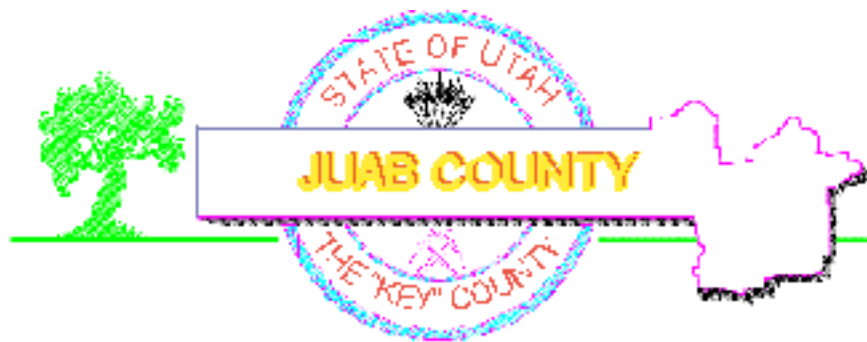


Juab County Data Book June 1999



Community Economic Development Agency

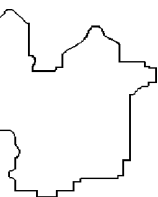
Glenn Greenhalgh
Director

160 North Main
Nephi, Utah 84648
Phone: (801) 623-3400
Fax: (801) 623-4609
EMAIL: glennng@ext.usu.edu
Tracy Painter, Assistant

Board Members

Golden Mangelson, Chairman	Levan
Bryce Lynn	Mona
Ralph Wilson	Levan
Brent Bowles	Nephi
Robert L Steele	Juab County
Craig Sperry	Mona
Mary Lou Draper	Eureka
Lloyd Condor	Eureka

INTRODUCTION



Distance From Nephi To Major Metro Areas

Area	Miles
Salt Lake City	85
Denver	600
San Francisco	790
Los Angeles	605
Phoenix	630

Juab County Facts

County Seat	Nephi
Elevation (feet)	5,119
1990 Population	5,817
Land Area (square miles)	3,412
1990 Population Per Square Mile	2.0
Average Growing Season (days)	155
1995 Property Valuation	\$217,326,791
1994 Maximum Tax Rate	.002748
1994 Total Tax Revenue	\$4,060,843.15
1995 High School Graduates	
Juab	98
Tintic	34
Major Source of Income	Agr. & Tourism

Juab County Climatological Summary

	Avg. Daily Temp (F)		Monthly	Precip.
	Max.	Min.		
January	42.7	19.5	29.2	1.24 in
February	44.5	20.7	33.1	1.17
March	52.3	26.9	40.2	1.44
April	63.3	35.3	49.8	1.36
May	73.1	42.6	57.8	1.29
June	84.9	50.9	66.6	0.95
July	94.4	58.9	76.1	0.65
August	91.7	57.3	74.3	0.93
September	84.2	48.2	66.1	0.59
October	71.8	37.4	54.4	1.34
November	53.9	25.1	39.8	1.18
December	44.9	19.8	32.5	1.36
Year	66.8	36.9	51.7	13.50

LOCATION

Juab County, sometimes called the "Key" county is located in West-Central Utah and extends westward from the mountains of the Uinta National Forest, near the center of the state, to the arid desert lands on the Nevada border. At its narrowest point, Juab County is 125 miles long and 25 miles wide. It covers an area of 3,412 square miles.

GEOGRAPHY

Juab County's elevations range from 4,285 feet at Fish Springs in west Juab County to Ibapah Peak of the Deep Creek Range which stands at 12,087 feet, in the west desert near the Nevada boarder. Mt. Nebo, in the Wasatch Mountain Range reaches 11,928 feet is in east Juab County. The two mountain peaks are joined by rich green valleys containing fertile farmlands and vast desert lands with acres of free moving sand dunes.

CLIMATE

Utah's four-season climate is stimulating and healthy. The state's altitude ranges from a low of 2,200 feet in Washington County to more than 13,500 feet in the high Uintas. Snow

frequently accumulates to depths of 10 feet or more at some Wasatch Mountain ski resorts. Because of the state's inland location, Utah's snow is unusually dry and fluffy and is acclaimed by many skiers as the world's greatest powder snow. Like the state of Utah, Juab County enjoys beautiful seasonal weather, the average July temperature is 76.1 degrees Fahrenheit and average January temperature is 29.2 degrees. Juab County receives an average of 13.5 inches of precipitation annually, with March being the wettest month. Juab County's growing season averages 155 days.

