is declining. During the 1990s Vernal City accounted for well over 80 percent of the retail sales in the county, but in recent years Vernal's share has been declining. In 2007 Vernal's share had fallen to 65 percent *Table 9 and Figure 1*.

Tourism and business travel have boosted hotel and motel room revenues by nearly 100 percent in the last two years. Room revenue jumped from \$8.9 million in 2005 to \$17.1 million in 2007. Over 95 percent of the room revenue is generated in Vernal City *Table 10 and Figure 2*.

The most recent estimates show that travelers to Uintah County spent \$82.9 million in 2006 and this spending created 1,580 travel and tourism related jobs *Table 11*. Flaming Gorge National Recreation Area is the largest attraction with about one million visitors annually followed by Dinosaur National Monument which has averaged 300,000 visitors annually over the past four years *Table 12*.

Table 1
Counties Ranked by Change in Retail Sales
(Million 2007 Dollars)

	2000	2007	% Chg.
Daggett	\$1.2	\$2.8	133.3%
Uintah	\$205.3	\$470.0	129.0%
Emery	\$36.0	\$62.8	74.5%
Washington	\$938.4	\$1,595.3	70.0%
Rich	\$5.3	\$8.9	67.1%
Duchesne	\$98.1	\$158.7	61.8%
San Juan	\$30.6	\$49.4	61.7%
Summit	\$442.6	\$667.0	50.7%
Wasatch	\$109.9	\$158.3	44.0%
Sevier	\$136.3	\$195.6	43.5%
Iron	\$293.0	\$415.4	41.8%
Utah	\$3,026.4	\$4,205.9	39.0%
Tooele	\$238.8	\$323.4	35.4%
Kane	\$45.1	\$60.7	34.5%
Davis	\$1,941.9	\$2,539.9	30.8%
Piute	\$2.6	\$3.4	26.8%
Carbon	\$181.7	\$228.7	25.9%
Cache	\$673.5	\$845.3	25.5%
Beaver	\$28.0	\$34.4	22.6%
Sanpete	\$98.1	\$118.4	20.7%
Wayne	\$13.5	\$16.0	19.0%
Salt Lake	\$9,879.3	\$11,757.2	19.0%
Millard	\$60.1	\$71.2	18.5%
Grand	\$101.8	\$120.3	18.1%
Box Elder	\$247.0	\$284.5	15.2%
Weber	\$1,814.4	\$1,996.4	10.0%
Juab	\$39.0	\$40.8	4.7%
Morgan	\$31.8	\$32.2	1.2%
Garfield	\$22.9	\$22.5	-1.8%

Source: Utah State Tax Commission.

Table 2
Counties Ranked by Numeric Change in Retail Sales
 (Million 2007 Dollars)

	2000	2007	Numeric Change
Salt Lake	\$9,879.3	\$11,757.2	\$1,877.9
Utah	\$3,026.4	\$4,205.9	\$1,179.5
Washington	\$938.4	\$1,595.3	\$656.9
Davis	\$1,941.9	\$2,539.9	\$598.0
Uintah	\$205.3	\$470.0	\$264.7
Summit	\$442.6	\$667.0	\$224.3
Weber	\$1,814.4	\$1,996.4	\$182.0
Cache	\$673.5	\$845.3	\$171.8
Iron	\$293.0	\$415.4	\$122.4
Tooele	\$238.8	\$323.4	\$84.6
Duchesne	\$98.1	\$158.7	\$60.6
Sevier	\$136.3	\$195.6	\$59.3
Wasatch	\$109.9	\$158.3	\$48.4
Carbon	\$181.7	\$228.7	\$47.0
Box Elder	\$247.0	\$284.5	\$37.5
Emery	\$36.0	\$62.8	\$26.8
Sanpete	\$98.1	\$118.4	\$20.3
San Juan	\$30.6	\$49.4	\$18.9
Grand	\$101.8	\$120.3	\$18.5
Kane	\$45.1	\$60.7	\$15.6
Millard	\$60.1	\$71.2	\$11.1
Beaver	\$28.0	\$34.4	\$6.3
Rich	\$5.3	\$8.9	\$3.6
Wayne	\$13.5	\$16.0	\$2.6
Juab	\$39.0	\$40.8	\$1.8
Daggett	\$1.2	\$2.8	\$1.6
Piute	\$2.6	\$3.4	\$0.7
Morgan	\$31.8	\$32.2	\$0.4
Garfield	\$22.9	\$22.5	-\$0.4

Source: Utah State Tax Commission.

Table 3
Top Thirty Cities Ranked by Percent Change in Retail Sales
(Million 2007 Dollars)

	2000	2007	% Chg.
South Jordan	\$40.4	\$318.9	689.3%
Naples	\$1.4	\$9.9	603.7%
West Bountiful	\$32.5	\$159.1	389.7%
Lehi	\$61.7	\$282.1	357.3%
American Fork	\$197.8	\$553.4	179.8%
Draper	\$176.5	\$474.1	168.6%
Lindon	\$72.0	\$187.5	160.4%
Payson	\$51.3	\$123.2	140.2%
Pleasant Grove	\$41.4	\$96.8	133.7%
Vernal	\$144.7	\$305.4	111.0%
Riverton	\$58.7	\$123.3	110.1%
Richfield	\$70.2	\$145.0	106.5%
Springdale	\$8.3	\$17.0	104.6%
West Jordan	\$441.4	\$896.5	103.1%
South Ogden	\$91.7	\$184.8	101.5%
Riverdale	\$318.0	\$613.5	92.9%
Centerville	\$118.4	\$220.9	86.6%
St. George	\$654.3	\$1,204.9	84.1%
North Salt Lake	\$56.8	\$104.2	83.4%
Hurricane	\$31.7	\$57.6	81.6%
Tooele	\$153.6	\$275.6	79.4%
Cedar City	\$226.1	\$384.8	70.2%
Roosevelt	\$53.4	\$89.8	68.1%
Kaysville	\$71.9	\$120.7	67.9%
Woods Cross	\$104.9	\$171.1	63.1%
Heber	\$78.5	\$124.5	58.6%
Springville	\$70.2	\$108.1	54.0%
Park City	\$177.0	\$268.8	51.9%
Spanish Fork	\$129.0	\$192.4	49.1%
West Valley	\$737.7	\$1,084.0	46.9%

Source: Utah State Tax Commission.

Table 4
Top Thirty Cities Ranked by Numeric Change in Retail Sales
(Million 2007 Dollars)

	2000	2007	Numeric Change
Salt Lake City	\$2,033.9	\$2,721.0	\$687.1
St. George	\$654.3	\$1,204.9	\$550.6
West Jordan	\$441.4	\$896.5	\$455.1
Sandy	\$990.0	\$1,412.6	\$422.6
Murray	\$955.5	\$1,344.7	\$389.2
Orem	\$1,031.3	\$1,399.4	\$368.1
American Fork	\$197.8	\$553.4	\$355.6
West Valley	\$737.7	\$1,084.0	\$346.3
Draper	\$176.5	\$474.1	\$297.6
Riverdale	\$318.0	\$613.5	\$295.5
South Jordan	\$40.4	\$318.9	\$278.5
Layton	\$669.4	\$922.7	\$253.3
Lehi	\$61.7	\$282.1	\$220.4
Vernal	\$144.7	\$305.4	\$160.7
Cedar City	\$226.1	\$384.8	\$158.7
South Salt Lake	\$568.1	\$724.1	\$156.0
Provo	\$690.2	\$841.0	\$150.8
Logan	\$379.8	\$519.6	\$139.8
West Bountiful	\$32.5	\$159.1	\$126.6
Tooele	\$153.6	\$275.6	\$122.0
Lindon	\$72.0	\$187.5	\$115.5
Centerville	\$118.4	\$220.9	\$102.5
South Ogden	\$91.7	\$184.8	\$93.1
Park City	\$177.0	\$268.8	\$91.8
Richfield	\$70.2	\$145.0	\$74.8
Payson	\$51.3	\$123.2	\$71.9
Woods Cross	\$104.9	\$171.1	\$66.2
Riverton	\$58.7	\$123.3	\$64.6
Spanish Fork	\$129.0	\$192.4	\$63.4
Bountiful	\$246.2	\$307.6	\$61.4

Source: Utah State Tax Commission.

Table 5
Retail Sales in Uintah County
(2007 Dollars)

	Building & Garden	General Merc.	Food Stores	Motor Vehicles	Apparel & Accessory	Furniture	Eating & Drinking	Misc.	Total
1990	\$7.09	\$21.96	\$42.90	\$29.98	\$5.23	\$5.03	\$12.57	\$15.68	\$140.45
1991	\$6.39	\$36.11	\$43.11	\$29.50	\$4.43	\$3.82	\$13.56	\$14.87	\$151.79
1992	\$6.90	\$42.43	\$43.23	\$29.04	\$4.99	\$4.08	\$14.34	\$13.75	\$158.77
1993	\$7.35	\$41.81	\$42.86	\$31.49	\$5.83	\$5.05	\$13.95	\$15.54	\$163.87
1994	\$7.89	\$40.78	\$44.53	\$36.41	\$5.50	\$5.67	\$14.61	\$17.25	\$172.64
1995	\$9.61	\$44.30	\$43.23	\$29.11	\$5.59	\$5.12	\$13.90	\$18.45	\$169.31
1996	\$9.34	\$47.46	\$44.67	\$22.28	\$4.27	\$4.71	\$13.04	\$19.65	\$165.41
1997	\$9.12	\$51.81	\$44.66	\$23.65	\$3.47	\$4.74	\$14.72	\$20.51	\$172.67
1998	\$10.98	\$54.13	\$46.01	\$28.38	\$4.04	\$5.90	\$16.88	\$20.37	\$186.70
1999	\$11.95	\$55.20	\$43.80	\$23.93	\$3.63	\$6.38	\$16.68	\$22.78	\$184.36
2000	\$12.19	\$66.90	\$46.58	\$25.24	\$3.84	\$5.47	\$18.33	\$26.73	\$205.28
2001	\$15.12	\$83.50	\$37.76	\$32.86	\$4.20	\$6.56	\$19.08	\$31.13	\$230.19
2002	\$16.30	\$84.10	\$36.42	\$34.25	\$4.02	\$6.48	\$18.66	\$30.82	\$231.04
2003	\$16.76	\$85.11	\$40.79	\$40.46	\$3.79	\$6.39	\$19.09	\$34.19	\$246.60
2004	\$20.26	\$89.43	\$38.03	\$57.90	\$4.61	\$7.53	\$20.98	\$46.91	\$285.65
2005	\$25.15	\$95.74	\$36.14	\$78.23	\$5.23	\$12.67	\$22.52	\$67.42	\$343.10
2006	\$33.72	\$105.99	\$40.68	\$92.95	\$6.09	\$18.25	\$24.83	\$114.96	\$437.49
2007	\$38.52	\$108.65	\$47.47	\$95.77	\$7.69	\$22.41	\$30.21	\$119.26	\$469.98
% Chg.									
1990-2000 AARC	443.4%	394.8%	10.7%	219.5%	47.0%	345.4%	140.2%	660.4%	234.6%
1990-2007 AARC	10.5%	9.9%	0.6%	7.1%	2.3%	9.2%	5.3%	12.7%	7.4%
2000-2007	17.9%	7.1%	0.3%	21.0%	10.4	22.3%	7.4%	23.8%	12.6%

Source: Utah State Tax Commission.

