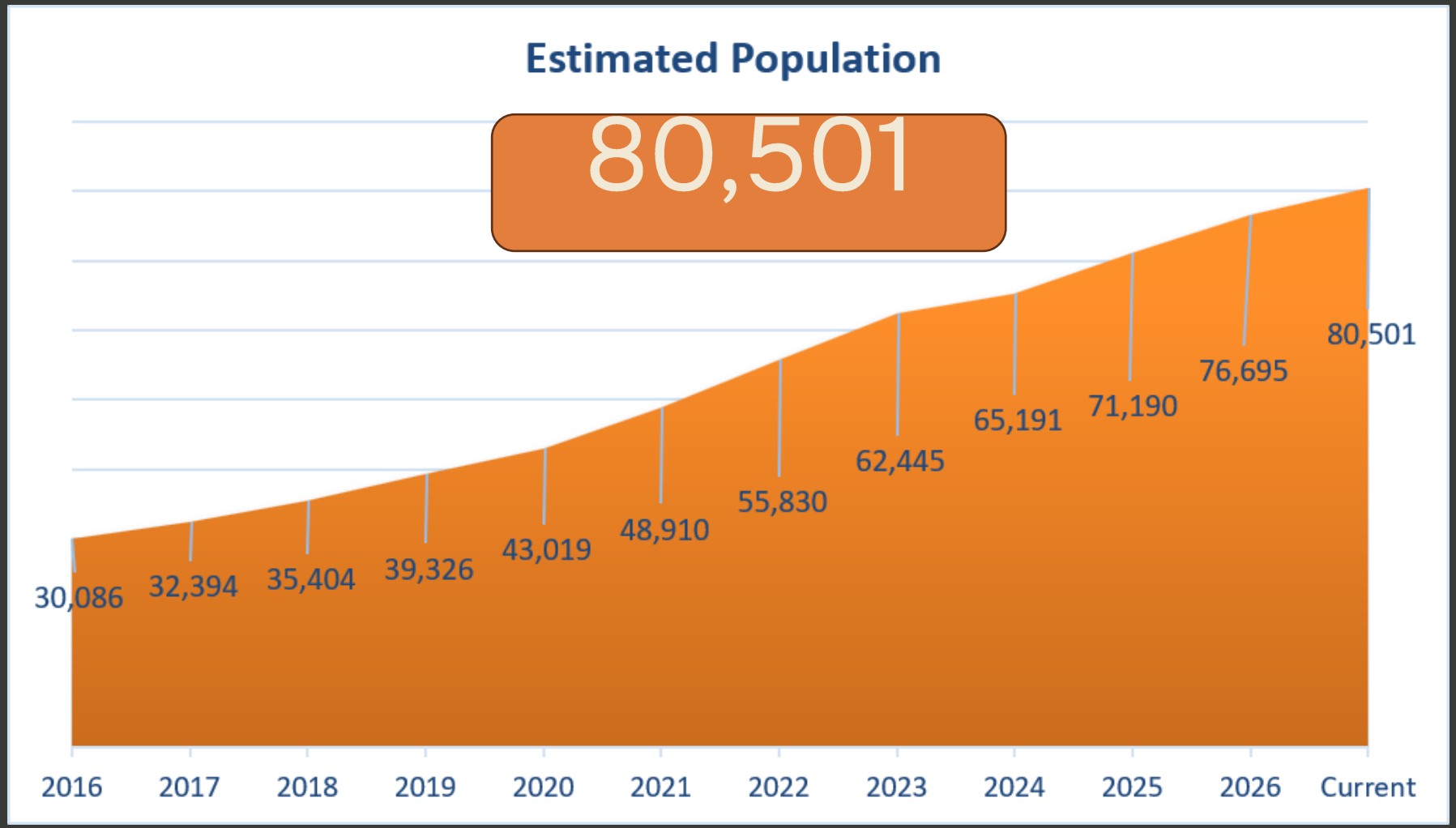
City Growth Report

October 2026



Population Estimate – January 1, 2026



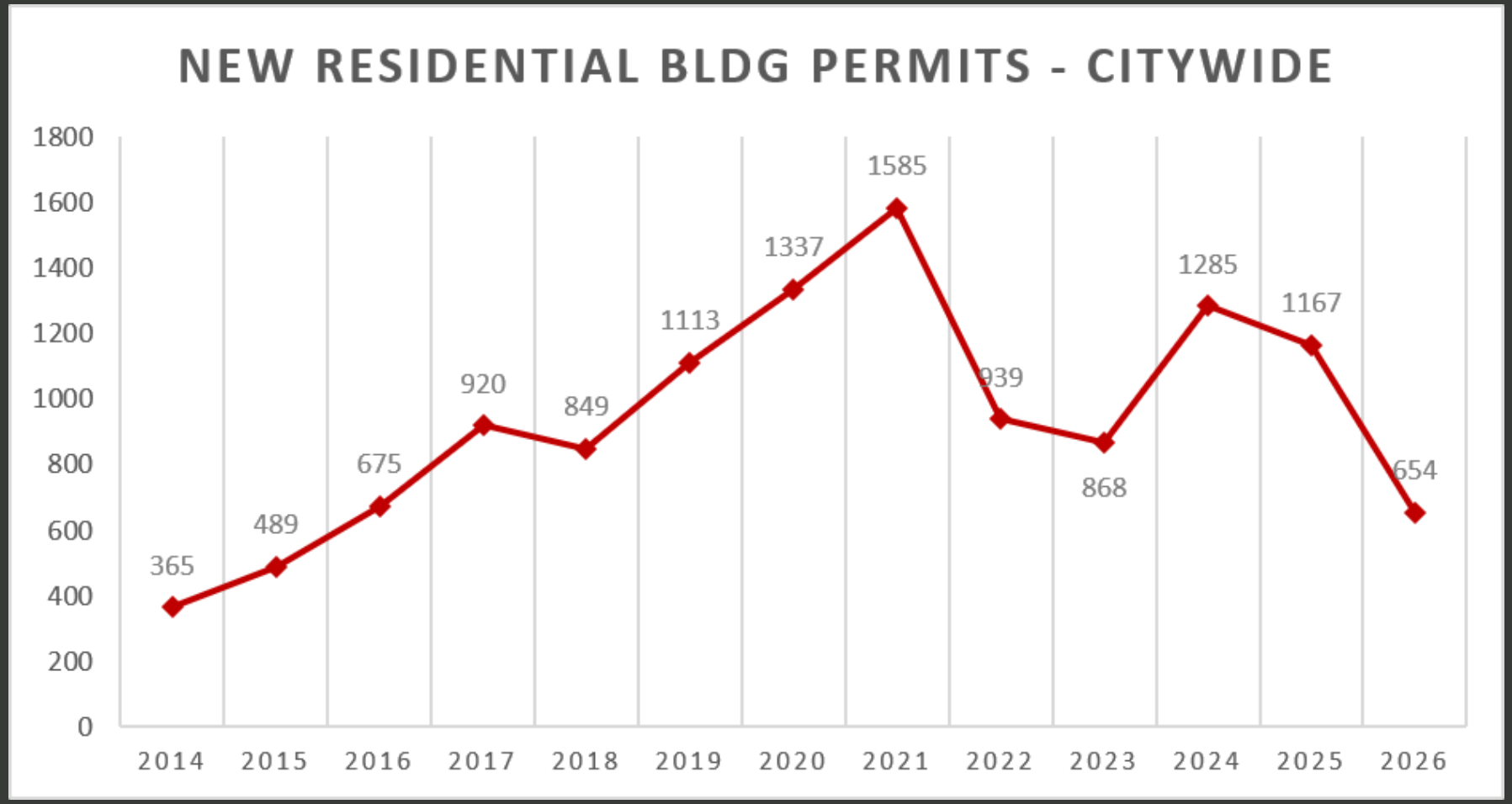
Population Estimate