CITIES AND TOWNS

Juab County's largest city is Nephi, the county seat, with a population of 4,000. Other major communities in Juab County are Mona and Eureka north of Nephi and Levan to the south. Many smaller towns exist throughout Juab County; they are Callao, Trout Creek, and Fish Springs in the west desert; Mills in the southeast part of the county; and Tintic, Mammoth, and Silver City all located near Eureka. Juab County's total population is 6,800.

Elementary and Secondary Schools

School	Enrollment	School	Enrollment
Juab School District	1,748	Tintic School District	321
Elementary Schools		Elementary Schools	
Nephi Elementary (K-5)	624	Eureka Elementary (K-6)	119
Mona Elementary (K-5)	163	West Desert Elementary (K-6)	32
		Callao Elementary (K-8)	14
Middle School		High Schools	
Juab Middle School (6-8)	433	Tintic High (7-12)	125
High School		West Desert High (7-12)	29
Juab High School (9-12)	528		

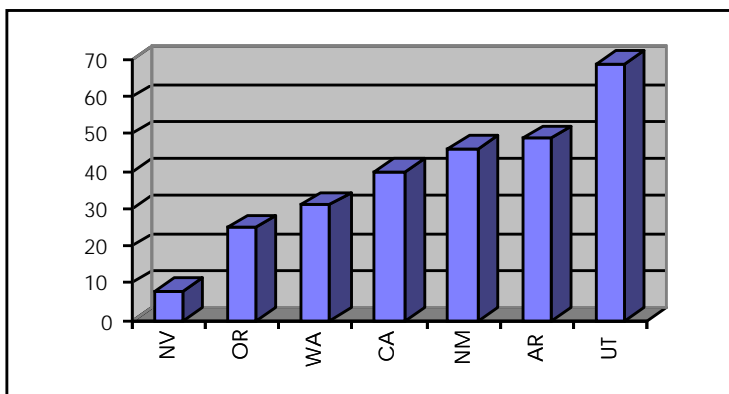
Annual number of high school graduates:	Juab	103	.....	Tintic	13
Annual percentage of graduated from					
high school:	Juab	99%	.....	Tintic	100%
Annual percentage of high school graduates					
who seek higher levels of education.	Juab	80%	.....	Tintic	60%
Average ACT composite scores among high					
school seniors in the 1994-95 year.	Juab	18*	.....	Tintic	22.0*

*Composite Score

Sources: Juab School District (801) 623-1940, Tintic School District (801) 433-6363, Juab High School (801) 623-1288, Tintic High School (901) 433-6939

Doctoral Degrees Awarded

in Physical Sciences & Engineering per Million Population



EDUCATION

School Districts:

Juab County School District
Tintic School District

Every year numerous educators in Juab County receive state and national recognition for the contributions they make to local, state, and national educational conferences and to various educational organizations. Over a period of years, numerous staff members provide leadership, and instructional expertise to various groups in a wide variety of education settings.

Juab has received plaudits for its program of outcome based education and its special education mainstreaming program. Several educators have served recently in top leadership positions in educational associations or councils on State and National levels.

Pupil teacher ratio continues to be about on par with the Utah average. Class loads nationally are considerably lower.

Although there are a number of negative factors that have influenced many students across the nation to drop out, most students from Juab County have completed all the requirements for graduation.

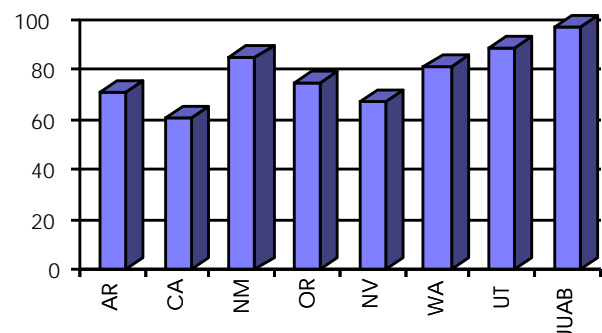
Nearest Colleges or Universities

Name, Location	Miles from Nephi
Snow College, Ephraim	35
Brigham Young Univer., Provo	44
Utah Valley State College, Orem	48
University of Utah, S. L. C.	85