Table 6
Change in Distribution of Retail Sales
Uintah County
(2007 Dollars)

	1990	Percent Share	2007	Percent Share
Building and Garden	\$7.1	5.0%	\$38.5	8.2%
General Merchandise	\$22.0	15.6%	\$108.7	23.1%
Food Stores	\$42.9	30.5%	\$47.5	10.1%
Motor Vehicles	\$30.0	21.3%	\$95.8	20.4%
Apparel & Accessory	\$5.2	3.7%	\$7.7	1.6%
Furniture	\$5.0	3.6%	\$22.4	4.8%
Eating & Drinking	\$12.6	9.0%	\$30.2	6.4%
Miscellaneous	\$15.7	11.2%	\$119.3	25.4%
Total	\$140.5	100.0%	\$470.0	100.0%

Source: Utah State Tax Commission.

Table 7
Retail Sales for Vernal
(2007 Dollars)

	Building & Garden	General Merc.	Food Stores	Motor Vehicles	Apparel & Accessory	Furniture	Eating & Drinking	Misc.	Total
1990	\$7.03	\$16.47	\$40.02	\$27.53	\$4.85	\$4.46	\$10.97	\$10.71	\$122.02
1991	\$6.32	\$35.72	\$39.74	\$27.92	\$4.43	\$3.27	\$11.89	\$10.15	\$139.44
1992	\$6.86	\$41.98	\$39.89	\$27.76	\$4.99	\$3.60	\$12.74	\$9.78	\$147.59
1993	\$7.26	\$41.38	\$39.41	\$28.73	\$5.83	\$4.39	\$12.22	\$11.02	\$150.24
1994	\$7.83	\$54.33	\$40.81	\$32.46	\$5.49	\$4.85	\$12.72	\$12.35	\$170.87
1995	\$9.56	\$44.00	\$39.85	\$25.98	\$5.58	\$4.42	\$4.21	\$12.68	\$146.28
1996	\$8.97	\$47.02	\$40.75	\$19.30	\$4.27	\$4.14	\$4.50	\$13.09	\$142.05
1997	\$8.98	\$51.42	\$41.39	\$20.07	\$4.73	\$4.07	\$13.79	\$13.05	\$157.51
1998	\$9.53	\$53.45	\$41.28	\$24.30	\$3.38	\$4.35	\$15.65	\$13.35	\$165.30
1999	\$9.68	\$54.58	\$37.77	\$19.40	\$3.26	\$5.12	\$15.45	\$12.07	\$157.32
2000	\$10.44	\$66.24	\$40.12	\$19.62	\$3.47	\$4.24	\$17.06	\$12.99	\$174.17
2001	\$11.57	\$82.80	\$23.76	\$24.28	\$3.84	\$4.84	\$17.72	\$18.15	\$186.95
2002	\$12.68	\$83.40	\$25.70	\$26.05	\$3.67	\$4.78	\$16.05	\$17.41	\$189.74
2003	\$11.24	\$84.44	\$26.62	\$30.49	\$3.63	\$5.01	\$17.32	\$17.75	\$196.49
2004	\$13.46	\$88.95	\$27.37	\$36.03	\$4.21	\$5.57	\$19.51	\$21.29	\$216.40
2005	\$16.11	\$95.11	\$27.36	\$42.41	\$4.63	\$10.78	\$20.31	\$29.25	\$245.95
2006	\$19.54	\$105.12	\$31.03	\$49.31	\$5.40	\$14.31	\$21.24	\$37.20	\$283.14
2007	\$21.99	\$107.66	\$38.14	\$46.23	\$6.28	\$16.14	\$25.71	\$43.22	\$305.38
% Chg. 1990-2007 AARC	213.0%	553.8%	-4.7%	67.9%	29.6%	262.0%	134.5%	303.7%	150.3%
1990-2007 AARC	6.9%	11.6%	-0.3%	3.1%	1.5%	7.9%	5.1%	8.7%	5.5%
2000-2007	11.2%	7.2%	-0.7%	13.0%	8.8%	21.0%	6.0%	18.7%	8.4%

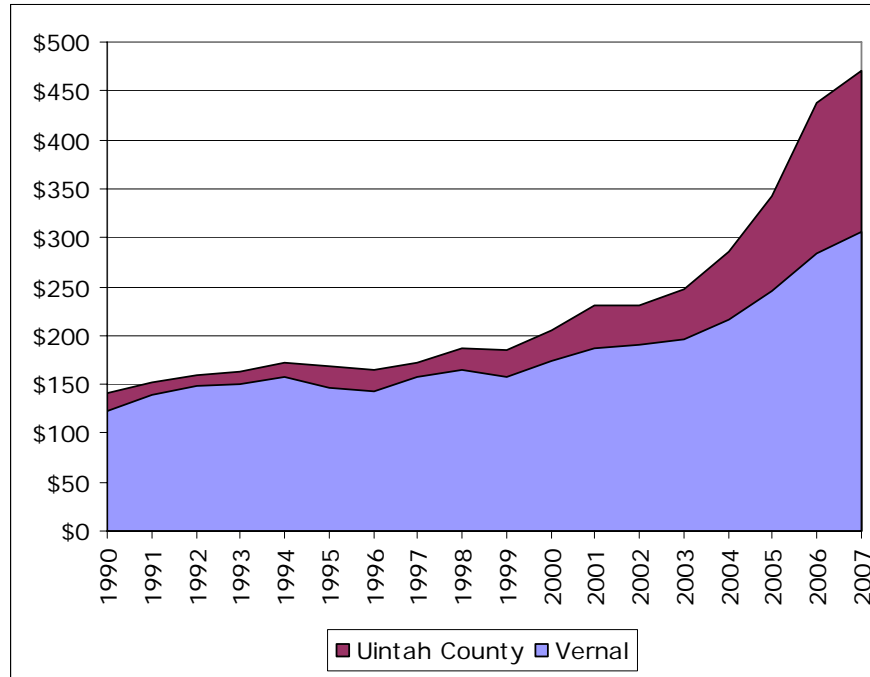
Source: Utah State Tax Commission.

Table 8
Change in Distribution of Retail Sales in Vernal
(2007 Dollars)

	1990	Percent Share	2007	Percent Share
Building and Garden	\$7.03	5.8%	\$22.0	7.2%
General Merchandise	\$16.47	13.5%	\$107.7	35.3%
Food Stores	\$40.02	32.8%	\$38.1	12.5%
Motor Vehicles	\$27.53	22.6%	\$46.2	15.1%
Apparel & Accessory	\$4.85	4.0%	\$6.3	2.1%
Furniture	\$4.46	3.7%	\$16.1	5.3%
Eating & Drinking	\$10.97	9.0%	\$25.7	8.4%
Miscellaneous	\$10.71	8.8%	\$43.2	14.2%
Total	\$122.02	100.0%	\$305.4	100.0%

Source: Utah State Tax Commission.

Figure 1
Retail Sales Change in Uintah County and Vernal
 (Million 2007 Dollars)



Source: Utah State Tax Commission.

Table 9
Vernal Retail Sales as Share of Uintah County
 (Millions of 2007 Dollars)

	Vernal	Uintah County	Vernal Share
1990	\$122.0	\$140.5	86.9%
1991	\$139.4	\$151.8	91.9%
1992	\$147.6	\$158.8	93.0%
1993	\$150.2	\$163.9	91.7%
1994	\$156.9	\$172.6	90.9%
1995	\$146.3	\$169.3	86.4%
1996	\$142.0	\$165.4	85.9%
1997	\$157.5	\$172.7	91.2%
1998	\$165.3	\$186.7	88.5%
1999	\$157.3	\$184.4	85.3%
2000	\$174.2	\$205.3	84.8%
2001	\$186.9	\$230.2	81.2%
2002	\$189.7	\$231.0	82.1%
2003	\$196.4	\$246.6	79.6%
2004	\$216.4	\$285.7	75.8%
2005	\$245.9	\$343.1	71.7%
2006	\$283.1	\$437.5	64.7%
2007	\$305.4	\$470.0	65.0%

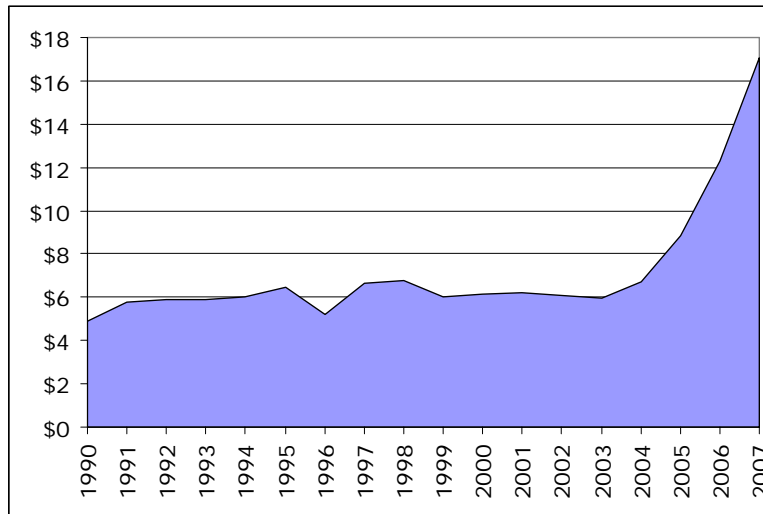
Source: Utah State Tax Commission.

Table 10
Vernal Hotel and Motel Room Revenue
 (Millions 2007 Dollars)

	Amount
1990	\$4.88
1991	\$5.78
1992	\$5.90
1993	\$5.90
1994	\$6.03
1995	\$6.48
1996	\$5.23
1997	\$6.64
1998	\$6.74
1999	\$6.01
2000	\$6.13
2001	\$6.23
2002	\$6.11
2003	\$5.93
2004	\$6.72
2005	\$8.87
2006	\$12.30
2007	\$17.09

Source: Utah State Tax Commission.

Figure 2
Hotel and Motel Room Revenue



Source: Utah State Tax Commission.

Table 11
Traveler Spending and Travel/Tourism
Related Employment in Uintah County

	Spending by Travelers (Million)	Travel & Tourism Related Employment
1996	\$39.2	723
1997	\$41.9	770
1998	\$43.8	811
1999	\$45.0	843
2000	\$45.7	866
2001	\$51.5	1,389
2002	\$51.6	1,661
2003	\$72.6	1,628
2004	\$56.5	1,114
2005	\$67.0	1,275
2006	\$82.9	1,580

Source: Utah Division of Travel Development.

Table 12
Visitations to National Recreation Areas,
National Monuments and State Parks

	Flaming Gorge NRA	Dinosaur NM	Starvation SP	Utah Field House SP	Steinaker SP	Red Fleet SP
2004	1,076,950	359,675	106,375	78,125	27,600	27,550
2005	1,109,250	389,100	51,957	60,175	35,125	23,950
2006	1,053,800	284,550	54,400	52,025	45,600	30,825
2007	1,050,000	199,313	61,350	50,175	57,625	38,275
% Chg.						
2006-07	-0.4%	-30.0%	12.8%	-3.6%	26.4%	24.2%

Source: Utah Division of State Parks, Ashley National Forest Service and National Park Service.

IV. TAX REVENUES

Highlights, Trends and Characteristics

The economic boom has generated an increase in tax revenues for Vernal City and Uintah County. In 2007 general fund revenues for Vernal City were \$14.7 million, up nearly 60 percent over 2006 revenues. General fund revenues for Uintah County in 2007 were \$12.3 million. County revenues have increased steadily over the past four years *Table 1*.

The increase in tourism and business travelers (extended stay by oil and gas workers) has led to a significant increase in transient room tax revenue for Uintah County. In 2007 transient room tax collections totaled \$530,000, up 55 percent over tax collections in 2006 *Table 2*.

Equipment used by oil and gas operators is subject to local property tax. Consequently the energy boom has led to a substantial increase in property tax revenues. The property tax payments on oil and gas equipment in Uintah County have increased from about \$2.6 million in 2000 to \$13.2 million in 2007 *Table 3*.

The assessed value of property in Uintah County in 2007 totaled 3.3 billion. Nearly half of this value was in natural resources property, which had an assessed value of \$1.5 billion. The assessed value of natural resource property has increased 368 percent since 2000 *Table 4*.

