

CHAPTER 5

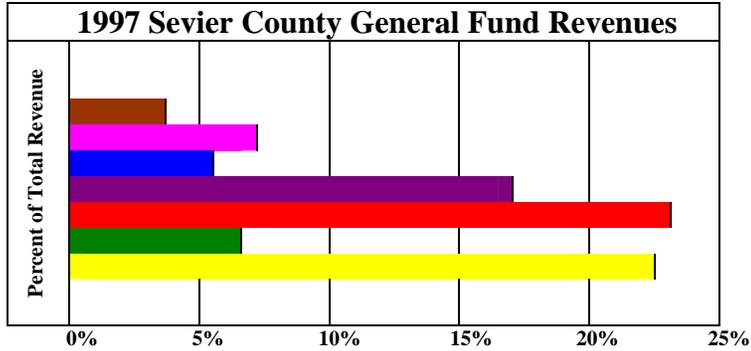
ECONOMIC BASE ANALYSIS AND DEVELOPMENT PLAN

COUNTY REVENUES AND EXPENDITURES

Revenues

The major sources of revenue to the county government are general property taxes, Class B Road Funds, and federal in-lieu-of-tax payments. Increasing in importance in recent years as a source of revenue are charges for services, licenses and permits, and fines and forfeitures. These categories combined generated 28.83% of total County revenues in 1997. The Sevier County Justice Court generated 5.54% of this amount. Fines and forfeiture revenues were derived largely from the issuance of traffic and other citations on Interstate 70.

Table 5-1 below presents the categories of revenues received by the Sevier County General Fund and indicates the proportion of total revenue that each category represents.



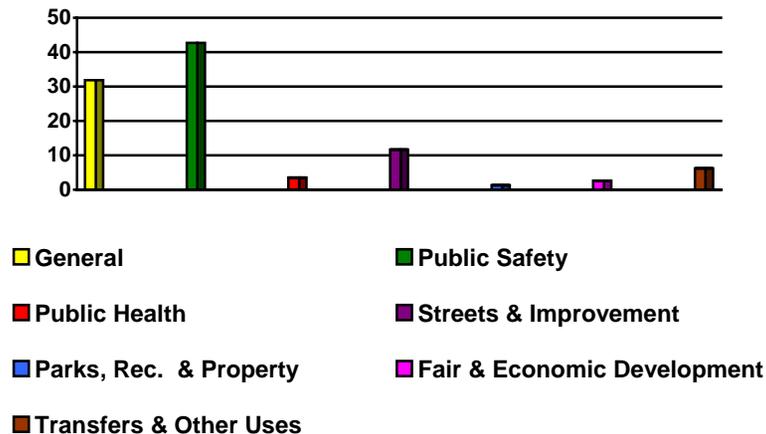
- Contributions
- Fines and Forfeitures
- Intergovernmental
- General Revenue
- Miscellaneous Revenue
- Charges for Services
- Licenses and Permits

Table 5-1 1997 - SEVIER COUNTY GENERAL FUND

REVENUES	<u>Amount</u>	<u>% of Total</u>
General Property	1,460,000	23.12%
Delinquent prior taxes	80,000	0.27%
General Sales and Use	150,000	2.38%
Assessing and collecting	450,000	7.13%
Delinquent assessing & collecting	125,000	1.98%
Penalties and Interest	25,000	0.40%
Sub total	\$2,290,000	36.26%
LICENSES AND PERMITS	<u>Amount</u>	<u>% of Total</u>
Business Licenses and Permits	4,500	0.07%
Buildings permits	150,000	2.38%
Motor vehicle fees	250,000	3.96%
Sub total	\$404,500	6.40%
INTERGOVERNMENTAL	<u>Amount</u>	<u>% of Total</u>
Federal in lieu payment	475,000	7.52%
State grants	207,150	3.28%
Forest reserve allocation	36,000	0.57%
Economic development	60,150	0.95%
Class B road allotment	620,000	9.82%
State liquor allotment	65,000	1.03%
Emergency services	15,000	0.24%
Sub total	\$1,478,300	23.41%
CHARGES FOR SERVICES	<u>Amount</u>	<u>% of Total</u>
Clerk fees	2,500	0.04%
Recorder fees	90,000	1.43%
Special sheriff services	65,000	1.03%
Jail fees	900,000	14.25%
Bailiff fees	7,500	0.12%
Miss Sevier County Pageant	2,000	0.03%
Sub total	\$1,067,000	16.89%