Nearest Technical Colleges

Sevier Valley Applied	
Tech. Center, Richfield	72
Delta Valley Tech., Delta	50

High School Graduation Rate

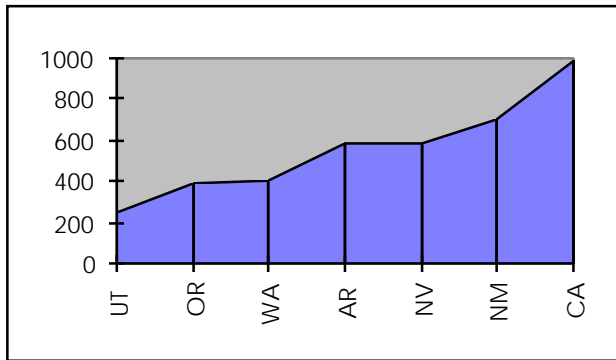


QUALITY OF LIFE

3

Violent Crimes

Per 100,000 Persons



Central Valley Medical Center

Central Valley Medical Center, located in Nephi, is a 31 bed health care facility equipped with advanced, modern equipment, ready to serve the residents of Juab, Sanpete and Millard Counties.

Central Valley Medical Center is served by five well trained board certified family practitioners, a physicians assistant, and a nurse practitioner. The hospital has consulting and visiting specialists in general surgery, cardiology, orthopedics, urology, gastroenterology, gynecology, ophthalmology, oncology, podiatry, dermatology, otolaryngology, neonatology, and perinatology.

Dr. James Besendorfer, Dr. Mark Oveson, Dr. James Tatton Dr. Michael Peterson, or Dr. Todd Plumb are available at the Nephi Medical Clinic daily to assist with their patients health care needs. Central Valley Medical Center has also established three satellite clinics to serve the people in the surrounding areas of Fountain Green, Leamington, and Eureka.

Central Valley Medical Center is a full 24 hour a day facility with emergency service and an outpatient department. It has all the services one could expect from a health care facility such as, physical therapy, respiratory therapy, x-ray, ultrasound, mammography, electrocardiography, laboratory, dietary, home health care and community education. All medical services are available within the hospitals referral network.

Individualized care is first priority, our nursing staff takes special pride in making our patients comfortable. Well balanced, nutritious meals are prepared by our dietary department adding to the patient's comfort.

Central Valley Medical Center is managed by Rural Health Management Corporation, a nonprofit board of local business men dedicated to provide the community with the best health care possible. They also have a strong commitment to educating and maintaining a highly skilled staff as well as providing state of the art equipment. Nephi is fortunate to have a very good health care system for it's population and the system is growing and improving with time and new technology.

Housing Information

Homes

The price for existing homes in Juab County range from \$51,000 to \$160,000. Homes average 1,200 square feet per level. Most homes in Juab County have full basements. The cost for construction of a new home averages approximately \$65.00 per square foot. A building lot ranges from \$12,000 to \$25,000.

Rentals

Most apartments in Juab County have two bedrooms, and one bathroom, rent averages \$375.00 - \$450.00 per month.

Rent for a four bedroom home is approximately \$550.00 - \$600.00 per month.

Source: Nebo Agency (801) 623-1200

Municipal Information

Government Form:

Eureka, Levan, Mona, Nephi: Council/Mayor
County: Commission

Full Time Policemen:

Nephi: 7
Eureka, Levan, Mona: County
County: 17

Fire Insurance Rating:

Nephi: 6
Eureka:
Mona: 7
Levan:

Unincorporated Juab County: 8

Firemen:

Nephi - Volunteer: 23
Eureka - Volunteer: 35
Levan - Volunteer: 10
Mona - Volunteer: 14

County - Volunteer: contracts with cities

Planning & Zoning Enforcement

Eureka, Levan, Mona, Nephi: Yes
County: Yes

1994 Population

Juab County	7,445
Eureka	670
Levan	550
Mona	800
Nephi	4,500

1994 Population per square mile 2.0
Land Area in square miles 3,412

Juab County 1990 Population by Selected Age Groups and Median Age

Age Group	Population	% of Total
Under 5	505	8.7%
5-17	1,758	30.2%
18-29	717	12.3%
30-49	1,345	23.1%
50-64	674	11.6%
65 +	818	14.1%