The total assessed value of property in Uintah County has increased by 168 percent since 2000, rising from \$1.2 billion to \$3.3 billion. Only three other counties have had higher rates of increase in assessed value; Kane, Washington and Iron *Table 5*.

Table 1
Vernal City General Fund Revenues
 (Property, Sales and Other Taxes in Current Dollars)

	Vernal City (Million)	Uintah County (Million)
1996	\$3.8	---
1997	\$4.6	---
1998	\$5.2	---
1999	\$4.3	---
2000	\$5.4	---
2001	\$8.7	\$9.7
2002	\$6.5	\$8.1
2003	\$9.0	\$8.0
2004	\$7.9	\$9.2
2005	\$7.6	\$11.1
2006	\$9.2	\$12.0
2007	\$14.7	\$12.3

Source: Utah State Auditor

Table 2
Transient Room and Restaurant Tax Revenues
Uintah County
 (Current Dollars)

	Room	Restaurant
1995	\$127,110	NA
1996	\$118,200	NA
1997	\$134,700	NA
1998	\$159,200	NA
1999	\$150,600	NA
2000	\$163,000	NA
2001	\$163,200	NA
2002	\$162,500	NA
2003	\$163,700	NA
2004	\$189,300	\$214,100
2005	\$242,000	\$318,100
2006	\$342,300	\$267,000
2007	\$530,329	\$302,200

Source: Utah State Tax Commission.

Table 3
Oil and Gas Property Tax Payments
in Uintah County
 (Current Dollars)

	Amount
1997	\$2,389,667
1998	\$2,858,447
1999	\$2,309,639
2000	\$2,579,728
2001	\$3,449,316
2002	\$4,054,227
2003	\$4,276,125
2004	\$5,985,003
2005	\$8,241,224
2006	\$12,895,362
2007	\$13,235,218

Source: Utah Tax State Commission

Table 4
Taxable Value of Property in Uintah County
 (Current Dollars)

	2000	2007	% Chg
Locally Assessed	\$512,427,295	\$1,532,503,650	199.1%
Centrally Assessed	\$731,658,921	\$1,799,244,282	145.9%
Natural Resources	\$320,154,738	\$1,500,067,541	368.5%
Total	\$1,244,086,216	\$3,331,747,932	167.8%

Source: Utah State Tax Commission.

Table 5
Counties Ranked by Change in Property Tax Value*
(Million of Current Dollars)

	2000	2007	Percent Change
Kane	\$435.9	\$1,416.8	225.0%
Washington	\$4,239.3	\$12,840.3	202.9%
Iron	\$1,491.6	\$3,997.0	168.0%
Uintah	\$1,244.1	\$3,331.7	167.8%
Rich	\$246.3	\$643.4	161.2%
Wasatch	\$1,343.6	\$3,480.2	159.0%
Duchesne	\$536.6	\$1,283.7	139.2%
Summit	\$6,090.2	\$13,298.7	118.4%
Utah	\$12,684.2	\$25,745.0	103.0%
Juab	\$366.0	\$675.2	84.5%
Grand	\$537.8	\$983.7	82.9%
Garfield	\$273.7	\$483.3	76.6%
Morgan	\$429.6	\$749.9	74.6%
Davis	\$8,202.9	\$14,274.5	74.0%
Salt Lake	\$44,303.6	\$76,440.8	72.5%
Tooele	\$1,508.6	\$2,558.7	69.6%
Carbon	\$1,280.1	\$2,120.1	65.6%
Weber	\$6,480.5	\$10,593.8	63.5%
Cache	\$2,787.5	\$4,532.1	62.6%
Wayne	\$121.7	\$195.6	60.7%
Daggett	\$134.0	\$212.7	58.7%
Piute	\$45.2	\$70.6	56.2%
Sevier	\$637.6	\$993.2	55.8%
San Juan	\$450.1	\$684.0	52.0%
San Pete	\$625.1	\$945.8	51.3%
Beaver	\$382.6	\$538.2	40.7%
Box Elder	\$1,885.8	\$2,582.1	36.9%
Emery	\$1,353.2	\$1,582.1	16.9%
Millard	\$2,027.3	\$1,833.6	-9.6%

**Locally and Centrally Assessed Property.
Source: Utah State Tax Commission.*

V. RESIDENTIAL CONSTRUCTION, HOUSING AND REAL ESTATE PRICES

Highlights, Trends and Characteristics

Since 2000 nearly 2,500 new dwelling units have been added to the Uintah County housing stock. The estimated inventory of housing units for the county is 11,510 total units *Table 1*. Ashley Valley has an inventory of 9,835 units and Vernal 3,625 units. Countywide, 24 percent of all occupied housing units were renter occupied. In Vernal City 39 percent of occupied units were renter occupied.

Table 1
Estimated Housing Inventory - 2008

	Uintah County	Vernal	Ashley Valley
Total Units	11,510	3,625	9,835
Occupied	11,075	3,500	9,500
Vacant	435	125	335
Owner	8,400	2,135	7,225
% Owner	76%	61%	76%
Renter	2,675	1,365	2,275
% Renter	24%	39%	24%

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

Since 2000 about 60 percent of the new housing units built in the county have been detached single family homes. Twenty-one percent have been manufactured homes, 11 percent condominiums and town homes and 8 percent apartments. The large share of housing devoted to manufactured housing reflects the need for affordable housing alternatives in the county. In Vernal City however, manufactured housing accounts for only about 10 percent of the new housing units built since 2000 *Exhibits 1–3*.

A residential building boom is underway in Uintah County. This boom began in 2005 as energy production accelerated and the county’s demographics shifted from net out-migration to net in-migration.

Prior to the boom a typical year for residential construction included about 100 new residential units countywide, with over 90 percent of these new units located in the Ashley Valley. Only one in five of the new homes in the Ashley Valley were located in Vernal City. Since 2005 new residential construction activity has risen to over 500 units annually in the county and the annual value of residential construction increased from \$50 million to a \$100 million.

The magnitude of the local residential boom is demonstrated by a comparison of the long-term level of building with the building activity over the past 3½ years. From 1990 to 2004 there were 1,468 residential units built in Uintah County, about 80 percent of the 1,800 units built in the last 3½ years. Considerably more new residential units have been built in the last 3½ years than were built in the previous 15 years.

The boom in new home building has been complemented by an increase in sales of existing homes in Uintah County, the Ashley Valley and Vernal City. Since 2004 the number of existing homes sold in Vernal has jumped by 50–60 percent. Sales have increased from the 250 unit range to more than 400 units annually *Table 2*.

Home values have also shot up. In the past three years the median price of a home sold has increased by 40 percent in both the county and the Ashley Valley. The median price of a home sold in Vernal City in August of 2008 was \$194,670 *Table 2*. For the county the average sales price was \$193,367 *Table 3*. Condominiums offer an affordable alternative, however the number of sales is small. Through August of 2008 there were only six existing condominiums sold (many new condominiums and town homes have been sold) in Vernal City. The median price for an existing condominium was \$133,000 *Table 4*.

Home ownership has become much less affordable in Uintah County and Vernal City as housing prices have increased. In 2008 the median income household (\$49,300 income for household of four) could pay up to \$188,300 for a home. From January through August of 2008 151 of the 331 homes sold in Uintah County were priced below \$188,300 *Table 5*. Therefore, a household at the median income would have been able to purchase 45 percent of the homes sold in the county during the period. This same median income household would have had far more affordable housing opportunities in 2005. The median income household in 2005 would have been able to purchase 80 percent of the homes sold in the county. These estimates assume a 5 percent down payment, 6 percent mortgage rate and a 30-year term and HUD income estimates for Uintah County *Table 6*. See photos and profiles of median priced homes in Vernal City for the years 2004–2008 on page 60.

For moderate income households (80 percent of the median income) home ownership opportunities are scarce. The moderate income household (\$39,440 income for household of four) could pay up to \$150,000 for a home. Only 13 percent of homes sold in 2008 were affordable to the moderate income household. In 2005 the moderate income household could afford 58 percent of the homes sold in Uintah County.

Affordability declines further when considering the price distribution of listed homes. In September of 2008 only 20 percent of listed homes were priced under \$188,300 and affordable to median income households. The moderate income household could afford only 3 percent of the homes listed in the county in September of 2008.

New condominiums and town homes have provided housing opportunities for many households in the Ashley Valley. Since 2005, about 260 new condominiums and town homes have been developed. Many of these condominium/town home units are rented to households unable to qualify for home ownership or households that prefer renting to owning. The rents for these new two- three- and four-bedroom units range from \$1,100 to over \$1,800.

While the official building permit data show that 200 new apartment units have been built since 2000, discussions with city and county planners confirmed that many of the units classified as apartments were actually condominiums and town homes.

The rental market is under severe pressure due to the economic and energy boom. Rental rates have tripled since 2000 and the current vacancy rate is less than 3 percent for apartment communities. Seven apartment projects were surveyed regarding vacancy and rental rates. Rental rate comparables

on these seven projects were available from a previous housing study. Typically three bedroom units have increased from \$375 to \$1,000 since 2000. (See photos and profiles of apartment communities on pages 61–65.)

Undoubtedly the very low vacancy rates have led to a high level of overcrowding in the rental inventory. Overcrowding was obvious during a physical inspection of the rental inventory. Furthermore, little relief for the low and very low income renter is provided by subsidized (HUD, RD or tax credit) units. Currently there are two “project based” HUD communities, Ashley Valley and Rose Park; some scattered Crown homes with tax credits; and Unity Place, a new 22-unit tax credit project. There are a total of 73 tax credit units in the county. These units represent about 3 percent of the rental inventory. Of the 21 counties in Utah with tax credit units in their rental inventories, Uintah County ranks 19th in percentage of inventory devoted to tax credit units *Table 7*.

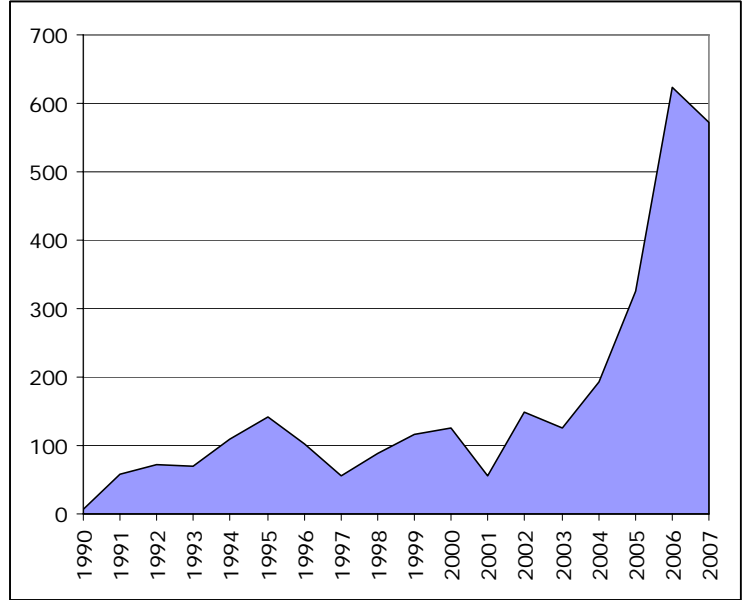
The market rents in Vernal City and Uintah County are well above the rent limits for affordable tax credit apartments. The current upper limit for a three bedroom tax credit unit at 50 percent of Area Median Income (AMI) is \$766, which includes utilities *Table 8*. This rent is far below the current three-bedroom market rent. Unfortunately there are only a handful of tax credit units in the county. Consequently, hundreds of households that qualify for tax credit or other types of housing assistance are living in high-priced market rate units. There is an extreme shortage of affordable rental units in the county. Of the nearly 2,300 rental units in Ashley Valley fewer than 300 are affordable to low and very low income households.