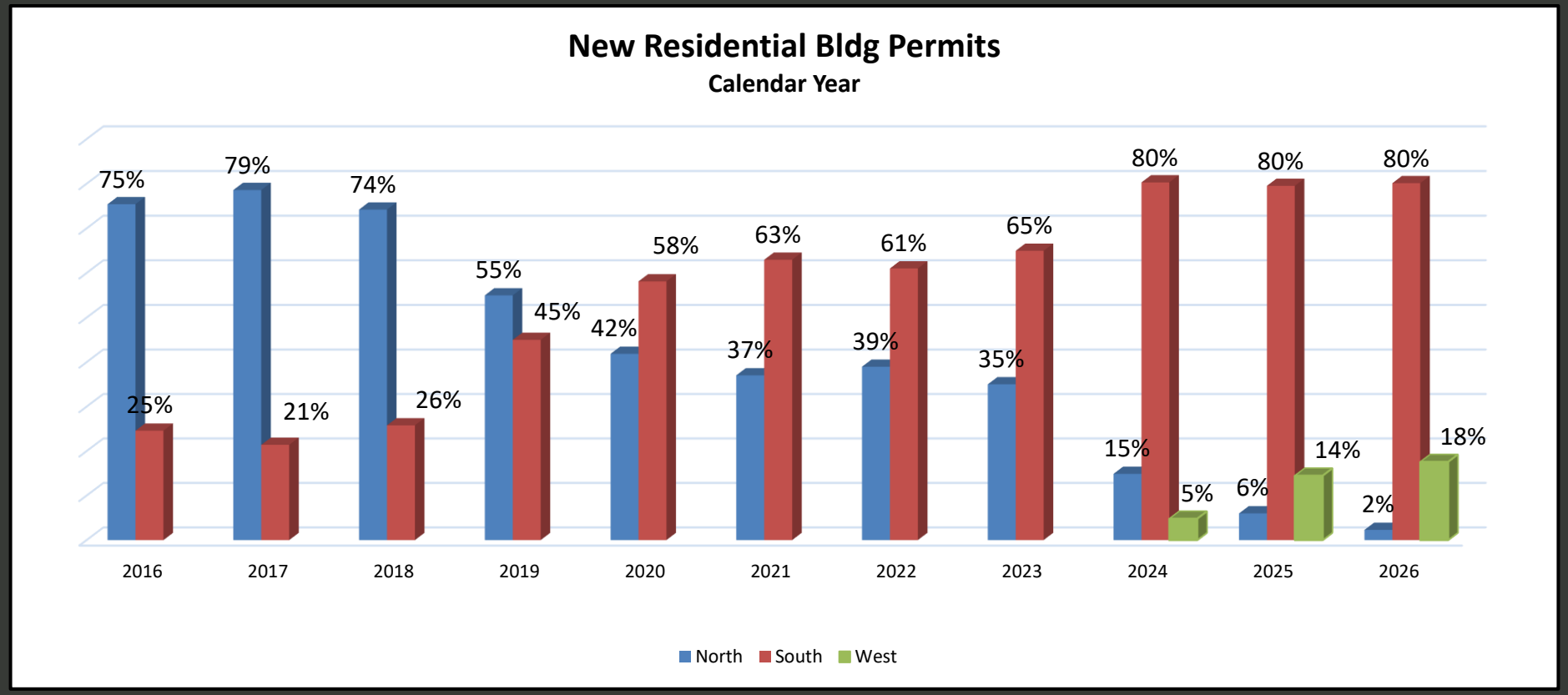
- Based on Building Permit Data (minus last 7 months)
- 88% owner-occupied
- 12% renter-occupied
- Includes legal/approved ADUs
- Estimated vacancy rate of 2%