FINES AND FORFEITURES	Amount	% of Total
Fines (Justice Court)	350,000	5.54%
Subtotal	\$350,000	5.54%
MISCELLANEOUS REVENUE	Amount	% of Total
Interest	225,000	3.56%
Rents & Concessions	45,000	0.71%
Sale of material & supplies	15,000	0.24%
Sundry Revenue	25,000	0.40%
CUP Refund	155,000	2.45%
Subtotal	\$465,000	7.36%
CONTRIBUTIONS	Amount	% of Total
Contributions General FDBA	253,179	4.01%
Designated Funds	7,800	0.12%
Subtotal	\$260,979	4.13%
TOTAL REVENUES	6,315,779	\$100.00%

**1997 Sevier County General Fund Expenditures
Percent of Total**



EXPENDITURES

The pattern of expenditures in the Sevier county General Fund is not unlike most small local governments. The single largest category of county expenditure is for public safety, followed by general government, which includes the county commission and other administrative offices. Streets and public improvements is another principal expenditure category.

Table 5-2 1997 General Fund Expenditures

	Amount	% of Total
GENERAL GOVERNMENT	\$2,012,030	31.86%
PUBLIC SAFETY TOTAL	\$2,698,753	42.73%
Sheriff	\$920,768	14.5 8%
Alcohol rehabilitation	\$152,150	2.4 1%
Fire contracts	\$136,400	2.16%
Jail	\$1,136,910	18.00%
Emergency medical services	\$42,000	2.25%
Emergency services	\$96,870	1.53%
Building Inspection	\$110,655	1.75%
Public welfare	\$3,000	0.05%
PUBLIC HEALTH	\$224,023	3.55%
STREETS/PUBLIC IMPROVEMENT	\$736,800	11.67%
County roads	\$38,805	0.61%
Class B Road Fund	\$620,000	9.82%
Weed Control	\$31,000	0.49%
Mosquito control	\$46,995	0.49%
PARKS, RECREATION & PUBLIC	\$83,008	1.31%
Recreation television	\$42,318	0.67%
Bookmobile	\$40,690	0.64%
FAIR & ECONOMIC DEV	\$166,165	2.63%
Extension	\$51,215	0.81%
Fairgrounds	\$54,800	0.87%
Economic Development	\$60,150	0.95%

TRANSFERS & OTHER USES	\$395,000	6.25%
Contrib. to capital projects	\$100,000	1.58%
Trans. to Building Authority	\$285,000	4.51%
Employee insurance	\$10,000	0.16%
TOTAL EXPENDITURES	\$6,315,779	100%

The amount spent for public services and the proportion that each category of services shares of the general fund should be reviewed with respect to citizens' perceptions of the quality and importance of public services.

EMPLOYMENT AND INCOME

Employment in the State is monitored monthly and quarterly by the Utah Department of Employment Security. Table 5-3 compares third quarter employment and unemployment information for Sevier County from 1995 and 1996.

Table 5-3 LABOR FORCE, NON-AGRICULTURAL JOBS AND UNEMPLOYMENT RATE SEVIER COUNTY THIRD QUARTER 1996

	1996(p)	1995	% Change
CIVILIAN LABOR FORCE 1/JUL-SEP	7,362	7,253	1.5%
Employed	7,052	6,874	2.6%
Unemployed	310	379	-18.2%
Percent of Labor Force	4.2%	5.2%	-19.2%
TOTAL NONAGRICULTURAL JOBS 2/JUL-SEP	1996(p)	1995	Change
Mining	303	307	-1.3%
Contract Construction	373	335	11.3%
Manufacturing	553	535	3.4%
Durable Goods	222	181	22.7%
Nondurable goods	331	354	-6.5%
Trans, Comm., Pub. Util.	564	523	7.8%
Trade	1,806	1,761	2.6%