Any household with an income of less than \$30,000 is very likely renting, and given the high rental rates this household will have a high housing cost burden. Approximately 3,000 households have incomes less than \$30,000 and most of these households are renters.

Additions to the supply of rental housing have been proposed. There is a proposed 95-unit market rate apartment project in Vernal that will likely be built and 900 condominiums or town homes are under construction or entitled. Many of these units will be rentals. Near the USU campus a 500-unit market rate project is planned with a first phase of less than 100. This project is contingent on funding. The proposed projects will certainly improve the quality of the housing inventory but will do much less to improve housing affordability. Few of these new rental units will be affordable to the 3,000 households with incomes below \$30,000.

Exhibit 1
Permit-Authorized New Dwelling Units and Value of Residential Construction in
Uintah County, 1990–2008

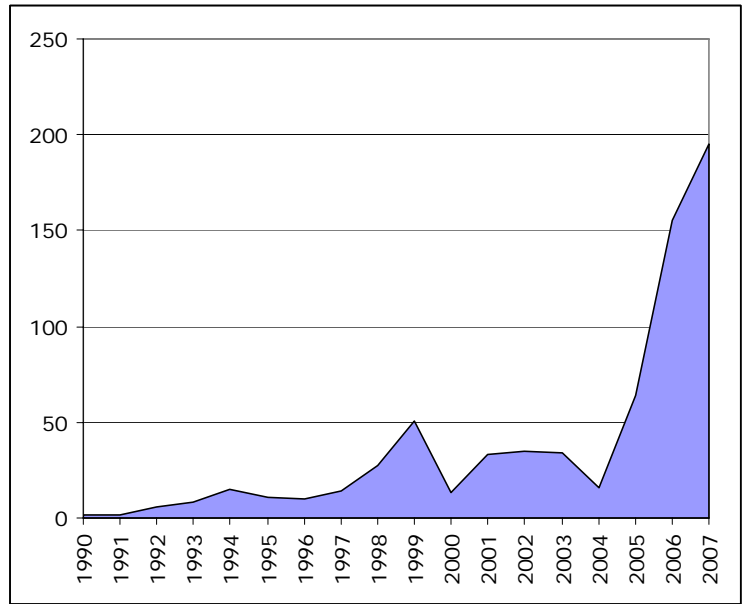
Year	Single-Family Homes	Duplexes and Twin Homes	Condominiums	Apartments (3 or more units)	Cabins	Manufactured / Mobile Homes	Total	Value (thousands of constant 2007 dollars)
1990	6	0	0	0	0	0	6	\$692.6
1991	19	0	0	0	3	36	58	\$2,925.9
1992	19	0	0	0	2	51	72	\$3,140.9
1993	23	0	0	0	0	46	69	\$3,984.3
1994	45	0	0	0	4	61	110	\$9,677.6
1995	39	0	0	0	0	102	141	\$10,533.5
1996	22	0	0	0	1	80	103	\$8,302.4
1997	27	0	0	0	0	28	55	\$4,913.2
1998	25	4	0	0	0	59	88	\$7,162.5
1999	33	2	0	29	1	51	116	\$10,474.6
2000	54	2	0	0	0	69	125	\$15,737.9
2001	19	0	0	16	0	20	55	\$4,579.9
2002	68	0	0	0	0	81	149	\$15,289.8
2003	82	2	0	0	1	41	126	\$15,061.0
2004	142	2	0	0	0	48	192	\$31,789.5
2005	214	8	0	16	2	85	325	\$49,460.3
2006	360	78	0	54	2	130	624	\$106,349.5
2007	358	66	12	74	1	60	571	\$97,829.9
2008								
June	168	10	82	40	0	10	310	\$47,503



Note: Prior to 1991, condos and other multifamily units were grouped together.
 Source: Bureau of Economic and Business Research, University of Utah.

**Exhibit 2
Permit-Authorized New Dwelling Units and Value of Residential Construction in
Vernal City, 1990–2008**

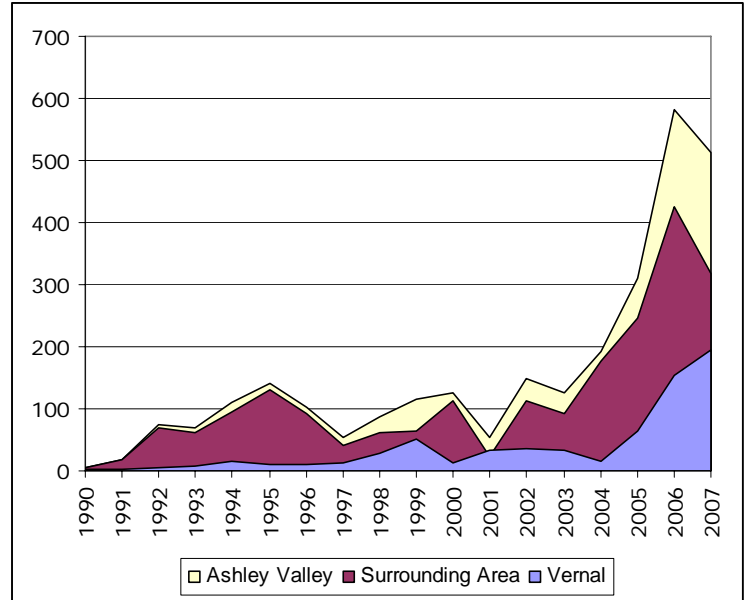
Year	Single-Family Homes	Duplexes and Twin Homes	Condominiums	Apartments (3 or more units)	Cabins	Manufactured / Mobile Homes	Total	Value (thousands of constant 2007 dollars)
1990	2	0	0	0	0	0	2	NA
1991	2	0	0	0	0	0	2	NA
1992	3	0	0	0	0	3	6	NA
1993	8	0	0	0	0	0	8	NA
1994	6	9	0	0	0	0	15	NA
1995	3	0	0	0	0	8	11	\$448.9
1996	6	0	0	0	0	4	10	\$764.3
1997	11	0	0	0	0	3	14	\$1,225.2
1998	7	4	0	0	0	16	27	\$2,241.3
1999	13	2	0	29	0	7	51	\$4,041.5
2000	5	2	0	0	0	6	13	\$1,203.2
2001	9	0	0	16	0	8	33	\$2,495.8
2002	18	0	0	0	0	17	35	\$1,678.3
2003	27	0	0	0	0	7	34	\$3,657.8
2004	13	2	0	0	0	1	16	\$1,714.9
2005	37	6	0	16	0	5	64	\$8,371.8
2006	66	24	0	54	0	11	155	\$19,632.8
2007	83	36	0	74	0	2	195	\$28,983.4
2008								
June	25	8	82	8	0	1	124	\$16,726.0



Note: Prior to 1991, condos and other multifamily units were grouped together.
Source: Bureau of Economic and Business Research, University of Utah.

Exhibit 3
Permit-Authorized New Dwelling Units and Value of Residential Construction in Ashley Valley* 1990–2008

Year	Single-Family Homes	Duplexes and Twin Homes	Condominiums	Apartments (3 or more units)	Cabins	Manufactured / Mobile Homes	Total	Value (thousands of constant 2007 dollars)
1990	6	0	0	0	0	0	6	NA
1991	19	0	0	0	0	0	19	NA
1992	19	0	0	0	0	56	75	NA
1993	23	0	0	0	0	46	69	NA
1994	45	9	0	0	0	56	110	NA
1995	39	0	0	0	0	102	141	\$10,531.4
1996	22	0	0	0	1	80	103	\$8,300.7
1997	27	0	0	0	0	28	55	\$4,911.9
1998	25	4	0	0	0	59	88	\$7,161.0
1999	33	2	0	29	1	51	116	\$10,472.5
2000	54	2	0	0	0	69	125	\$15,734.7
2001	19	0	0	16	0	20	55	\$4,579.0
2002	68	0	0	0	0	81	149	\$15,286.7
2003	82	2	0	0	1	41	126	\$15,058.0
2004	142	2	0	0	0	48	192	\$31,783.1
2005	203	6	0	16	2	84	311	\$47,600.5
2006	327	78	0	54	2	120	581	\$100,325.8
2007	310	66	7	74	1	55	513	\$86,849.2
2008								
June	148	10	82	40	0	8	288	\$43,540.2



Note: Prior to 1991, condos and other multifamily units were grouped together.

*Ashley Valley includes Vernal, Naples, Maesar, Jensen and surrounding unincorporated area.

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

Table 2
Median Price of Home Sold in Vernal

Year	Median Price	Number of Sales	>\$300,000	% >\$300,000
2002	\$93,000	181	0	0.0%
2003	\$101,500	214	1	0.5%
2004	\$112,500	274	7	2.4%
2005	\$140,000	312	8	2.5%
2006	\$175,000	378	29	7.3%
2007	\$190,000	421	47	10.4%
2008				
Aug.	\$194,670	302	22	6.9%

Source: Wasatch Front Regional Multiple Listing Service.

Table 3
Average Sales Price of Homes in Uintah County

	Average Price	Number of Sales
1995	\$70,009	240
1996	\$74,413	257
1997	\$78,630	223
1999	\$89,069	224
2000	\$86,728	286
2001	\$97,332	381
2002	\$101,575	326
2003	\$106,512	363
2004	\$114,710	437
2005	\$137,798	544
2006	\$172,132	634
2007	\$209,496	555
2008		
2 nd Qtr.	\$193,367	331

Source: Utah Association of Realtors.

Table 4
Median Price of Condominium Sold in Vernal

Year	Median Price	Number of Sales
2002	\$71,750	7
2003	\$69,900	12
2004	\$128,950	9
2005	\$76,400	17
2006	\$139,500	35
2007	\$128,000	20
2008		
Aug.	\$133,000	6

Source: Wasatch Front Regional Multiple Listing Service.

Table 5
Price Distribution of Homes Sold and Listed
in Uintah County

Price Range		Homes Sold (Through Aug. 2008)	Homes Listed (Sept 08)
<\$100,000		6	0
\$100,000	\$119,999	6	1
\$120,000	\$139,999	19	3
\$140,000	\$159,999	24	10
\$160,000	\$179,999	63	27
\$180,000	\$199,999	66	31
\$200,000	\$249,999	74	69
\$250,000	\$299,999	46	64
\$300,000	\$349,999	16	32
\$350,000	\$399,999	6	8
\$400,000	\$449,999	3	6
\$450,000	\$499,999	0	10
\$500,000	\$599,999	1	3
\$600,000	\$699,999	0	1
\$700,000	\$799,999	0	1
\$800,000	\$899,999	1	0
\$900,000	\$999,999	0	0
>\$1,000,000	---	0	3
Total		331	269

Source: Wasatch Front Regional Multiple Listing Service.

Table 6
Median Income Levels for
Uintah County in 2008

Family Size	50% Median	60% Median	Median Income
1	\$17,250	\$20,700	\$34,500
2	\$19,700	\$23,640	\$39,400
3	\$22,200	\$26,640	\$44,400
4	\$24,650	\$29,580	\$49,300
5	\$26,600	\$31,920	\$53,200
6	\$28,600	\$34,320	\$57,200
7	\$30,550	\$36,660	\$61,100
8	\$32,550	\$39,060	\$64,100

Source: HUD.

