

Memorandum

September 12, 2025

To: Jordan Schwanke, Entities Specialist, Office of the Lieutenant Governor
From: Eric Albers, Senior Natural Resources Policy Analyst, Kem C. Gardner Policy Institute;
Megan Rabe, Demographic Research Associate, Kem C. Gardner Policy Institute
CC: Mallory Bateman, Director of Demographic Research, Kem C. Gardner Policy Institute
Subject: Granite City Incorporation Feasibility Review

Introduction

By the August 26, 2025 request of the Utah Lieutenant Governor's Office, the Utah Population Committee reviewed the area of Granite City in Salt Lake County to determine whether it meets the population and population density requirements for incorporation as defined in Utah Code 10-2a-201.5. Granite City meets the determination to incorporate as a town as defined in Utah Code.

Section 10-2a-103 allows two or more non-contiguous unincorporated islands to incorporate if they file for incorporation by May 1, 2025. This provision exempts Granite City from the standard contiguity review.

Table 1: Feasibility Requirements for Granite City Incorporation

Criteria	Meets Criteria?	Requirement by Statute	Details
Population	Yes	To incorporate as a town, the population must be at least 100.	July 1, 2024 Population Estimate: 970
Population Density	Yes	Density must be seven people per square mile or higher.	July 1, 2024 Population Density: 1,546 persons per square mile

Note: Requirements are summarized; Full statutory requirements are delineated in Utah Code 10-2a-201.5.

Methodology

Housing Unit Method

The UPC uses the housing unit method of estimation to determine the population of places seeking to incorporate. The first step approximates the 2020 Census population by summing the census block population for blocks that overlap Granite's proposed boundary. Several census blocks cover portions of Granite's boundary, but also include areas outside of the boundary. Using parcel data from the Salt Lake County Assessor, the household population of these blocks were adjusted to arrive at an estimated April 1, 2020 population of 947.

From this starting point, annual growth is assumed to be tied to growth in new housing units. Building permit data are sourced from the Construction Monitor Database, then geocoded and filtered down to those within the incorporation boundary. Single-family housing units are assumed to be completed and occupied six months after permitting. Each newly constructed housing unit is multiplied by an occupancy rate based on tenure and by the 2020 persons per occupied housing unit at the county level to determine household population growth. A total of 8 housing units were completed within the Granite City boundary during this period, resulting in a July 1, 2024 population of 970.