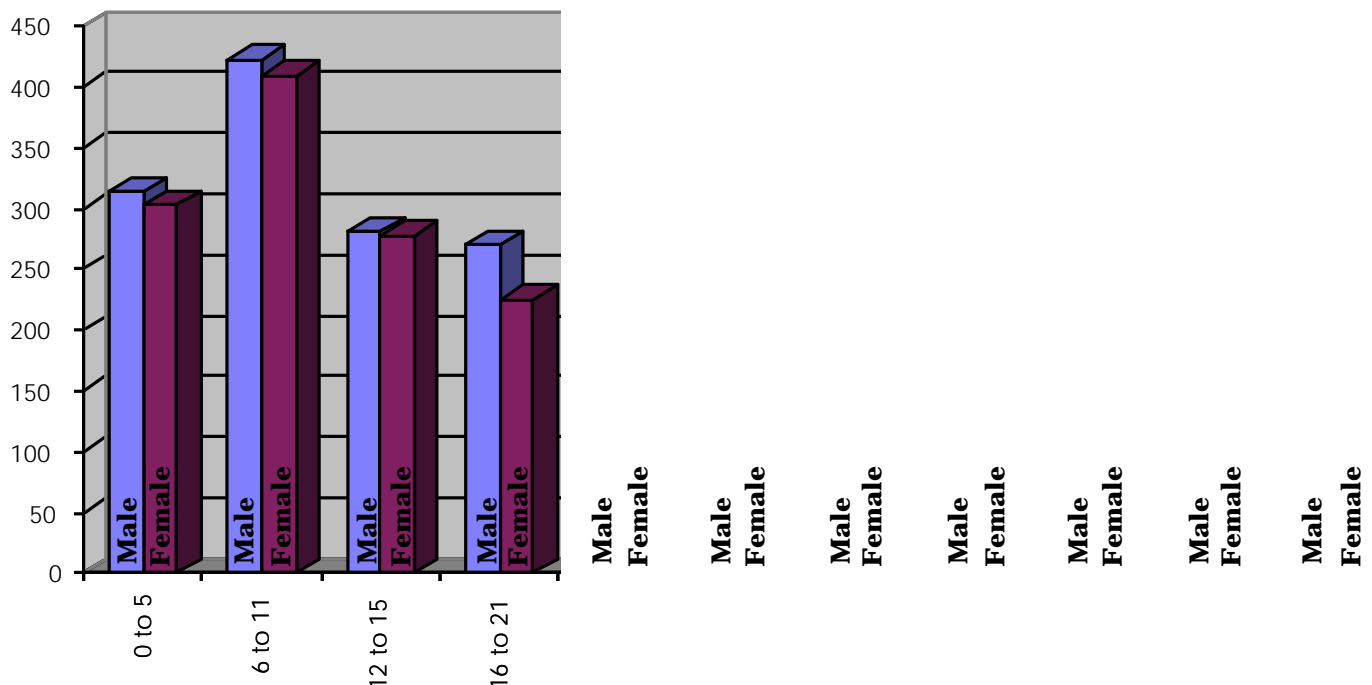
Total Population 5,817
Median Age 28.9

Juab County Population Projections

1994 -----	6,800	2008 -----	9,382
1995 -----	7,140	2009 -----	9,561
1996 -----	7,497	2010 -----	9,724
1997 -----	7,722	2011 -----	9,843
1998 -----	7,954	2012 -----	9,981
1999 -----	8,192	2013 -----	10,088
2000 -----	8,438	2014 -----	10,187
2001 -----	8,497	2015 -----	10,275
2002 -----	8,590	2016 -----	10,339
2003 -----	8,710	2017 -----	10,364
2004 -----	8,841	2018 -----	10,896
2005 -----	8,952	2019 -----	10,451
2006 -----	9,091	2020 -----	10,465
2007 -----	9,227		

Source: U. S. Bureau of the Census.

Juab County 1990 Population By Age and Sex



DEMOGRAPHICS

5

Juab County Summary of 1995 Household Income

Number of Households: 1958
Adjusted Gross Income: \$62,311,393
Number of Net Exemptions: 6230

Average Per Household
Adjusted Gross Income: \$31,824
Number of Net Exemptions: 3.18

Source: Utah State Tax Commission, Research Publication 95-4

Households in Juab County

Family Households:

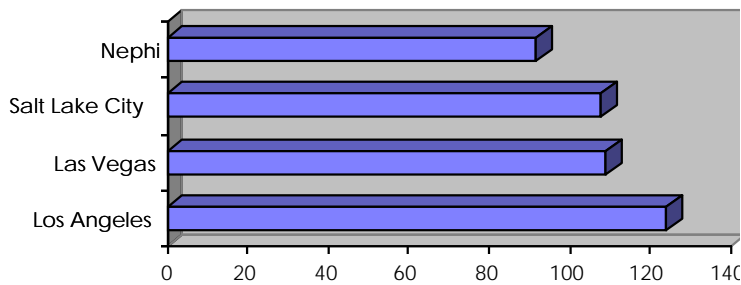
2 persons 514
3 persons 212
4 persons 247
5 persons 182
6 persons 132
7 or more persons 120

Nonfamily Households:

1 person 373
2 persons 15
3 persons 4
4 persons 0
5 persons 0
6 persons 1
7 or more persons 1

Source: 1990 Census of Housing and Population

Cost of Living Composite Score United States = 100

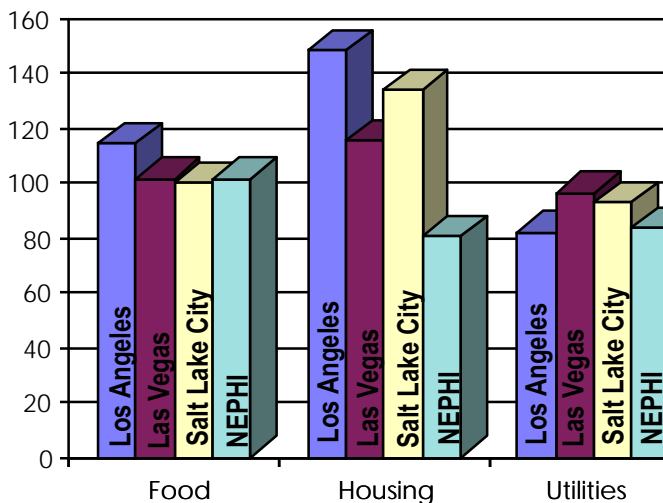


COST OF LIVING

A recent study, compiled by Dr. Alan R. Hamblin a professor at Southern Utah University, shows that the cost of living in Nephi is well below the national average. Food prices are close to the U. S. average, while housing prices and utility cost are below the national average.

Cost of Living Factors for Nephi, Utah Compared To Selected Metropolitan Areas

United States = 100



Los Angeles
Las Vegas
Salt Lake City
NEPHI

Los Angeles
Las Vegas
Salt Lake City
NEPHI

Los Angeles
Las Vegas
Salt Lake City
NEPHI

Major Employers

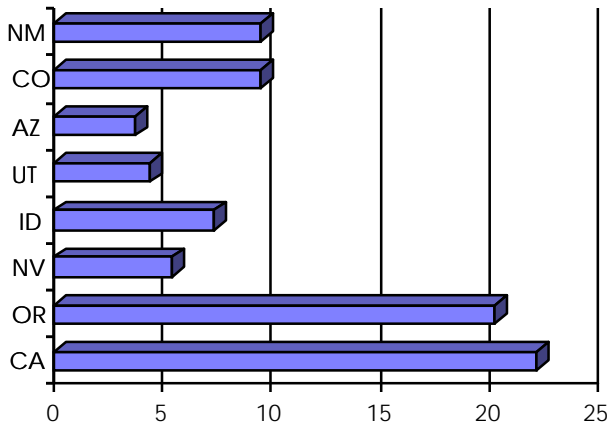
NAME	# OF EMPLOYEES
Nephi Rubber Products	118
Utah American	80
Ash Grove Cement West	90
Central Valley Medical	58
Juab School District	162
Mid-State Consultants	80
Thriftway	76

State Minimum Wage Rates

State	Amount
California	4.25
Idaho	4.25
Nevada	4.25
Oklahoma	4.25
Utah	4.25
Washington	4.25
New Mexico	3.35
Texas	3.35
Colorado	3.00
Wyoming	1.60
Arizona	0.00

Source: States in Profile 1993.

Union Membership Percent of Manufacturing Work Force 1989



LABOR

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Juab County Demographic/Economic Profile 1993 & 1994 Annual Averages

	1995	1996
Total Population	6,200	6,800
Juab County civilian labor force:	3,122	3,210
Total Employed	2,969	3,228
Unemployed	153	142
Rate	4.9	4.2
Nonagricultural Wage and Salaried Jobs	2,463	2,272
Mining	19	32
Construction	69	91
Manufacturing	294	278
Trans., Comm., Utilities	70	73
Trade	670	647
Finance, Ins., Real Estate	32	35
Services	489	503
Government	556	577
Average Monthly Wage	\$1,257	\$1,347
Job Service applicants on Active File*		202
Male		112
Female		90
Under age 45		179
Age 45 and Older		23
Minority		3
County Per Capita Personal Income	\$13,250	\$13,400
Average Household Income**	\$31,824	\$28,507
Average Household Size		3.2

* June 30, 1995

** 1992 and 1993 as reported to the Internal Revenue Service on individual income tax return. Data prepared by Utah State Tax Commission

Source:: Utah Department of Employment Security, Labor Market Information Division, August 1995

LABOR

7

Worker's Compensation Tax

Employers in Utah may choose between three methods of insurance coverage for workers compensation: the Workers Compensation Fund of Utah (a state agency), a private insurance carrier or, upon approval of the Industrial Commission, a firm may be self-insured. The workers compensation rates paid by employers depend on the claim-loss experience of the particular industry. Worker compensation rates in Utah are generally lower than the rates in most other states.