Photos and Characteristics of Median Priced Homes in Vernal



Year Sold 2004
Year Built 1983
Sales Price \$111,500
Square Ft. 2,156 (incl. basement)
Lot Size .22 acres



Year Sold 2005
Year Built 1981
Sales Price \$141,000
Square Ft. 2,212 (incl. basement)
Lot Size .37 acres



Year Sold 2006
Year Built 1995
Sales Price \$172,000
Square Ft. 1,728 (incl. basement)
Lot Size .18 acre



Year Sold 2007
Year Built 1976
Sales Price \$190,000
Square Ft. 2,113 (no basement)
Lot Size .28 acre

**Ashley Valley Apartments
1320 West Main Street**



Year Built	1981	Rental Rates	
Type of Project	HUD	Two Bedroom	30% of income
Number of Units	32		
Vacancy	0		

**Aspen Park
100 West 350 North**



Year Built	1984	Rental Rates	
Type of Project	Market	Three Bedroom 2000	\$350
Number of Units	40	Three Bedroom 2008	\$895
Vacancy	0		

**Blue Meadows
200 West 350 North**



Year Built	1983	Rental Rates	
Type of Project	Market	Three Bedroom 2000	\$325
Number of Units	24	Three Bedroom 2008	\$1,150
Vacancy	0		

**Lamplighter
1220 South 400 East**



Year Built	1983	Rental Rates	
Type of Project	Market	Three Bedroom 2000	\$375
Number of Units	40	Three Bedroom 2008	\$1,100
Vacancy	0		

**Pleasant Glen
1320 West 100 North**



Year Built	1983	Rental Rates	
Type of Project	Market	Two Bedroom 2000	\$375
Number of Units	40	Two Bedroom 2000	\$700
Vacancy	0	Three Bedroom 2000	\$450
		Three Bedroom 2008	\$900

**Rose Park
359 East 500 South**



Year Built	1981	Rental Rates	
Type of Project	HUD	Two Bedroom	30% of income
Number of Units	24	Three Bedroom	30% of income
Vacancy	0		

**Twin Cedars
200 West 300 North**



Year Built	1982	Rental Rates	
Type of Project	Market	Three Bedroom 2000	\$330
Number of Units	28	Three Bedroom 2008	\$1,100
Vacancy	0		

**New Town Home Rental
1200 South 400 East**



Year Built	2007	Rental Rates	
Type of Project	Market	Three Bedroom 2008	\$1,270
Number of Units	2		
Vacancy	0		

**New Town Home Rental
1000 South 500 East**



Year Built	2007	Rental Rates	
Type of Project	Market	Three Bedroom 2008	\$1,800
Number of Units	NA		
Vacancy	NA		

Table 7
Tax Credit Units as Share of Rental Inventory - 2006

	Tax Credit Units	% of Rental Inventory
Tooele	747	21.5
Summit	505	16.8
Washington	1,405	14.7
Iron	593	13.7
Davis	1,867	10.5
Weber	1,708	9.2
Box Elder	273	9
Grand	104	9
Duchesne	85	8.4
Salt Lake	8,535	8.3
Carbon	120	6.3
Kane	47	6.1
Cache	633	5.6
San Juan	52	5.4
Beaver	22	4.3
Sevier	50	4
Sanpete	64	3.9
Utah	1,317	3.6
Uintah	73	3.5
Emery	23	3.1
Garfield	6	1.7
State	18,229	8.0

Source: Utah Housing Corporation and James Wood.

Table 8
Rent Limits for Uintah County - 2008

Bedrooms	Rent @ 50% AMI *	Rent @ 60% AMI *
Studio	\$515	\$618
1	\$552	\$662
2	\$663	\$795
3	\$766	\$919
4	\$854	\$1,025
5	\$942	\$1,130

**Rent limits include utility costs.*

Source: HUD.

VI. NONRESIDENTIAL CONSTRUCTION

Highlights, Trends and Characteristics

The value of nonresidential construction activity is an important measure of capital investment in a local economy. Over the past 30 years Uintah County has had two periods of rapid commercial construction expansion *Figure 1 and Table 1*. In the early 1980s the county experienced a four-year commercial boom from 1981-1984. During this period nonresidential construction peaked at \$61.1 million in 1984 (2007 dollars). Over the four-year life of the boom nonresidential construction totaled \$162.6 million.

The second commercial construction expansion began in 2006 and will very likely extend through 2009 or longer. In the first 2½ years of the current expansion building permits valued at \$220.1 million in new nonresidential construction have been issued. In 2007, nonresidential construction in Uintah County hit an all-time high of \$102 million. Through July of 2008 permits have been issued for \$85.2 million in new nonresidential construction.

Over 90 percent of the nonresidential construction activity in the county has occurred in the Ashley Valley. Since 1995 the value of nonresidential construction (inflation adjusted) in the Ashley Valley totals \$312 million *Exhibit 1*. Most impressive however is the level of investment in the past 30 months. Since January of 2006 the value of nonresidential construction totals \$205 million. Nearly two-thirds of the value of non-residential construction over the past 13 years has been compressed into the last 2½ years; further evidence of the magnitude of the commercial and economic boom underway in the local economy.

Between 1995 and 2006 the largest single commercial project built in the Ashley Valley and Vernal City was the new Wal-Mart Super Center *Exhibits 1 and 2*. The permit for the super center was issued in 1999 and is reflected in the \$10.2 million in construction value for the retail sector. In 2000 nearly \$7 million in new office construction was reported in the Ashley Valley, which helped to push the nonresidential total for the area above \$12 million for the second consecutive year.

The current expansion has been driven by a number of large projects: Lowes Home Improvement Center, Uintah Basin Applied Technology (UBATC) and Utah State University's jointly occupied classroom and administrative facility, Ashley Valley Regional Hospital and the 8th District and Juvenile Justice Courts.

Since 1995 new commercial construction ranked by value and type shows that institutional building ranked first with \$52.6 million in new construction value, followed by retail with \$30.5 million, industrial building with \$28.6 million, public buildings with \$27.0 million, office buildings with \$21.1 million and hotels and motels at \$7.1 million.

Figure 1
Value of Nonresidential Construction in Uintah County
 (Millions of 2007 Dollars)

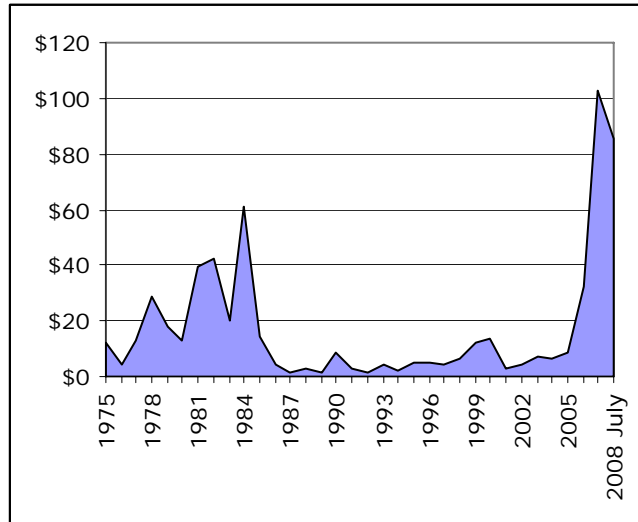


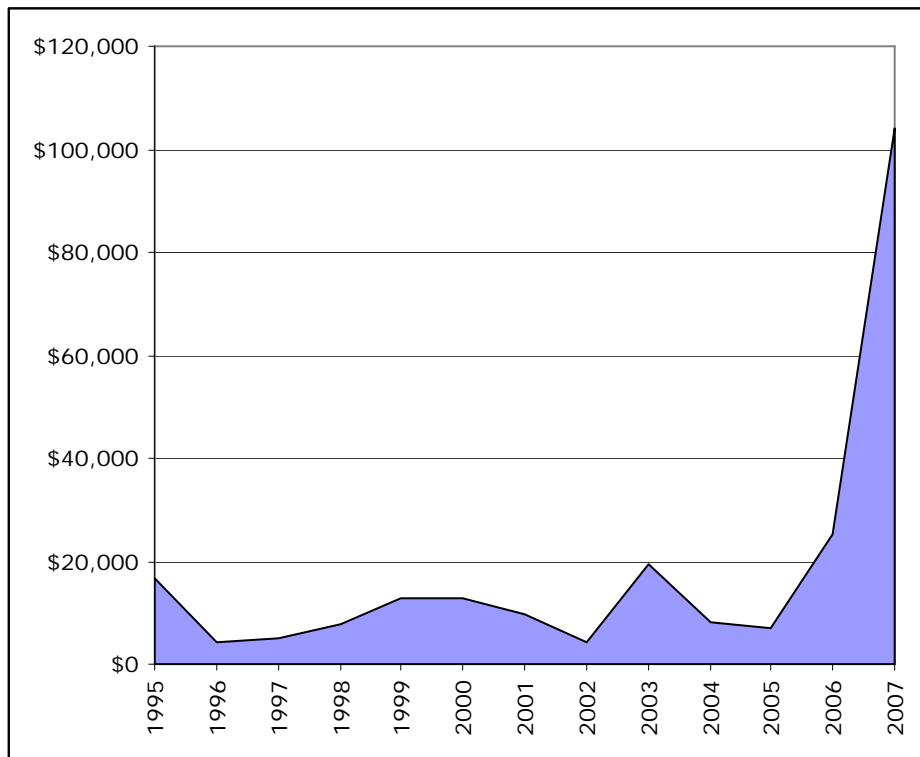
Table 1
Value of Nonresidential Construction in Uintah County
 (Millions of 2007 Dollars)

Year	Value	Year	Value
1975	\$12.3	1992	\$1.8
1976	\$4.0	1993	\$4.6
1977	\$12.8	1994	\$2.2
1978	\$28.6	1995	\$5.3
1979	\$18.0	1996	\$4.9
1980	\$13.1	1997	\$4.3
1981	\$39.2	1998	\$6.4
1982	\$42.3	1999	\$12.6
1983	\$20.0	2000	\$13.4
1984	\$61.1	2001	\$3.0
1985	\$14.4	2002	\$4.6
1986	\$4.4	2003	\$7.0
1987	\$1.5	2004	\$6.1
1988	\$3.2	2005	\$8.7
1989	\$1.3	2006	\$32.5
1990	\$8.6	2007	\$102.4
1991	\$2.6	2008	\$85.2
		July	

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

Exhibit 1
Value of Nonresidential Construction in Ashley Valley, 1995–2008
 (thousands of constant 2007 dollars)

