

## Chapter 1

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# Projected Population Growth

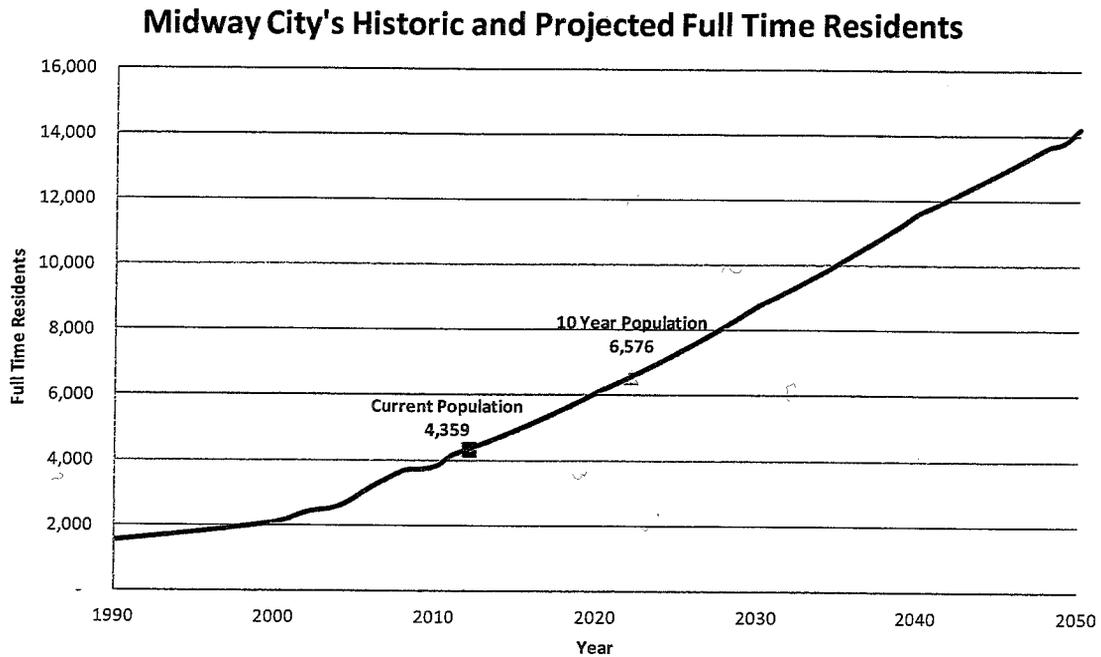
*A pleasant living environment and a high growth rate along the Wasatch Front have been factors influencing Midway City's population growth over the past several years. This growing population places additional burdens on the City's infrastructure.*

The projected conditions of Midway City's infrastructure and facilities are based upon a number of assumptions such as: present growth rates, economic stimuli, environmental and recreational development, and residential development. As these factors change, the projected conditions made in this master plan study also change. To help minimize the effect of changing conditions, the recommendations made in this master plan study will be based upon the projected population served by Midway City.

### **Methodology for Determining Projected Population**

The method for projecting the population for Midway City is compiled in this chapter. The method used in this document took the projected population as determined by Mountainland Association of Governments (MAG) and interpolated between the projected years. The Governor's Office of Planning and Budget derive their numbers from MAG. However, they have not yet updated their numbers to reflect the newest projections provided by MAG. It is important to note that MAG's population projections only include full time residents. The population projections used within the capital facility plan is both the full-time and secondary population. The population projections falling between MAG's projected years were established using interpolation.

Figure 1-1 shows graphically the full time resident population projection to the year 2050. It also shows Midway City's historical growth since 1990. The current full time population of 4,359 for the year 2012 is also shown, as well as the end of the ten year planning period (2022) population of 6,576.



**Figure 1-1: Midway City's Projected Full Time Residents**

**Results of Calculation**

The method used to project the build-out year was to look at the area of undeveloped land within each separate zone within the proposed City annexation boundary. Midway City's General Plan (January 2012) looked at the current zoning within the proposed future annexation boundary. From aerial mapping, the total undeveloped land within the future annexation boundary was established. An estimate of the percent of roadways, parks, and open space was established for each zone. The total amount of housing units at build-out was determined to be 6,860. Multiplying the number of build-out housing units by the average household size of approximately 3.1 predicts a build-out population of 21,000 people.

The 2010 census stated that approximately 65-percent of the total housing units within Midway City were occupied full-time. Sixty-five percent of the 6,860 total build-out housing units reduces the full-time occupied housing units to 4,458. Multiplying the number of households by the average household size predicts a full time resident build-out population of 13,777 people. The MAG projections, as shown in Figure 1-1, shows the build-out population will be reached by the year 2050.

**Table 1-1: Population and Housing Unit projections for Midway City through 10 year planning period**

Year	Full Time Residents	Total (Full Time + Secondary) Residents	Total Housing Units
2012	4,359	6,735	2,179
2013	4,547	7,026	2,274
2014	4,744	7,329	2,372
2015	4,949	7,646	2,474
2016	5,163	7,976	2,581
2017	5,386	8,321	2,693
2018	5,618	8,681	2,809
2019	5,861	9,056	2,931
2020	6,120	9,456	3,060
2021	6,343	9,800	3,172
2022	6,576	10,159	3,288

The ten year planning period of 2022 statistics shown in Table 1-1 will be the basis of analysis for the city's impact fees and required upgrades to the transportation, culinary water, trail, and park systems within the city.