Source: Utah Workman's Compensation, 1 (800) 446-2667

General Workers Compensation Rates for Utah

<u>Description/Code</u>	<u>*1995 Rates</u>
Commercial Construction/5403	\$17.57
Machine Shop/3632	4.53
Plumbing/5183	7.45
Electrical Wiring/5190	7.72
Masonry/5022	19.10
Trucking/7219	16.21
Painting/5474	19.48
Attorney/8820	.15
Clerical/8810	.38
Mechanic/	5.09
Electrical Manufacturing/3179	2.65
Instrument Manufacturing/3685	2.00
Precision Mach. Parts Manuf./3629	1.87
Welder/3365	13.47
Retail/8039	1.73
Restaurant Service/9079	3.09

* All rates are per \$100 payroll.

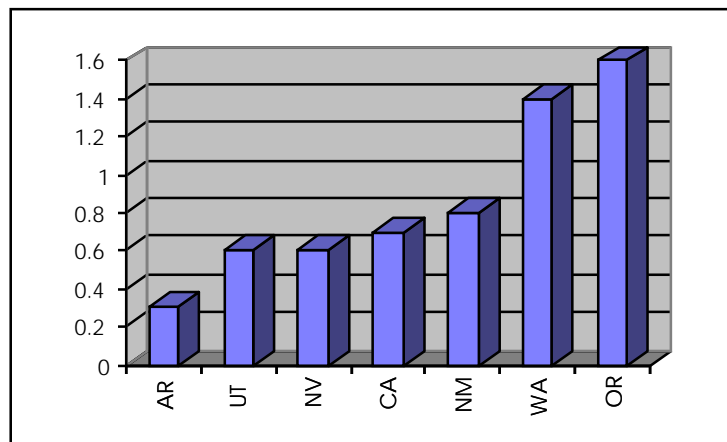
Source: Workers Comp. Fund of Utah

Hourly Wage Data for Selected Job Categories - Utah Central District

	<u>Weighted Average</u>	<u>Range of Middle 50%</u>
Accountant (State)	7.40	6.00 - 10.00
Accounting Clerk (State)	6.58	6.00 - 7.22
Arc Welder (State)	7.42	6.25 - 8.00
Assembler Small Products (State)	5.39	5.00 - 6.00
Bookkeeper	5.86	5.50 - 6.00
Cement Mason (State)	9.67	8.00 - 12.00
Clerk, Typist (State)	5.80	5.10 - 6.40
Clerk, Personnel (State)	7.05	6.00 - 7.50
Clerk, General	4.43	4.25 - 4.75
Clerk, Payroll (State)	6.27	6.00 - 7.22
Clerk, Data Entry (State)	5.73	5.00 - 6.30
Combination Welder	8.44	7.00 - 9.60
Computer Operator	5.00	5.00 - 5.50
Construction Worker II	5.75	5.00 - 6.30
Construction Worker I	5.35	5.00 - 5.80
Cook, Fast Food	4.65	4.25 - 5.83
Cook	4.59	4.25 - 5.25
Grounds Keeper, Industrial-Commercial (State)	5.09	4.25 - 6.00
Inspector, General (State)	5.94	5.50 - 7.10
Kitchen Helper (State)	4.66	4.25 - 5.00
Machine Operator II (State)	6.20	5.75 - 6.35
Machine Operator I (State)	6.94	6.00 - 7.40
Material Handler	5.43	5.00 - 6.00
Operating Engineer	9.21	7.00 - 10.25
Parts Clerk	4.75	4.25 - 5.00
Sales Clerk	4.44	4.25 - 4.50
Secretary	6.34	6.00 - 7.22
Sewing Machine Operator (State)	5.59	4.50 - 6.50
Surveyor Helper	6.20	5.82 - 6.48
Tire Repairer	5.00	4.50 - 6.00
Tractor-Trailer Truck Driver	6.49	6.00 - 7.00
Truck Driver, Light	4.84	4.25 - 5.00
Truck Driver, Heavy	11.13	8.00 - 14.50
Yard Worker	5.15	4.50 - 5.50

Source: Occupations in Demand, January - June 1995
Utah Department of Employment Security

Unemployment Insurance Taxes as a Percentage of Wages



Industrial Natural Gas Rates

Rate 12 - Heavy Commercial and Industrial

Inside the incorporated areas of Nephi, Levan, and Mona the rates are uniform. Outside these areas there is an additional surcharge.