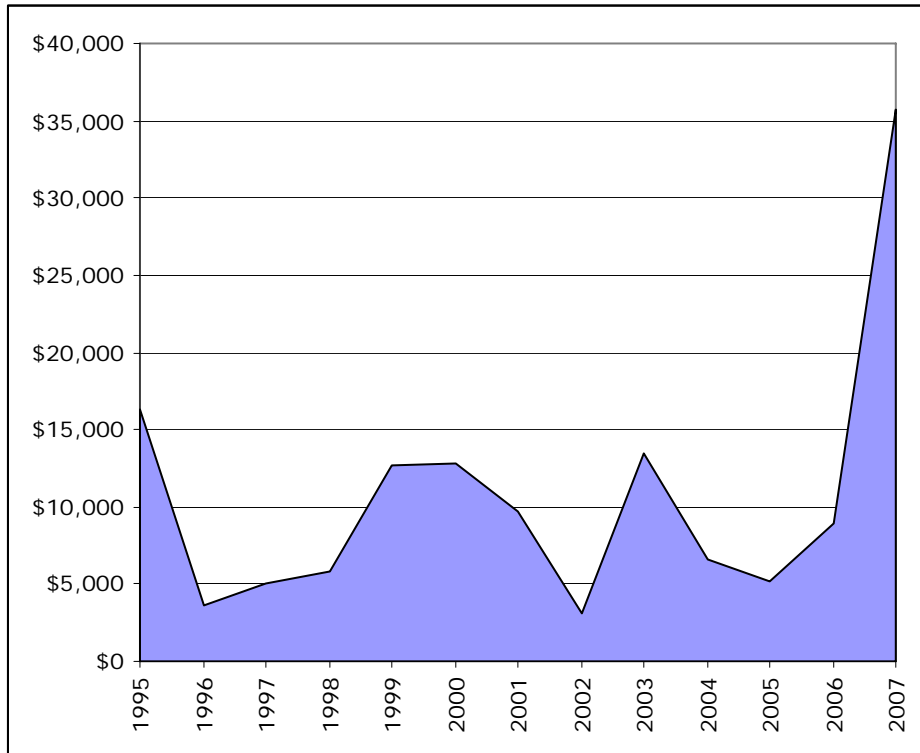
Year	Hotels & Motels	Churches & Other Religious	Industrial / Warehouse / Manufacturing	Hospital & Institutional	Office, Bank, Professional	Retail, Mercantile, Restaurant	Public Buildings & Projects	Other	Additions & Alterations	Total
1995	\$0.0	\$2,040.4	\$269.7	\$0.0	\$0.0	\$1,494.9	\$0.0	\$638.6	\$12,337.2	\$16,780.8
1996	\$0.0	\$0.0	\$594.6	\$0.0	\$403.0	\$1,918.4	\$425.3	\$55.1	\$722.3	\$4,118.7
1997	\$581.2	\$0.0	\$291.9	\$0.0	\$692.3	\$1,728.1	\$0.0	\$674.9	\$1,244.6	\$5,213.0
1998	\$1,708.0	\$0.0	\$10.2	\$0.0	\$1,706.7	\$447.7	\$0.0	\$1,984.5	\$2,058.6	\$7,915.7
1999	\$0.0	\$324.4	\$20.9	\$0.0	\$323.5	\$10,178.0	\$0.0	\$257.6	\$1,798.0	\$12,902.4
2000	\$128.8	\$0.0	\$0.0	\$0.0	\$6,861.8	\$1,020.7	\$4,093.0	\$0.0	\$707.7	\$12,812.2
2001	\$0.0	\$0.0	\$179.8	\$0.0	\$918.9	\$1,022.7	\$0.0	\$0.0	\$7,574.8	\$9,696.2
2002	\$0.0	\$0.0	\$403.3	\$0.0	\$0.0	\$0.0	\$1,857.1	\$752.5	\$1,109.1	\$4,121.9
2003	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,858.5	\$168.5	\$13,455.6	\$19,482.6
2004	\$0.0	\$0.0	\$391.8	\$0.0	\$0.0	\$1,278.6	\$1,941.9	\$740.2	\$3,685.6	\$8,038.1
2005	\$0.0	\$0.0	\$1,767.3	\$0.0	\$1,259.1	\$1,339.5	\$0.0	\$745.8	\$1,700.3	\$6,812.0
2006	\$3,187.6	\$0.0	\$4,008.4	\$0.0	\$1,801.9	\$239.2	\$12,853.4	\$1,381.4	\$1,811.0	\$25,283.0
2007	\$0.0	\$350.0	\$10,923.5	\$0.0	\$7,157.2	\$7,330.8	\$0.0	\$72,891.9	\$5,259.1	\$103,912.5
2008										
June	\$1,490.4	\$646.4	\$9,793.3	\$52,596.2	\$0.0	\$2,500.0	\$0.0	\$7,187.9	\$1,602.7	\$75,816.8



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

Exhibit 2
Value of Nonresidential Construction in Vernal City, 1995–2008
(thousands of constant 2007 dollars)

Year	Hotels & Motels	Churches & Other Religious	Industrial / Warehouse / Manufacturing	Hospital & Institutional	Office, Bank, Professional	Retail, Mercantile, Restaurant	Public Buildings & Projects	Other	Additions & Alterations	Total
1995	\$0.0	\$2,040.4	\$102.0	\$0.0	\$0.0	\$1,494.9	\$0.0	\$523.7	\$12,147.2	\$16,308.1
1996	\$0.0	\$0.0	\$594.6	\$0.0	\$403.0	\$1,453.3	\$425.3	\$6.6	\$722.3	\$3,605.1
1997	\$581.2	\$0.0	\$291.9	\$0.0	\$692.3	\$1,728.1	\$0.0	\$626.4	\$1,188.0	\$5,108.0
1998	\$1,708.0	\$0.0	\$0.0	\$0.0	\$1,706.7	\$20.3	\$0.0	\$374.3	\$2,058.6	\$5,868.0
1999	\$0.0	\$324.4	\$20.9	\$0.0	\$323.5	\$10,178.0	\$0.0	\$195.4	\$1,648.7	\$12,690.8
2000	\$128.8	\$0.0	\$0.0	\$0.0	\$6,861.8	\$1,020.7	\$4,093.0	\$0.0	\$707.7	\$12,812.2
2001	\$0.0	\$0.0	\$179.8	\$0.0	\$918.9	\$1,022.7	\$0.0	\$0.0	\$7,574.8	\$9,696.2
2002	\$0.0	\$0.0	\$403.3	\$0.0	\$0.0	\$0.0	\$1,037.1	\$568.1	\$1,109.1	\$3,117.6
2003	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$168.5	\$13,287.4	\$13,455.9
2004	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,263.4	\$1,636.8	\$517.4	\$3,168.0	\$6,585.6
2005	\$0.0	\$0.0	\$567.9	\$0.0	\$1,259.1	\$1,339.5	\$0.0	\$485.8	\$1,562.3	\$5,214.7
2006	\$3,187.6	\$0.0	\$693.1	\$0.0	\$1,766.0	\$239.2	\$0.0	\$1,175.7	\$1,811.0	\$8,872.6
2007	\$0.0	\$350.0	\$0.0	\$0.0	\$6,931.8	\$7,330.8	\$0.0	\$15,809.9	\$5,259.1	\$35,681.6
2008	\$1,490.4	\$0.0	\$96.2	\$4,519.2	\$0.0	\$2,500.0	\$0.0	\$632.1	\$1,479.1	\$10,717.0
June	\$1,490.4	\$0.0	\$96.2	\$4,519.2	\$0.0	\$2,500.0	\$0.0	\$632.1	\$1,479.1	\$10,717.0



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

VII. ENERGY PRODUCTION

Highlights, Trends and Characteristics

Oil Exploration and Production

The first discovery of hydrocarbons in Uintah County occurred in 1888 with the discovery of a vein of Gilsonite near Fort Duchesne. The early use of Gilsonite was in paints, lacquers, varnishes and sealing materials. The search for more commercial hydrocarbons (oil and natural gas) soon followed with the first oil well drilled in 1900. For several decades wildcatting throughout Uintah County produced primarily dry holes with no commercially viable discoveries. In 1948, Equity Oil of Salt Lake City discovered the first commercial quantities of oil in Uintah County, a 300-barrel-a-day well. By 1949 there were 29 producing wells in the county.

Over the ensuing 60 years oil booms and busts in Uintah County have been driven by the price of oil. In the late 1970s and early 1980s rising oil prices brought an increase in exploration and development. During this period of expansion oil production in Uintah County rose above 5 million barrels annually and then slowly declined to 2.6 million barrels in 1999 *Table 1 and Figure 1*. As the price of a barrel of oil has increased in recent years from \$20 to \$100, oil exploration, development and production in Uintah County has accelerated.

In 2007 oil production in Uintah County topped 5.4 million barrels the highest level in nearly 30 years. As oil production in the county has increased the county's share of Utah's oil production has risen. Currently oil produced in Uintah County accounts for 27.7 percent of the state's oil production. In 2007 the state produced nearly 20 million barrels of oil, less than half the 41 million barrels produced in 1984, the peak year for oil production in Utah.

In 2007 Uintah County ranked second among all 29 Utah counties in oil production *Table 2*. Only Duchesne County with 7.6 million barrels produced more oil than Uintah County. Since the first commercial discovery of oil in Uintah County in 1948, 249.3 million barrels of oil have been produced in the county.

The major oil field in the county is the Bluebell field, which straddles the Duchesne and Uintah County lines *Map 1*. This field has produced 163 million barrels since 1949 and much of this production has been located on the Duchesne County side of the field. The second largest oil field in Uintah County is Red Wash, which has produced 85 million barrels *Table 3*. In 2007 the second largest producing field was Natural Buttes, which produced nearly 1.9 million barrels of oil. All of the major oil fields in Uintah County are located south or west of Vernal and the Ashley Valley.

Natural Gas Exploration and Production

The first commercial discovery of natural gas in Uintah County was made in 1925. The field was located between Vernal and Jensen near Ashley Creek. Since then over 2.5 billion (MCF) of natural gas have been produced in Uintah County. No other county in Utah is close in the production of natural gas. San Juan County ranks second with 1.4 billion (MCF) *Table 4*.

The current energy boom in Uintah County is centered on natural gas production. Since 2000 production in the county has increased at an annual rate of 15 percent, rising from 83 million (MCF)

in 2000 to 218 million (MCF) in 2007. In 2007 Uintah County accounted for 57 percent of the natural gas produced in the state *Table 5*.

Major operators include Kerr McGee, Conoco Phillips, Bill Barret and Questar Exploration and Production. The largest natural gas field in the county is Natural Buttes which produced 170 million (MCF) in 2007 *Map 2 and Table 6*. Flat Rock was the second largest producing field in 2007 but had less than one-tenth the production of Natural Buttes. All of the major natural gas fields are located south of Vernal City and the Ashley Valley.

Exploration and Production Employment and Wages

Employment and wages in Uintah County are inextricably linked to market conditions for oil and gas. During boom times employment and wages rise rapidly. In the current expansion the number of workers in oil and gas exploration and production has increased from about 1,400 in 2001 to 3,300 in 2007 *Table 7*. The increase in employment reflects the growth in the number of spudded wells, which increased from 386 to 703 over the same period of time *Table 8*. A spudded well is a well where drilling operations have begun.

Nearly one out of every five workers in Uintah County is currently employed in oil and gas production. This is the highest share since 1981 when the industry represented 21 percent of all jobs in Uintah County *Table 9 and Figure 3*.

Oil and gas workers are among the highest paid employees in the Utah economy. In 2007 the average wage for an oil and gas extraction worker was \$81,864. In the oil and gas drilling the average wage in 2007 was \$65,778 *Table 10*.

Royalties from Oil and Gas Production

Energy production not only provides jobs and wages for Uintah County residents but also produces revenue for local government. The Mineral Leasing Act of 1920 requires that lease holders of public lands leased for development of coal, oil, gas and other hydrocarbons, sulphur, phosphate potassium and sodium make royalty payments to the federal government from the production of energy or minerals on leased federal land. A portion of these royalties are redistributed to states and then producing counties. Each producing county receives a share of federal royalties (mineral lease funds) based on production within the county.

Under the distribution formula set by Utah statute, Uintah County received \$25.6 million in mineral lease royalties in 2007 *Table 11–12*. These funds are distributed to special service districts within the impacted county. A portion of the mineral lease royalties also go to the State Community Impact Fund which is then distributed back to the impacted counties and municipalities. The distribution of Community Impact Funds is based on a competitive process in which counties and municipalities apply for Community Impact funding of infrastructure projects. In the past five years Community Impact Funds have helped finance \$124.7 million in new infrastructure and facilities in Uintah County. The contribution from the Community Impact Board for these projects was \$58.4 million in grants and loans. The largest project was the \$47.7 million jail and justice building, which received \$15 million in combined grants and loans.

Oil and gas royalties resulting from energy production on state lands are paid to the School and Institutional Trust Lands Administration (SITLA). These royalties do not directly benefit Uintah

County or Vernal but do represent a substantial revenue source for the trust fund. Royalties paid to SITLA have increased from \$3.6 million in 2000 to \$27.6 million in 2007 *Table 13*.

Economic Impact of Energy Production

The Bureau of Economic and Business Research, University of Utah has estimated the economic impact of oil and gas production on the economy of the Uinta Basin (Duchesne and Uintah Counties). Using the RIMS II model the estimates show that 50 percent of the employment and 60 percent of the wages in 2006 in the Uinta Basin were due to oil and gas production *Tables 14–15*. The employment and wage estimates represent the direct, indirect and induced employment and wages, which include those employed in the industry plus the multiplier effects of local spending by the industry and its employees.