Current Growth Rate (FY 2026): 3.9%

0.2% North Area 6.2% South 42.9% West

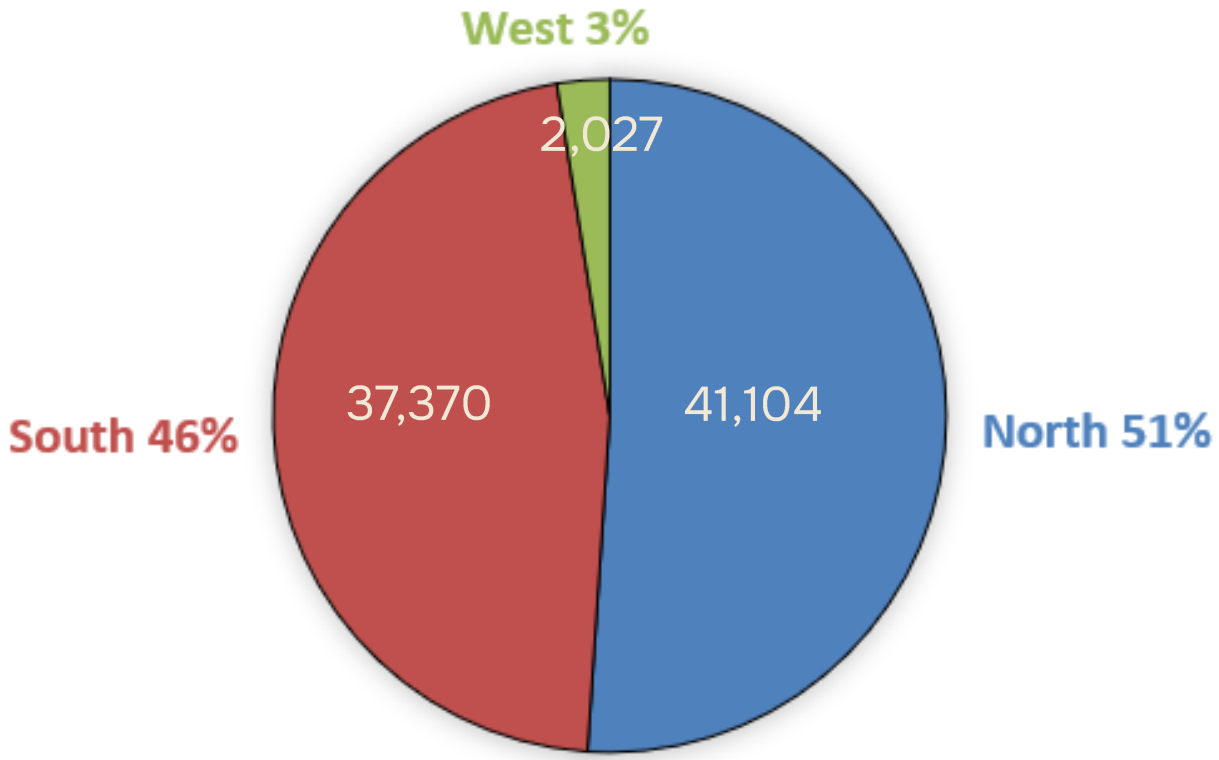
Residential Growth



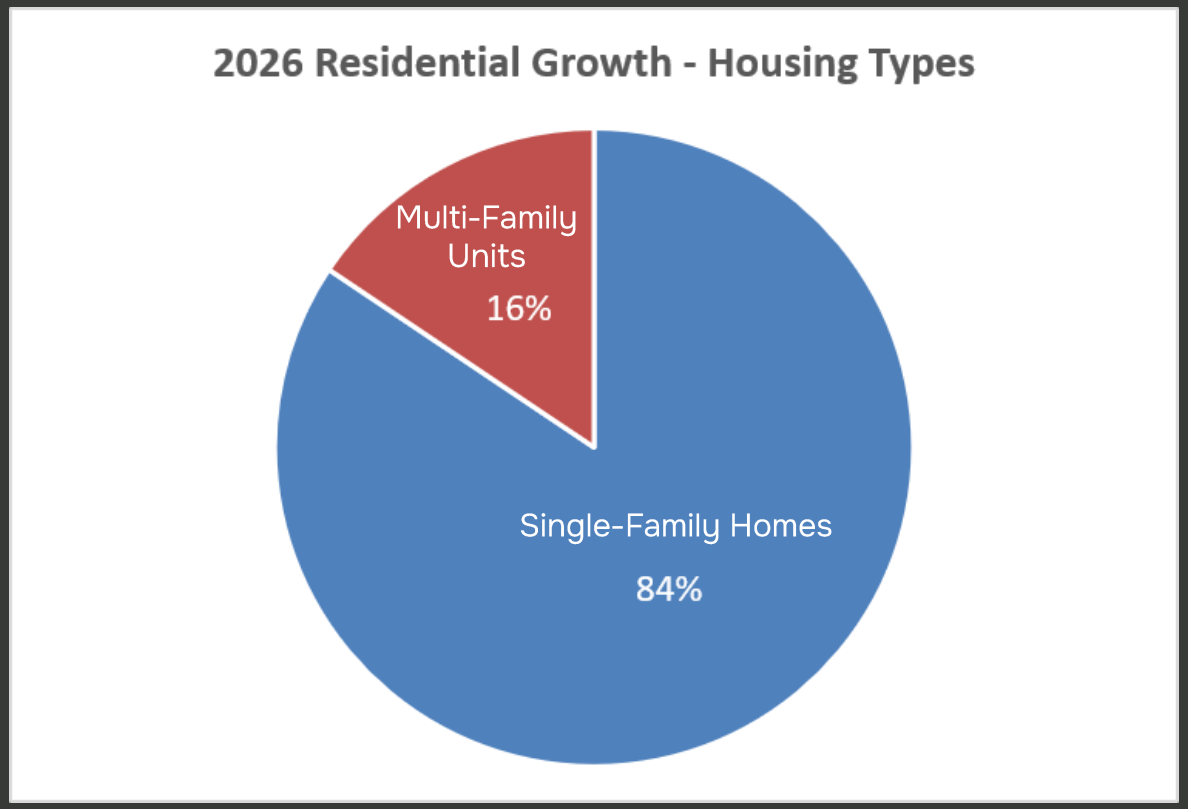

New Residential Bldg Permits
Calendar Year
75%
25%
79%
21%
74%
26%
55%
45%
42%
58%
37%
63%
39%
61%
35%
65%
15%
80%
5%
6%
80%
14%
2%
80%
18%
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
North
South
West