Interruptible Service

Winter - Usage from November 1 through March 31

First 150 Dth/Month - \$6.00/Dth

Next 200 Dth/Month - \$4.00/Dth

Balance - \$3.75/Dth

A Minimum Monthly Rate will apply to this Tariff

Summer - Usage from April 1 through October 31

All gas - \$3.00/Dth

A Minimum Monthly Rate will apply to this Tariff

Note: The minimum monthly rate will be calculated by multiplying the highest usage for any winter month in the two previous winter seasons by 70% times the present months gas rate.

Units of Measurement

th = therm = 100,000 Btu's

Dth = Decatherm = 1,000,000 Btu's

INFRASTRUCTURE

8

Nephi Area Natural Gas System

In 1991 a new natural gas system was installed in east Juab County with sufficient capacity to serve both present loads as well as future development of the area.

Twenty six miles of 8" high pressure gas line feed natural gas from Questar Pipeline's main trunk line in Payson Canyon to the city of Nephi. Eleven miles of 4" high pressure pipe take gas on south of Nephi to Levan Town. This high pressure transmission system was designed and installed to provide over 500% of a 6 year projected gas requirement for the area. This system is large enough to serve an area larger than Richfield, Cedar City, and the St. George area combined.

State of the art distribution systems were installed in Nephi City, Mona Town, and Levan Town. These systems were designed and installed with plenty of capacity for any foreseeable residential, commercial and industrial growth in the area.

Long term, twenty year contracts are in place for a firm natural gas supply and for firm transportation service on the Questar Pipeline. Contracts are presently being negotiated that will give the system a backup supply line from the recently constructed Kern River Pipeline which is approximately nine miles west of Nephi. The Kern River hookup would allow feeding gas from both ends of the transmission line in case of a dig in or other emergency.

Water Rates for Cities in Juab County

<u>City</u>	<u>Residential Rate</u>	<u>Commercial Rate</u>
Nephi	\$7.50 minimum per month .60 per 1,000 gal. in excess of 5,000	\$10.50 minimum per month .60 per 1,000 gal. in excess of 5,000
Eureka	Winter: \$6.75 base rate \$3.00 per adult/\$1.50 per child Summer: \$2.00 per 1,000 gal. up to and including 10,000 gal. \$2.50 per 1,000 gal. for 10,001 +	Winter: \$20.00 per month Summer: Same as residential Summer rates
Levan	\$16.00 per month \$.50 per 1,000 gal in excess of 40,000 gal	Commercial rates are the same as residential rates
Mona	Town Res.-\$16.00 monthly base rate County Res.-\$21.00 monthly base rate the following charges are added in June and Aug: \$.35 per 1000 gal between 20,001 & 40,000 \$.50 per 1000 gal over 40,001 gal	Commercial rates are the same as residential rates

Estimated Electric Bills

<u>City</u>	<u>Industrial</u> (5,000 KW - 2,500 MWH)	<u>Industrial</u> (300Kw - 60 MHW)	<u>Commercial</u> (30KW - 6,000 KWH)	<u>Residential</u> (500 KWH)
Eureka	\$0,000	\$0,000	\$000	\$00
Levan	0,000	0,000	000	00
Mona	0,000	0,000	000	00
Nephi	0,000	0,000	000	00

HIGHWAY SYSTEMS

Utah Transportation Systems includes over 49,900 miles of state, county, city and federal roads and highways. Interstates included in this system include I-15, which runs north-south; I-70, an east-west route through the central part of the state; I-80, which is also an east-west system through the Salt Lake area. These three interstate highways are extremely important to the efficient transportation of goods and material throughout Utah.

In addition to the main interstate routes, Utah has other well maintained federal and state highways that provide easy access to the rural areas of the state. These routes usually have convenient interconnections with main interstate arteries.

Juab County is fortunate in that it is intersected by Interstate 15 which runs through the county, Juab County is also in close proximity to Interstate 80 and Interstate 70.

RAILROAD

The Union Pacific system was created in 1982, through a merger of Union Pacific Railroad with Missouri Pacific and Western Pacific Railroads. The new U. P. system reinforces Utah's role as a transportation hub of the west. The Union Pacific system offers Utah shoppers the advantage of direct, single-system service to expanded market areas•• in the Midwest, South, and Southwest.

Utah's locational advantages make it an excellent interline switching route for shipments headed to the west coast, as well as the Eastern and Midwestern main terminals, without having to backhaul shipments.