Table 1
Oil Production in Uintah County and Utah

	Uintah County	State	% Share Uintah County
1985	5,042,666	41,080,175	12.3%
1986	4,602,608	39,244,696	11.7%
1987	4,454,174	35,828,536	12.4%
1988	4,572,979	33,364,938	13.7%
1989	4,380,390	28,504,075	15.4%
1990	4,021,650	27,705,048	14.5%
1991	3,923,728	25,927,639	15.1%
1992	3,541,548	24,073,573	14.7%
1993	3,524,284	21,825,986	16.1%
1994	3,246,123	20,667,621	15.7%
1995	3,370,300	19,976,772	16.9%
1996	3,189,781	19,528,780	16.3%
1997	3,147,423	19,592,548	16.1%
1998	2,940,615	19,223,542	15.3%
1999	2,637,875	16,376,521	16.1%
2000	2,820,120	15,609,030	18.1%
2001	3,196,788	15,273,926	20.9%
2002	3,013,476	13,770,860	21.9%
2003	3,350,000	13,098,424	25.6%
2004	3,720,867	14,799,208	25.1%
2005	4,373,988	16,675,769	26.2%
2006	4,957,255	17,928,255	27.7%
2007	5,412,130	19,538,108	27.7%

Source: Utah Division of Oil and Gas.

Figure 1
Oil Production in Uintah County

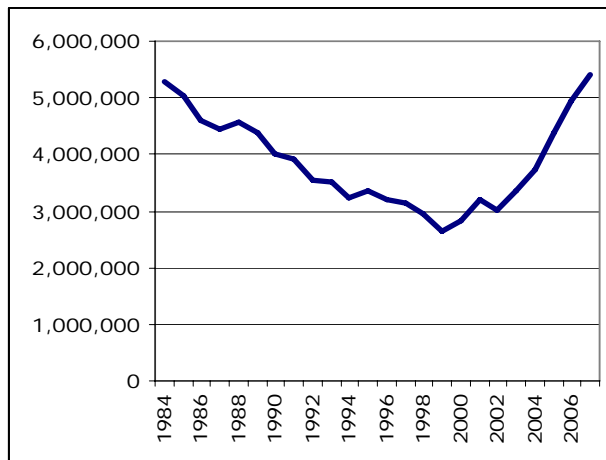


Table 2
Top Five Counties in Oil Production in Utah
 (barrels)

	2007	Cumulative
Duchesne	7,603,655	314,480,311
Uintah	5,412,130	249,267,343
San Juan	3,943,084	552,463,186
Sevier	1,805,847	5,740,426
Summit	411,535	180,353,459

Source: Utah Division of Oil and Gas.

Table 3
Oil Production by Field in Uintah County

	2007	Year Founded	Cumulative
Bluebell	1,978,565	1949	163,164,638
Natural Buttes	1,876,306	1940	11,520,319
Eight Mile Flat North	813,517	1983	6,174,437
Red Wash	399,361	1959	85,053,034
Wonsits Valley	396,420	1959	50,585,914
Walker Hollow	193,014	1953	18,973,314
Gypsum Hills	112,493	1964	2,024,318
Uteland Butte	72,076	1961	1,424,179
Ashley Valley	38,827	1929	20,729,545
Windy Ridge	31,091	1984	1,085,657

Source: Utah Division of Oil and Gas.

Map 1
Oil Fields in Uintah County

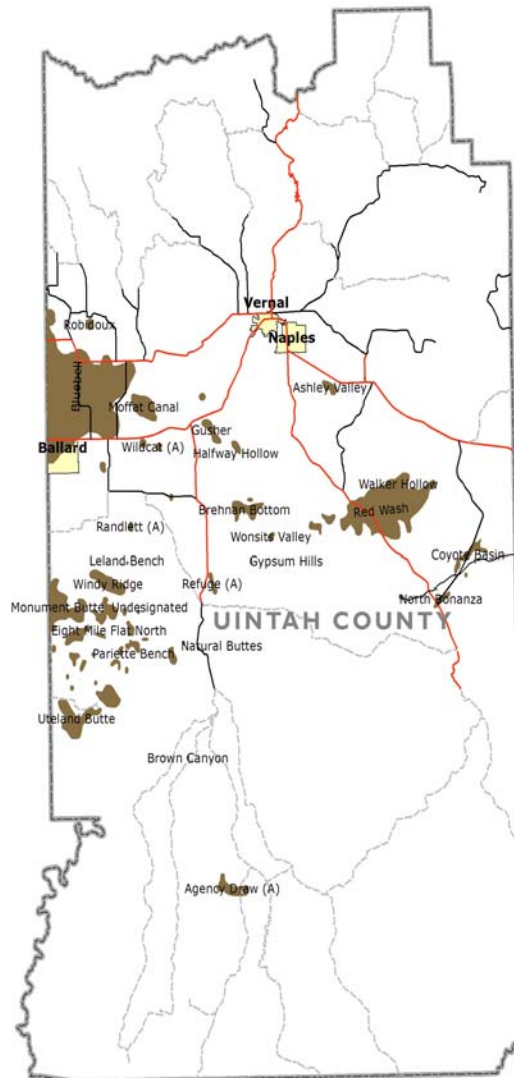


Table 4
Top Five Counties in Natural Gas
(MCF)

	2007	Cumulative
Uintah	218,478,982	2,522,421,613
Carbon	93,811,396	934,465,637
Duchesne	25,334,931	631,430,332
Emery	16,964,808	186,316,670
San Juan	12,572,046	1,370,501,598

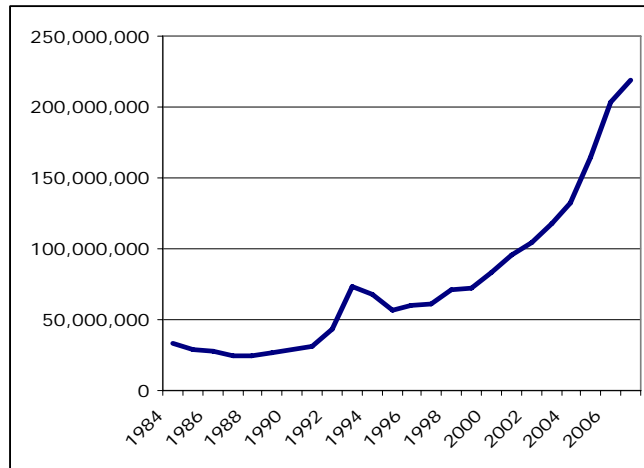
Source: Utah Division of Oil and Gas.

Table 5
Natural Gas Production in Uintah County and Utah
(Mcf)

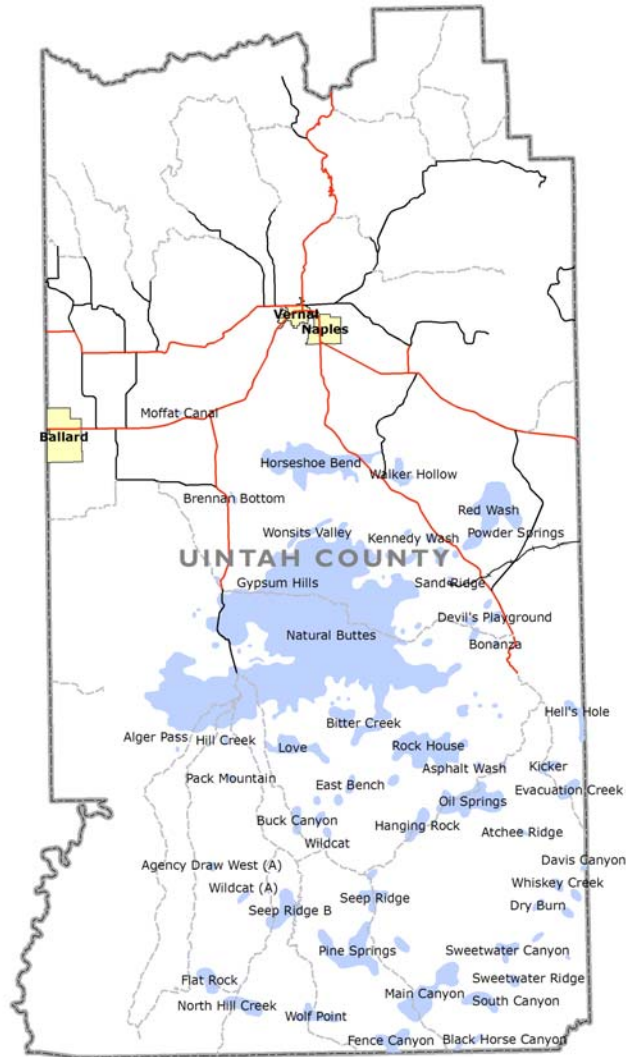
	Uintah County	State	Percent Share Uintah
1984	33,845,794	194,450,192	17.4%
1985	28,721,729	210,267,123	13.7%
1986	27,445,502	239,259,440	11.5%
1987	24,056,594	262,084,427	9.2%
1988	23,971,638	278,578,413	8.6%
1989	26,316,449	278,321,040	9.5%
1990	29,007,555	323,028,470	9.0%
1991	31,248,012	329,464,328	9.5%
1992	42,911,913	317,763,088	13.5%
1993	73,518,068	338,276,008	21.7%
1994	67,275,895	348,139,804	19.3%
1995	57,146,159	308,696,911	18.5%
1996	60,051,360	280,438,951	21.4%
1997	60,599,426	272,553,774	22.2%
1998	70,621,273	297,498,186	23.7%
1999	72,154,481	277,456,542	26.0%
2000	83,053,924	281,116,543	29.5%
2001	95,317,359	302,497,634	31.5%
2002	104,231,639	293,122,510	35.6%
2003	118,000,000	287,141,238	41.1%
2004	132,603,605	293,735,994	45.1%
2005	164,065,094	313,466,305	52.3%
2006	203,531,527	356,361,028	57.1%
2007	218,479,651	385,361,974	56.7%

Source: Utah Division of Oil and Gas.

Figure 2
Natural Gas Production in Uintah County



**Map 2
Natural Gas Fields in Uintah County**



**Table 6
Natural Gas Production by Field in Uintah County
(MCF)**

	2007	Cumulative
Natural Buttes	169,776,579	1,691,418,083
Flat Rock	11,727,943	53,239,764
Wonsits Valley	5,435,739	103,570,644
Rock House	2,054,669	39,250,006
Gypsum Hills	1,303,919	10,662,364
Red Wash	1,035,629	351,898,639

Source: Utah Division of Oil and Gas.

Table 7
Oil and Gas Exploration and Production Employment
in Uintah County

	Oil and Gas Extraction NAICS 211	Drilling Oil and Gas Wells NAICS 21311	Support Activities 213112	Total
2001	68	368	940	1,376
2002	76	278	973	1,327
2003	181	441	943	1,565
2004	186	508	1,136	1,830
2005	206	587	1,461	2,254
2006	278	913	1,794	2,985
2007	350	2,938	Incl. 21311	3,288

Source: Utah Department of Workforce Services.

Table 8
Wells Spudded
(Begun Drilling Operations)

	Number of Wells
1997	154
1998	186
1999	140
2000	289
2001	386
2002	226
2003	333
2004	441
2005	569
2006	654
2007	703
2008	
August	509

Source: Utah
 Division of Oil and
 Gas.

