

Memorandum

February 3, 2026

To: Arden Cook, Local Entity Specialist, Office of the Lieutenant Governor
From: Megan Rabe, Demographic Research Associate, Kem C. Gardner Policy Institute
CC: Mallory Bateman, Dir. of Demographic Research, Kem C. Gardner Policy Institute
Subject: Coal Creek Modified Feasibility Review

Introduction

The Utah Population Committee (UPC), at the request of the Utah Lieutenant Governor’s Office on January 29, 2026, reviewed the area of Coal Creek in Iron County to determine whether it meets the population, population density, and contiguity requirements for incorporation as a town as defined in Utah Code 10-2a-201.5.

The analysis indicates that Coal Creek meets the incorporation requirements.

Table 1: Initial Feasibility Requirements for Coal Creek Incorporation

Criteria	Meets Criteria?	Requirement by Statute	Coal Creek Details
Population	Yes	To incorporate as a town, the population must be at least 100.	July 1, 2024 Population Estimate: 111
Population Density	Yes	Density must be 7 people per square mile or higher	July 1, 2024 Population Density Estimate: 92 persons per square mile
Contiguity	Yes	Area is contiguous, does not have strip of land connecting geographically separate areas	The proposed boundary covers a contiguous area.

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

Detail on Contiguity of Proposed Boundary

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 aggregating the total population of Census blocks within the proposed boundary (see Geographic Notes for more information). From this starting population, annual growth is assumed to be tied to growth in new housing units. Building permit data are sourced from the Construction Monitor Database, geocoded, and filtered 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 persons per occupied housing unit at the county level to determine household population growth.

Geographic Notes

Calculating the 2020 Census population for any new community requires aggregation of the population of Census blocks that fall within the boundary. The population of blocks that fall partially within the boundary are adjusted by the ratio of the number of housing units in that block that fall within the proposed boundary to the total number of housing units in the block.