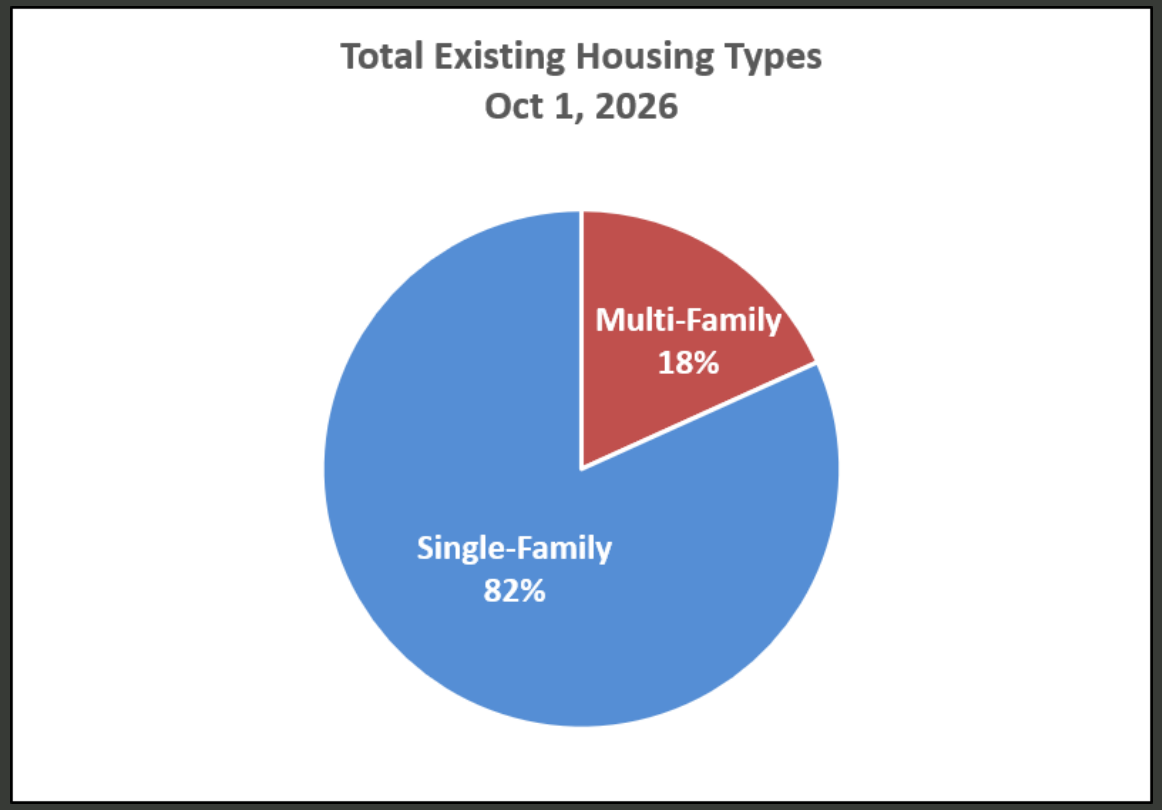
TOTAL POPULATION DISTRIBUTION

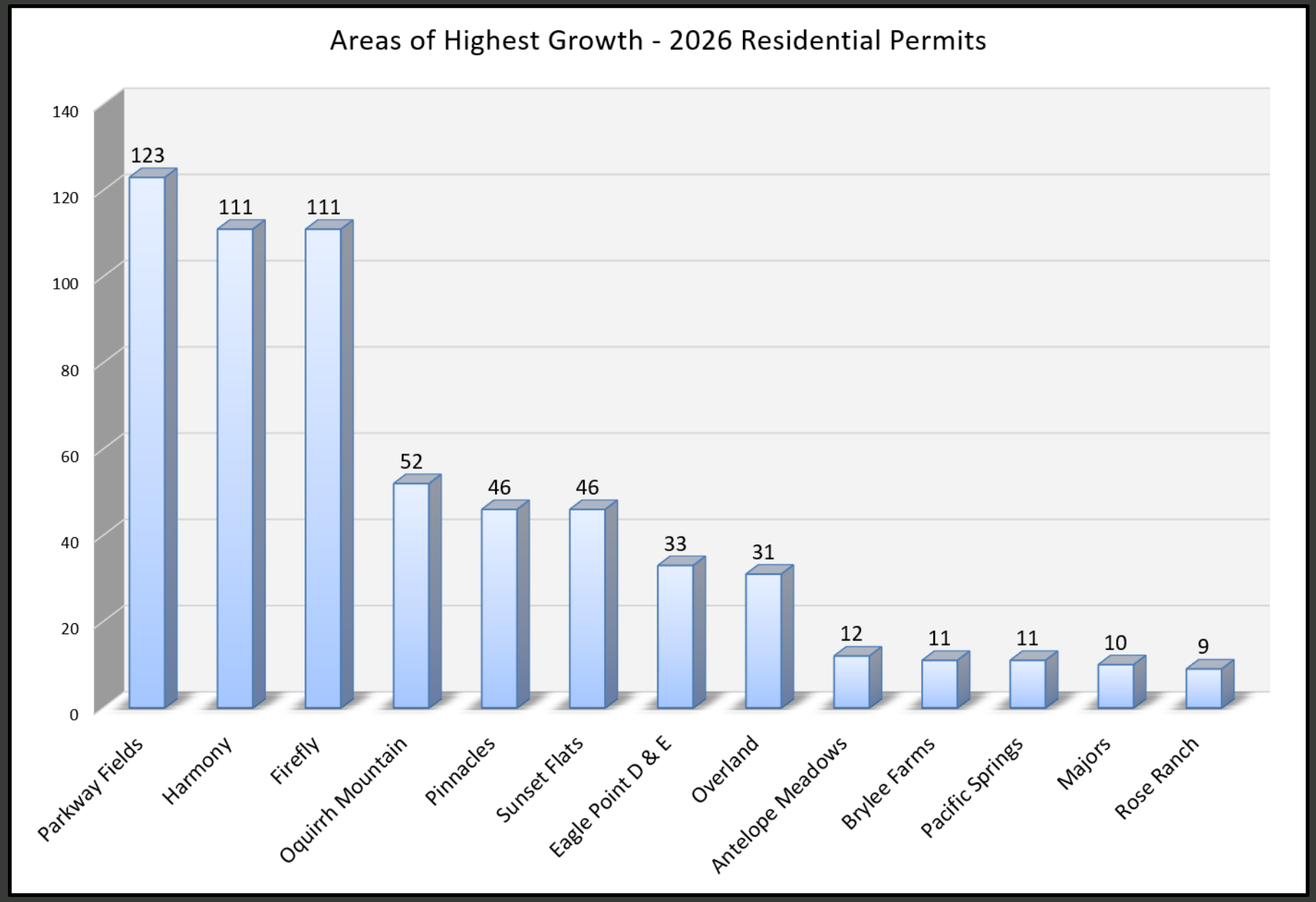
OCT 1, 2026

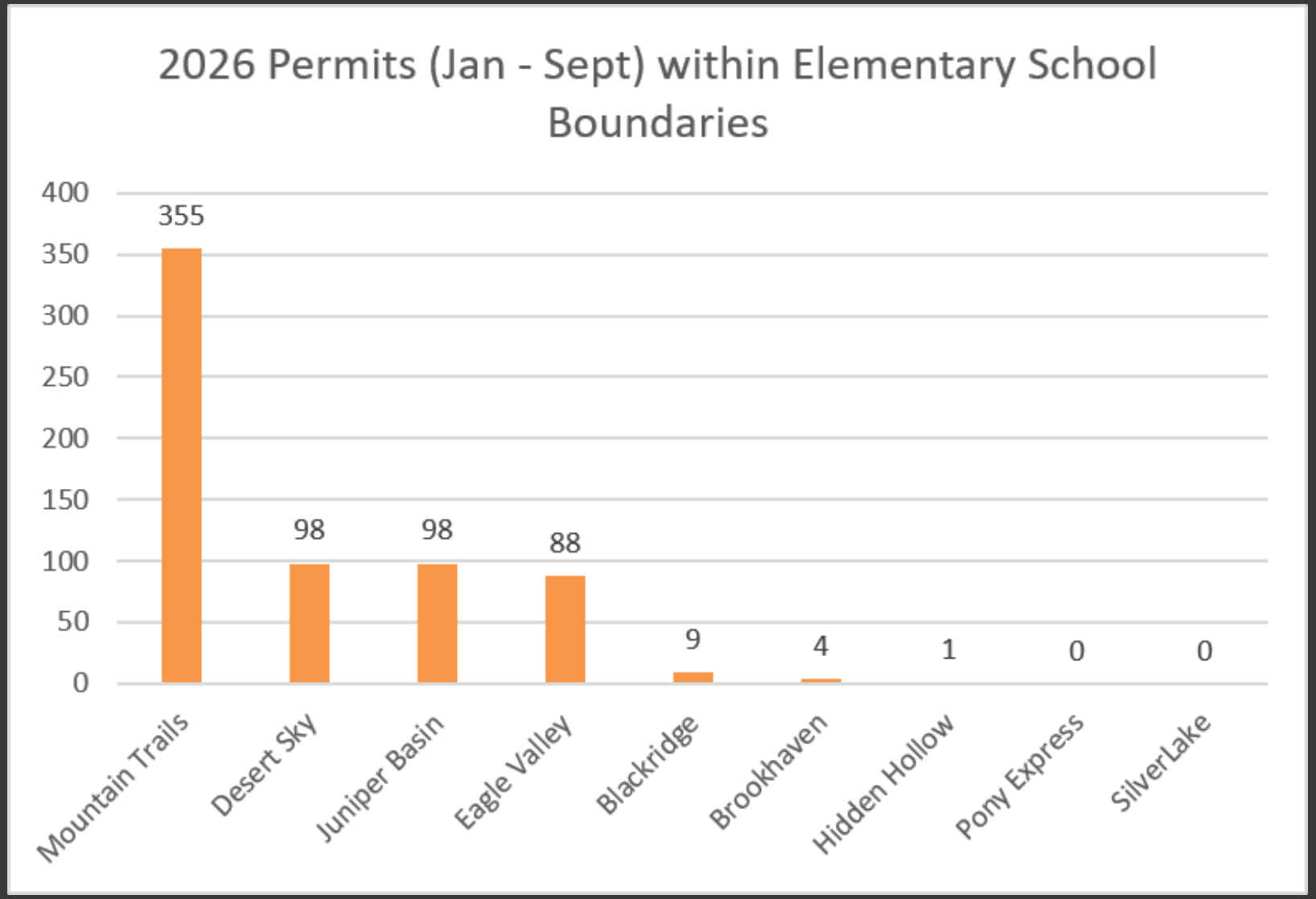


Single-Family & Multi-Family






Areas of Highest Growth - 2026 Residential Permits
140
120
100
80
60
40
20
0
123
111
111
52
46
46
33
31
12
11
11
10
9
Parkway Fields
Harmony
Firefly
Oquirrh Mountain
Pinnacles
Sunset Flats
Eagle Point D & E
Overland
Antelope Meadows
Brylee Farms
Pacific Springs
Majors
Rose Ranch


2026 Permits (Jan - Sept) within Elementary School Boundaries
400
350
300
250
200