Table 9
Oil and Gas Exploration and Production Employment as
Percent of Total Employment

Year	Total Employment	Oil & Gas Employment*	% Share	Year	Total Employment	Oil & Gas Employment	% Share
1969	5,072	833	16.4%	1988	9,762	1,162	11.9%
1970	5,121	746	14.6%	1989	9,587	1,122	11.7%
1971	5,372	801	14.9%	1990	10,057	1,248	12.4%
1972	6,173	989	16.0%	1991	10,578	1,431	13.5%
1973	6,501	994	15.3%	1992	10,554	1,339	12.7%
1974	7,119	1,122	15.8%	1993	10,610	1,251	11.8%
1975	7,324	1,079	14.7%	1994	11,150	1,238	11.1%
1976	7,465	973	13.0%	1995	11,422	1,232	10.8%
1977	8,045	1,185	14.7%	1996	11,679	1,227	10.5%
1978	8,744	1,475	16.9%	1997	12,353	1,498	12.1%
1979	9,112	1,583	17.4%	1998	12,675	1,483	11.7%
1980	9,123	1,690	18.5%	1999	13,079	1,366	10.4%
1981	10,367	2,187	21.1%	2000	13,667	1,615	11.8%
1982	11,376	2,095	18.4%	2001	14,129	1,914	13.5%
1983	10,947	1,682	15.4%	2002	13,934	1,840	13.2%
1984	11,490	1,920	16.7%	2003	14,420	2,014	14.0%
1985	10,885	1,619	14.9%	2004	15,137	2,253	14.9%
1986	9,827	1,248	12.7%	2005	16,172	2,678	16.6%
1987	9,803	1,158	11.8%	2006	17,844	3,397	19.0%

*BEA classifies this employment as mining but in Uintah County over 90 percent of mining employment is in oil and gas exploration, development and production.
 Source: Bureau of Economic Analysis.

Figure 3
Oil and Gas Employment as Percent of Total Employment
in Uintah County

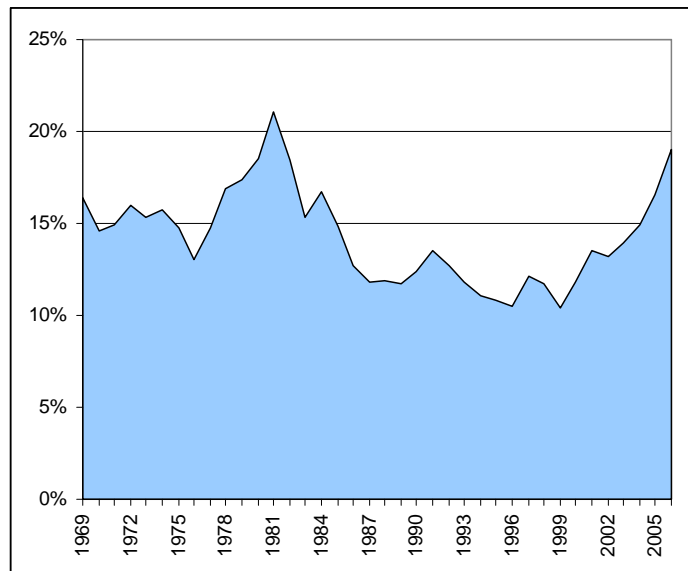


Table 10
Average Annual Wage for Oil and Gas Exploration and Production in Uintah County

	Oil and Gas Extraction NAICS 211	Drilling Oil and Gas Wells NAICS 21311	Support Activities 213112
2001	\$98,933	\$46,287	\$44,948
2002	\$53,149	\$45,776	\$40,318
2003	\$61,838	\$48,404	\$44,230
2004	\$66,627	\$55,208	\$47,845
2005	\$75,598	\$65,041	\$49,770
2006	\$84,795	\$70,704	\$58,129
2007	\$81,864	\$65,778	NA

Source: Utah Department of Workforce Services.

Table 11
Mineral Lease Royalties for Uintah County

	Amount
2001	\$6,856,410
2002	\$3,031,081
2003	\$6,893,486
2004	\$11,767,611
2005	\$16,704,532
2006	\$27,500,128
2007	\$27,179,461
2008	\$25,600,176

Source: Utah Department of Transportation.

Table 12
Distribution of Federal Mineral Royalties in Utah

	Percent
Permanent Community Impact Fund	32.50%
State Board of Education	2.25%
Utah Geological Survey	2.25%
Water Research Laboratory	2.25%
Department of Transportation	40.0%
Department of Community and Culture	5.00%
Payments in Lieu of Taxes	52 cents/acre
Permanent Community Impact Fund	Remainder

Note: The amount paid for Payments in Lieu of Taxes has been indexed since 1994 with the CPI.

Source: Utah State Code, Title 59, Chapter 21.

Table 13
Royalties Paid to SITLA from
Oil and Gas Production of State Lands

	Amount
2000	\$3,581,873
2001	\$9,182,390
2002	\$6,335,687
2003	\$7,397,615
2004	\$10,209,501
2005	\$15,157,453
2006	\$30,810,785
2007	\$27,025,581
2008	\$27,607,204

Source: Utah School and Institutional Trust Lands Administration.

Table 14
Total Employment* Attributable to Oil and Gas
Exploration and Production in the Uinta Basin - 2006

	Total Emp. in Uinta Basin	Employment Attributable to Oil and Gas	% Share Oil and Gas Emp.
Private Employment			
Agriculture, Forestry, Fishing and Hunting	114	14	12.3%
Mining	4,229	4,020	95.1%
Utilities	178	33	18.5%
Construction	1,479	598	40.4%
Manufacturing	375	185	49.3%
Wholesale Trade	661	145	21.9%
Retail Trade	2,223	1,558	70.1%
Transportation and Warehousing	1,240	875	70.6%
Information	315	59	18.7%
Finance and Insurance	299	142	47.5%
Real Estate	403	307	76.2%
Professional, Scientific and Technical Services	418	229	54.8%
Management of Companies and Enterprises	ND	16	NA
Administrative and Support	ND	80	NA
Educational Services	42	58	138.1%
Health Care	1,277	626	49.0%
Arts, Entertainment and Recreation	ND	49	NA
Accommodation and Food Services	ND	427	NA
Other Services	501	378	75.4%
Households	NA	36	NA
Government Employment	4,293	na	NA
Total Employment	19,582	9,835	50.2%

*Direct, indirect and induced employment attributable to oil and gas development.

ND: not-disclosed, NA: Not Applicable.

Note: The RIMS II model does not distinguish between private and government employment, therefore some of the RIMS-generated amounts may be greater than the total private amount.

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, RIMS II model and Bureau of Economic and Business Research.

Table 15
Total Wages* Attributable to Oil and Gas
Exploration and Production in the Uinta Basin - 2006

	Total Wages in Uinta Basin (000)	Wages Attributable to Oil and Gas (000)	% Share Oil and Gas
Private Employment			
Agriculture, Forestry, Fishing and Hunting	2,027	243	12.0
Mining	269,605	263,111	97.6
Utilities	12,473	2,959	23.7
Construction	49,123	24,547	50.0
Manufacturing	10,808	7,897	73.1
Wholesale Trade	30,033	6,886	22.9
Retail Trade	45,603	35,053	76.9
Transportation and Warehousing	66,650	34,377	51.6
Information	9,457	3,257	34.4
Finance and Insurance	9,058	5,683	62.7
Real Estate	20,894	11,872	56.8
Professional, Scientific and Technical Services	15,049	11,553	76.8
Management of Companies and Enterprises	ND	852	NA
Administrative and Support	ND	1,836	NA
Educational Services	466	1,195	256.5
Health Care	33,508	19,975	59.6
Arts, Entertainment and Recreation	ND	892	NA
Accommodation and Food Services	ND	5,830	NA
Other Services	13,690	9,651	70.5
Households	NA	578	NA
Government Employment	131,529	NA	NA
Total Employment	745,683	448,246	60.1

*Direct, indirect and induced wages attributable to oil and gas development.

ND: non-disclosed, NA: Not Applicable.

Note: The RIMS II model does not distinguish between private and government employment, therefore some of the RIMS-generated amounts may be greater than the total private amount.

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, RIMS II model and Bureau of Economic and Business Research.

VIII. LAND OWNERSHIP

The federal government owns 59 percent of the land in Uintah County. Of the 2.8 million acres in the county 1.7 million are federally owned. The Bureau of Land Management has the largest federal share with 1.37 million acres. The Uintah and Ouray Indian Reservation owns 473,313 acres, the State of Utah owns 274,256 acres and private parties own 434,501 acres *Table 1 and Map 1*.

Table 1
Land Ownership

Uintah County	Acres	Share
Federal Government	1,700,247	59.0%
Bureau of Land Management	1,371,042	47.6%
US Forest Service	269,568	9.4%
National Park Service	51,910	1.8%
US Fish & Wildlife National Wildlife Refuge	7,728	0.3%
State Government	274,256	9.5%
State Trust Land	238,993	8.3%
State Wildlife Reserve/Management Area	23,655	0.8%
State Sovereign Land	7,366	0.3%
State Parks and Recreation	4,242	0.1%
Indian Reservation	473,313	16.4%
Private	434,501	15.1%
Total	2,882,318	

Source: Utah Automated Geographic Reference Center, data downloaded June 17, 2008.

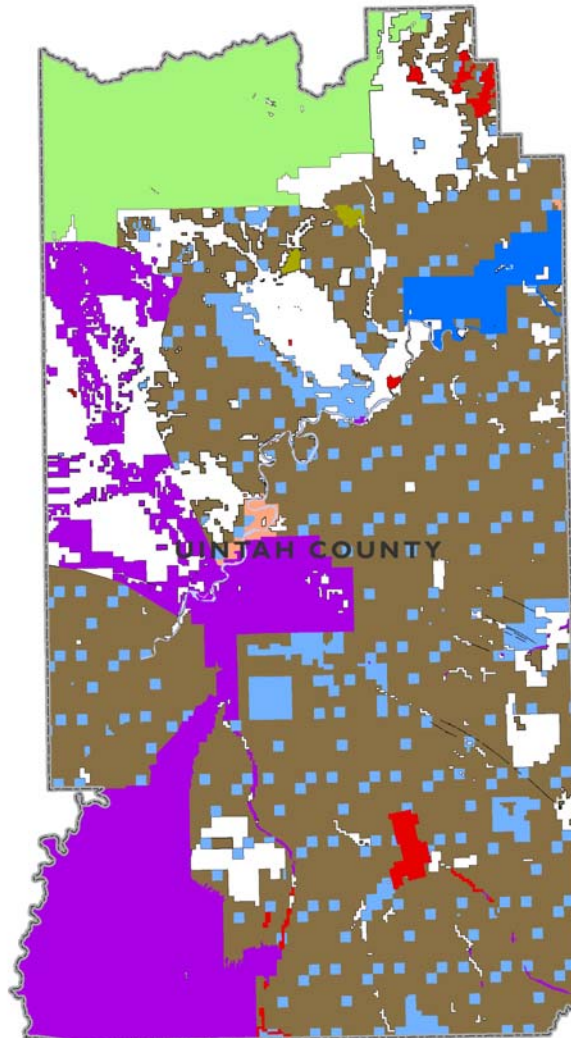
Uintah County receives “payment in lieu of taxes” (PILT) from the federal government. PILT comprises federal payments to local governments that help offset losses in property taxes due to nontaxable federal lands within their boundaries. In 2008 Uintah County received \$1.3 million in PILT payments *Table 2*.

Table 2
Payment in Lieu of Taxes to Uintah County

	Amount
1990	\$576,727
1995	\$584,051
2000	\$685,850
2001	\$963,792
2002	\$1,016,197
2003	\$1,183,428
2004	\$1,217,004
2005	\$1,242,396
2006	\$1,314,972
2007	\$1,309,658
2008	\$1,341,369

Source: U.S. Bureau of Land Management.

Map 1
Uintah County Land Ownership



-  Bureau of Land Management
-  US Forest Service
-  National Park Service
-  US Fish & Wildlife National Wildlife Refuge
-  State Parks and Recreation
-  State Trust Land
-  State Wildlife Reserve/Management Area
-  State Sovereign Land
-  Indian Reservation
-  Private