

February 24, 2026

To: Arden Cook, Local Entity Specialist, Office of the Lieutenant Governor
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CC: Mallory Bateman, Dir. of Demographic Research, Kem C. Gardner Policy Institute
Subject: Wasatch Highlands Preliminary Municipal Feasibility Review

Introduction

The Utah Population Committee (UPC), at the request of the Utah Lieutenant Governor’s Office on February 17, 2026, reviewed the preliminary municipality of Wasatch Highlands, in Wasatch County, Utah to determine whether it meets the population, population density, and contiguity requirements for preliminary incorporation as defined in Utah Code 10-2a-503.

The analysis indicates that Wasatch Highlands meets the preliminary incorporation requirements.

Table 1: Initial Feasibility Requirements for Wasatch Highlands 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: 2,205
Population Density	Yes	Density must be seven people per square mile or higher	Population density estimate upon plan completion: 524 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: Wasatch Highlands Population Estimate by Project Phase and Total

Phase	Population Growth Estimate
1	254
2	-
3	465
4	313
5	378
6	251
7	273
8	273
9	-
10	-
Total	2,205

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 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 occupied housing unit (3.13 for Wasatch County) from the 2020 census to determine household population.