

# Memorandum

March 18, 2025

**To:** Jordan Schwanke, Office of the Lieutenant Governor  
**From:** Eric Albers, Public Policy Analyst, Kem C. Gardner Policy Institute  
**CC:** Mallory Bateman, Director of Demographic Research, Kem C. Gardner Policy Institute  
**Subject:** Nine Springs Preliminary Municipal Feasibility Review

## Introduction

This review follows the feasibility request for the preliminary municipality of Nine Springs, in Morgan County, Utah. This memo determines whether Nine Springs meets the population, density, and contiguity requirements for preliminary incorporation (defined in Utah Code 10-2a-503).

**The Utah Population Committee (UPC) analysis indicates that Nine Springs meets the preliminary incorporation requirements.**

**Table 1: Initial Feasibility Requirements for Nine Springs Preliminary Incorporation**

Criteria	Meets Criteria?	Requirement by Statute	Details
Population	Yes	Population must be equal to or greater than 100 when all phases of the plan are completed.	Population estimate upon plan completion: 7,571
Population Density	Yes	Density must be seven people per square mile or higher	Population density estimate upon plan completion: 2,112 persons per square mile.
Contiguity	Yes	Area is contiguous, does not have a strip of land connecting geographically separate areas	The proposed boundary covers a contiguous area

Population data source: U.S. Census Bureau, 2020 Census

Note: Requirements are summarized; Full statutory requirements are delineated in Utah Code 10-2a-502.

**Table 2: Nine Springs Population Estimate**

Phase	Population Estimate
1	846
2	795
3	2,264
4	1,009
5	1,951
6	233
7	306
8	166
9	-
10	-
Total	7,571

## Methodology

### *Housing Unit Method*

The UPC uses the housing unit method of estimation to determine the population of places seeking to incorporate. For preliminary municipal incorporations where the population of the defined area is zero, estimates of housing units are taken as given from the description of the preliminary municipality.

The method assumes that condo and multi-family units are are renter occupied, and single family units are owner occupied. The method assumes 99% occupancy for owner occupied units and 97% occupancy for renter occupied units. Occupied units are then multiplied by county-level persons per household (3.43 for Morgan County) from the 2020 census to determine household population.