150
100
50
0
355
98
98
88
9
4
1
0
0
Mountain Trails
Desert Sky
Juniper Basin
Eagle Valley
Blackridge
Brookhaven
Hidden Hollow
Pony Express
SilverLake

Vested Units

January 2026



Vested Units – Master Plans & Prelim Plats



UPPER HIDDEN VALLEY





LOWER HIDDEN VALLEY

TRIUMPH



Total Vested Units

Vested Units as of January 1, 2026

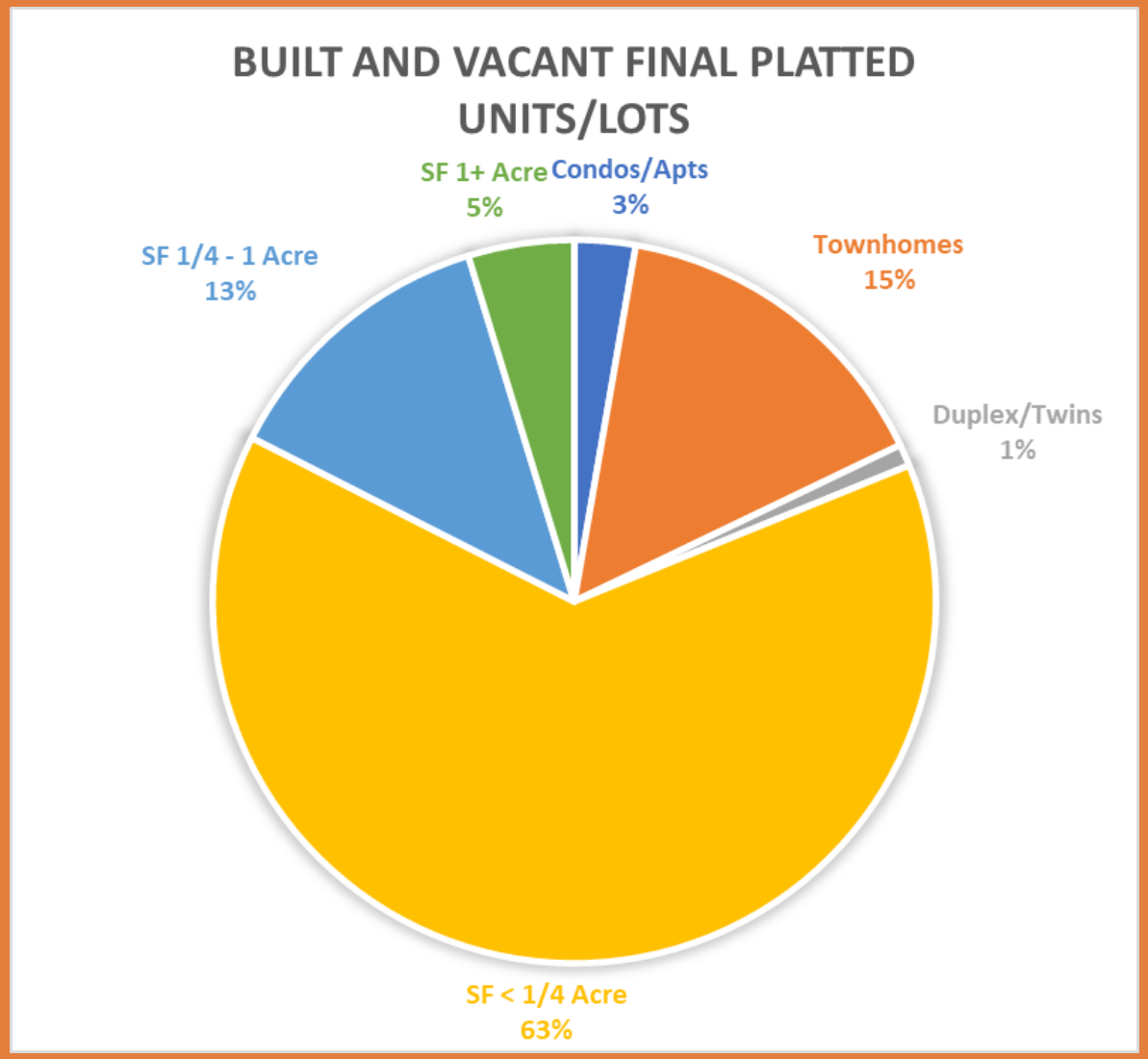
- Includes Remaining (not yet final platted) vested units in master developments & preliminary plats — 20,852
- Vacant Lots in Recorded Plats — 1,324
- GRAND TOTAL VESTED UNITS — 22,176