Juab County has a main status line of the Union Pacific which runs through the county from a north-south direction.

AIRLINES

Salt Lake International Airport makes Juab County 85 minutes from access to any major city in the United States. The Salt Lake International Airport is a Delta Airlines hub.

Nine major airlines including: America West, American, Continental, Delta, Easter, Northwest, Pan American, Trans World, and United serve Utah with an average of 300 flights to 100 cities each day.

Salt Lake City is a full-service customs port city. Salt Lake is one of only 26 cities in the United States that has a Foreign Trade Zone. Located immediately west of the Salt Lake International Airport, its 96,00 square feet of warehousing space have been provided for storage and distribution of foreign goods. The Foreign Trade Zone encourages firms to use Utah as a warehousing and distribution point since duties may be deferred or reduced.

Juab County has a smaller municipal airport located 4 miles west of Nephi capable of handling smaller jet aircraft.

TRANSPORTATION

10

BUS SERVICE

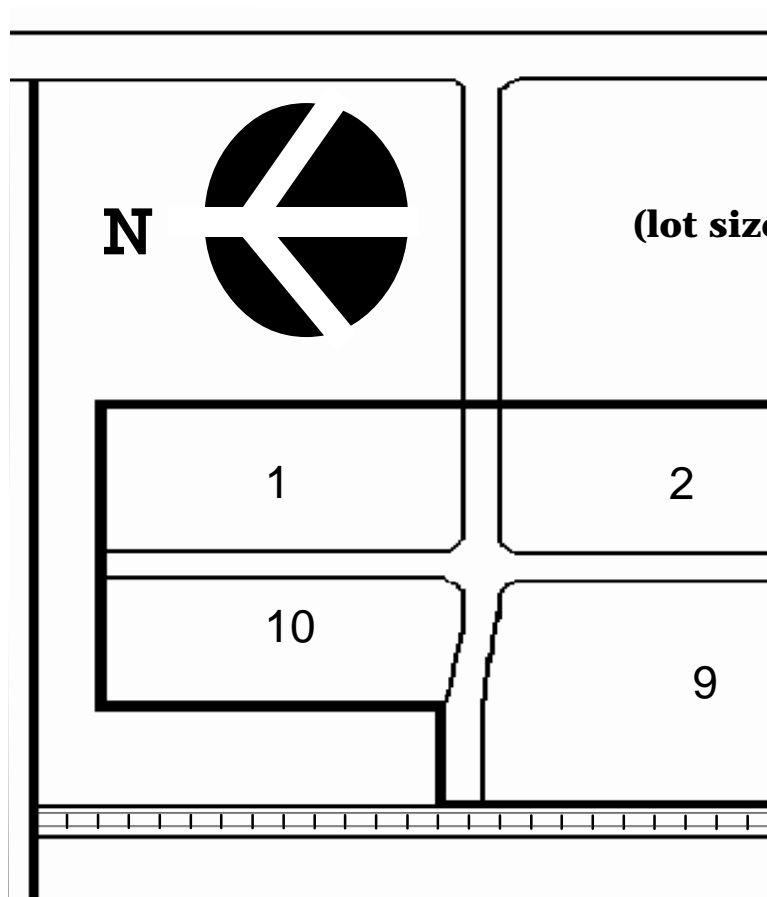
Juab county enjoys interstate bus service through the Greyhound Line which makes four stops daily in Nephi with two busses leaving northbound to Salt Lake City and two leaving southbound to Las Vegas. The buses leave at various intervals day and night. Additional connecting bus routes are available from Provo, Salt Lake, and Las Vegas to various destinations throughout the United States.

Nephi Municipal Airport

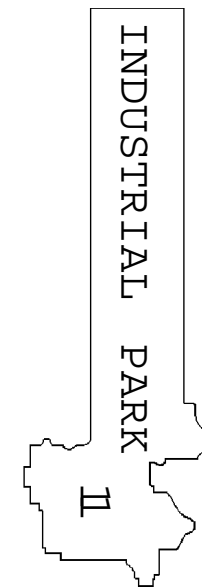
(801) 623-9917

Runway Length:	4,700 feet
Surface:	Asphalt
Lighted:	Yes
Rotating Light/Beacon:	Yes
Instrument Landing Capability:	No
Fuel Available:	Yes
Fixed Base Operator:	No
Hours of Operation:	24
Distance from Nephi:	4 miles
Distance to Salt Lake:	79 air miles

Source: Utah Aeronautical Chart, April 1, 1989



**Lots range from .3 to 6.7 acre
(lot size is variable to meet individual needs)**



Nephi Industrial Park