

June 24, 2024

**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:** Kane Creek Preliminary Municipal Feasibility Review

**Introduction**

This review follows the feasibility request for the preliminary municipality of Kane Creek, in Grand County, Utah. This memo determines whether Kane Creek 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 Kane Creek meets the preliminary incorporation requirements.**

**Table 1: Initial Feasibility Requirements for West Hills Incorporation**

Criteria	Meets Criteria?	Requirement by Statute	West Hills 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: 1,105
Population Density	Yes	Density must be seven people per square mile or higher	Population density estimate upon plan completion: 4,009 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: Kane Creek Population Estimate**

Phase	Population Estimate
Phase 1	733
Phase 2	330
Phase 3	42
<b>Total</b>	<b>1105</b>

## **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 single family homes and other residential structures with less than 12 units are owner-occupied. Residential structures with 12 or more units are considered renter 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 (2.37 for Grand County) from the 2020 census to determine household population.