81% Single-Family Detached

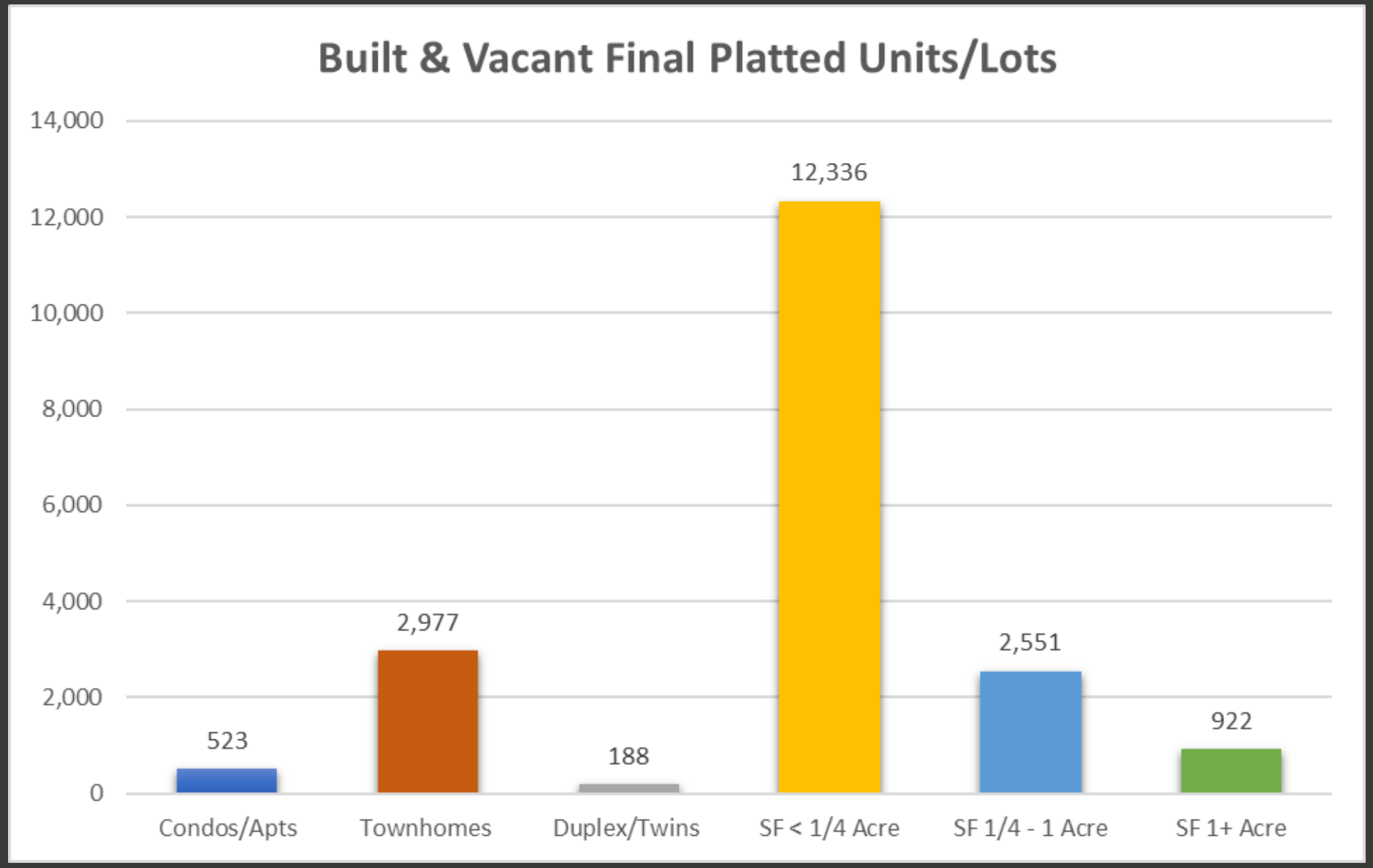


19% SF Attached & MF





Current Population + Vacant Final Platted Units/Lots: 83,101

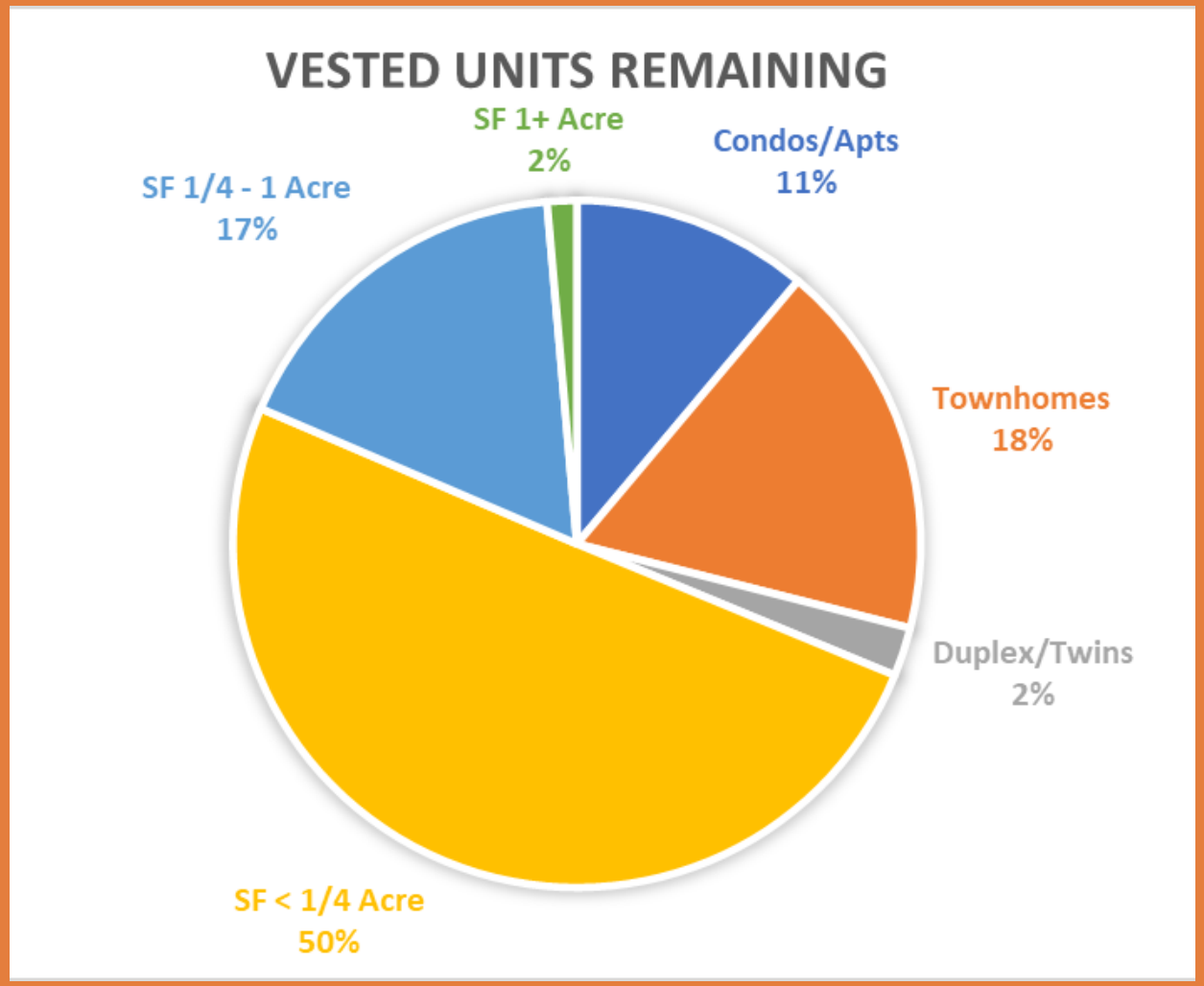

Built & Vacant Final Platted Units/Lots
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
523
2,977
188
12,336
2,551
922
Condos/Apts
Townhomes
Duplex/Twins
SF < 1/4 Acre
SF 1/4 - 1 Acre
SF 1+ Acre

69% Single-Family Detached

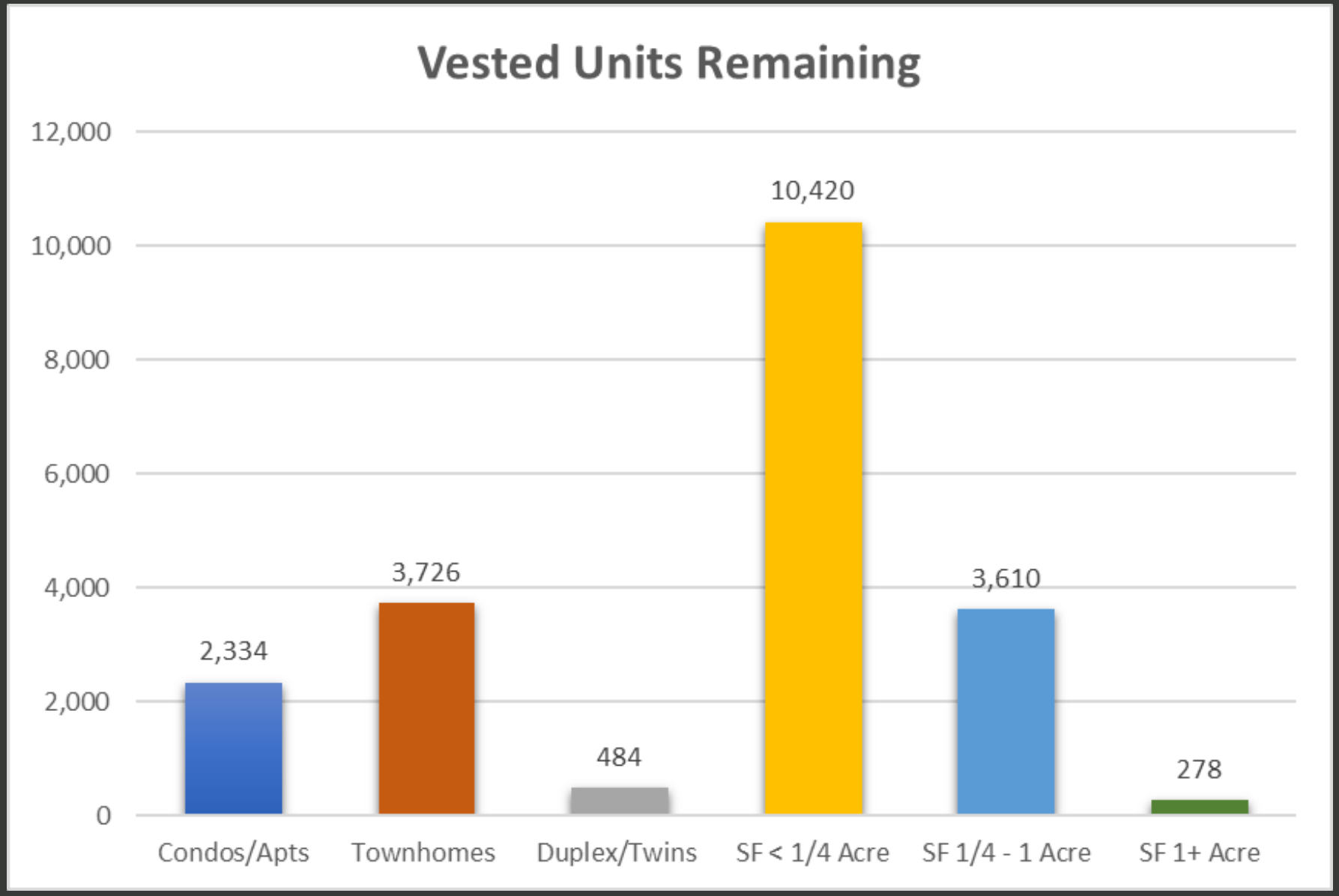


31% SF Attached & MF





Estimated Vested Population: 91,022

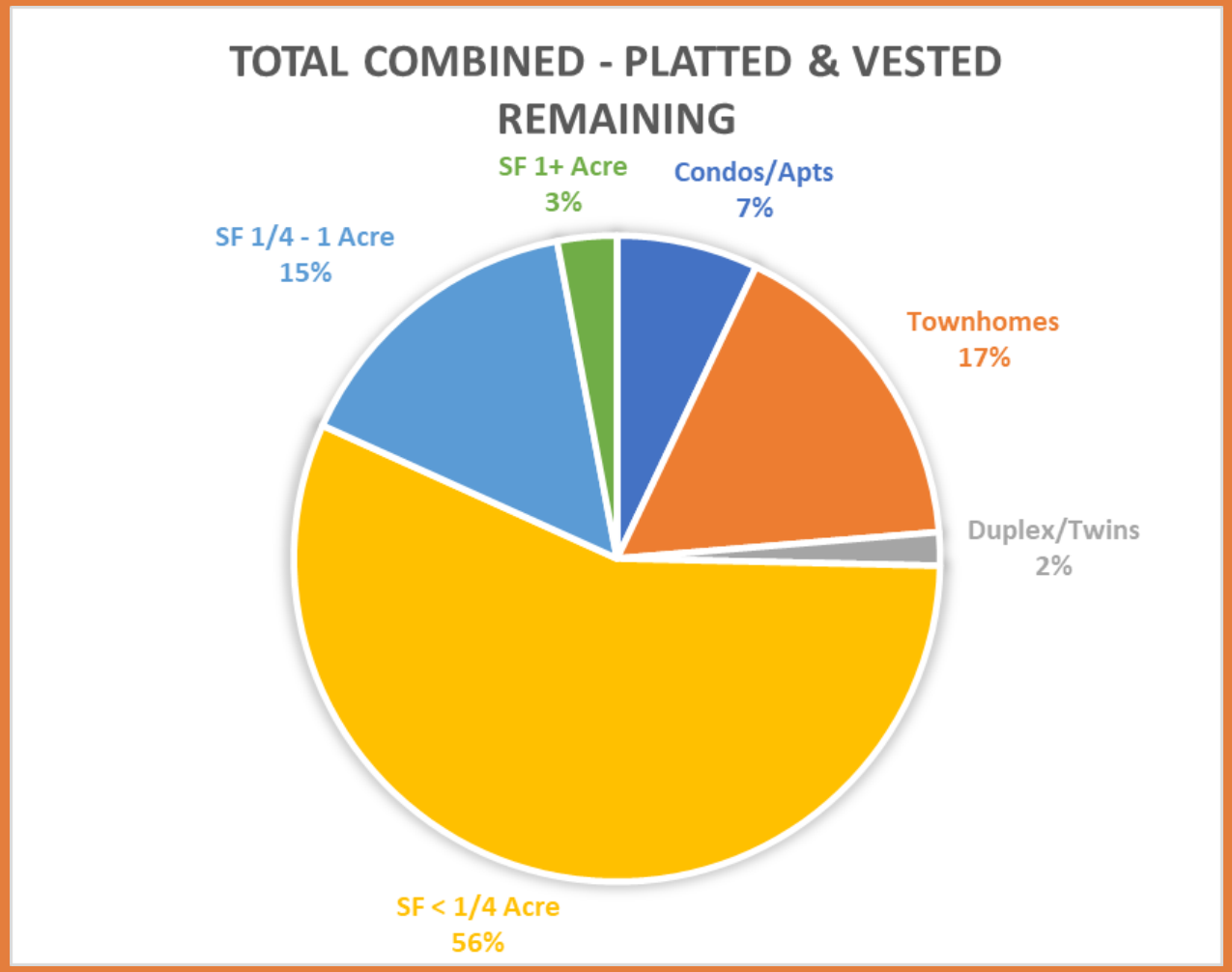

Vested Units Remaining
12,000
10,000
8,000
6,000
4,000
2,000
0
2,334
3,726
484
10,420
3,610
278
Condos/Apts
Townhomes
Duplex/Twins
SF < 1/4 Acre
SF 1/4 - 1 Acre
SF 1+ Acre

74% Single-Family Detached

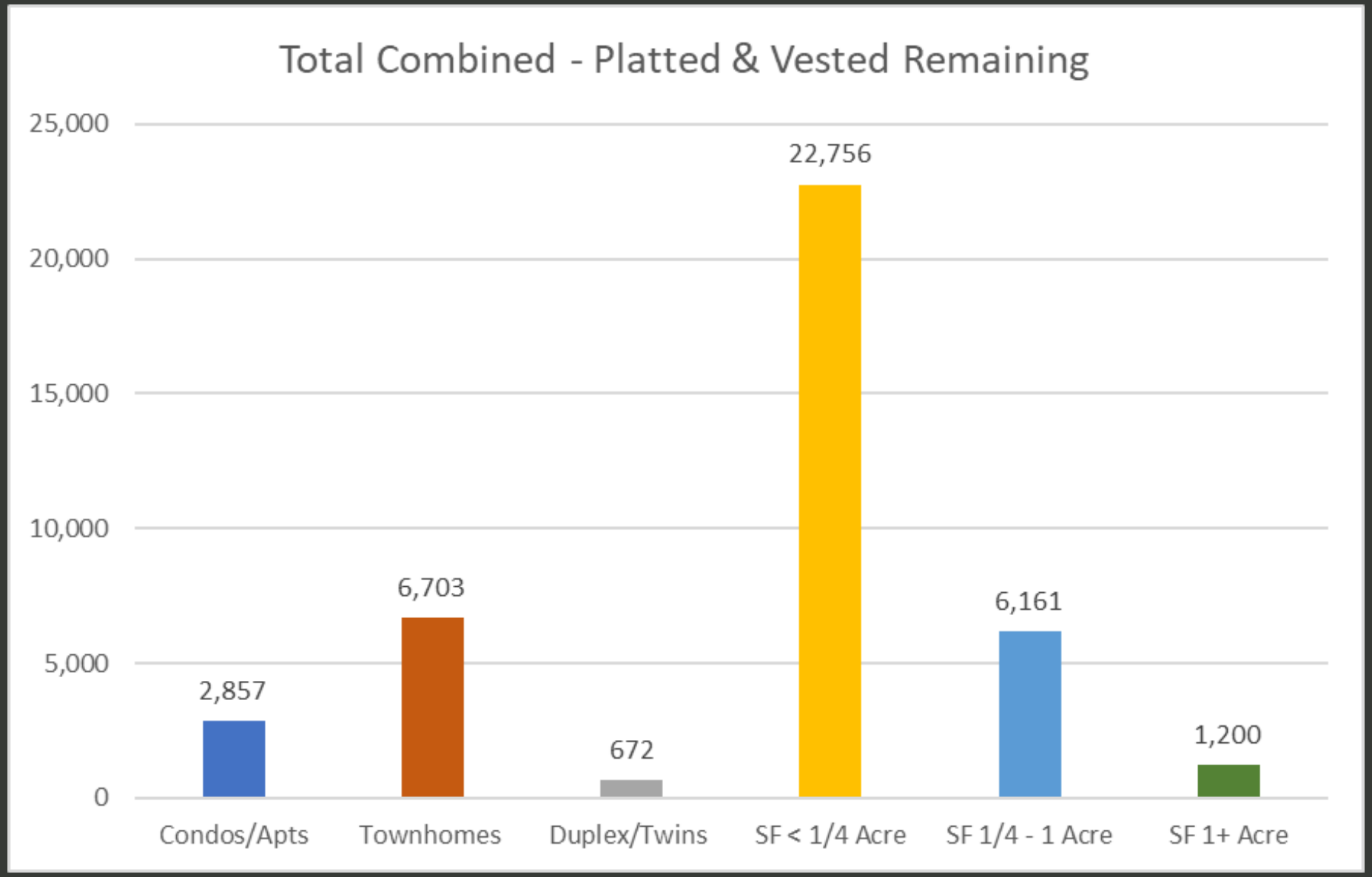


26% SF Attached & MF





Estimated Future Population (Existing & Vested)
165,000 – 175,000


Total Combined - Platted & Vested Remaining
25,000
20,000
15,000
10,000
5,000
0
2,857
6,703
672
22,756
6,161
1,200
Condos/Apts
Townhomes
Duplex/Twins
SF < 1/4 Acre
SF 1/4 - 1 Acre
SF 1+ Acre

Questions / Discussion