Wholesale	296	281	5.3%
Retail	1,510	1,480	2.0%
Fin, Ins. & Real Estate	125	136	-8.1%
Service	1,338	1,197	11.8%
Government	1,473	1,395	5.6%
Federal	206	199	3.5%
State	243	227	7.0%
Local	1,024	969	5.7%

JOB SERVICE ACTIVITIES/ JUL-SEP

New Applications	448	359	24.8%
Job Openings	616	312	97.4%
Job Placements	494	494	0.0%

BUILDING CONSTRUCTION (\$000)

New Dwelling Units	7076	253	34.7
90.9		84	44
New Residential (\$000)	6147	3001	104.8
New Nonresidential (\$100)	533	1535	-65.3
Additions, Alteration, & Repairs	396	717	-44.7
Residential (\$000)	309	337	-8.3
Nonresidential (\$000)	87	379	-77.0

1995-1996 Third Quarter Employment Rate



1 / Numbers are seasonably adjusted.

2 / Details may not add to total due to rounding

p = Preliminary

During this one year period the civilian labor force of Sevier County increased by 1.5%. The number of unemployed persons dropped by 18.2%. Significant increases were seen in construction, service, and durable goods. Decreases were seen in mining, F.I.R.E. (financial insurance, and real estate), and nondurable goods.

Average Income and Payroll

Standard job classifications are established by the State Department of Employment Security and distribution of jobs is analyzed by county. Table 5-4 shows the number employed in Sevier County in 1995 in each job classification; the payroll for each; and the proportion of Utah State and Sevier County totals. From the table it can be seen that mining, construction, transportation, F.I.R.E., and government produce an above average wage for the county while trade and services generally provide a lower wage percentage that job number percentage. For example mining accounts for 5.11% of the labor force and it accounts for 11.68% of the total wages.

Table 5-4 NON-AGRICULTURAL JOBS AND SEVIER COUNTY – 1995

Job Classification	Jobs	State %	County %	Payroll \$	State %	County %
Mining	309	3.81	5.1	13,037,136	3.84	1.7
Construction	284	0.52	4.7	4,850,536	0.36	4.3
Manufacturing	494	0.40	8.2	9,387,021	0.26	8.4
Tran. & Util.	518	1.01	8.6	15,444,248	0.92	13.8
Trade	1,712	0.78	28.3	18,688,617	0.50	16.7
F.I.R.E.	129	1.27	2.1	2,989,197	0.23	2.7
Services & Misc.	1,142	0.48	18.9	17,716,354	0.35	15.9
Government	1,457	0.89	24.1	29,531,177	0.73	26.5
Total	6,045	0.67	100.0	111,644,286	0.53	100.0

Source: Utah Department of Employment Security

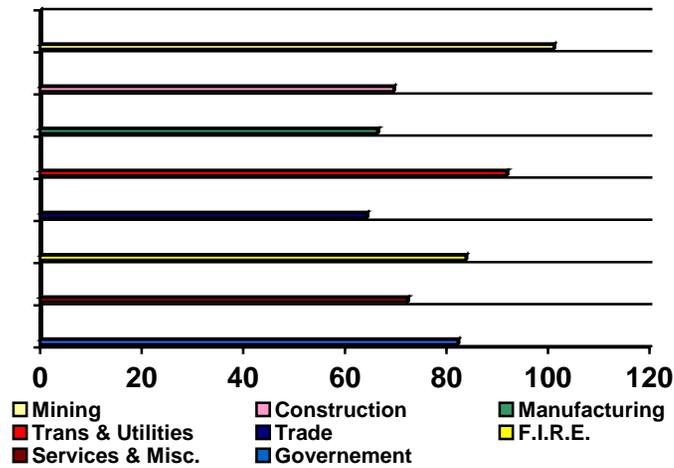
Table 5-5 shows the 1995 estimate of average payroll for each job classification. This information verifies from the analysis regarding jobs in Sevier County and their comparison to the state's average salaries. Information in these tables clarifies the sizable contribution made to the economy of Sevier county by employment in government, services, trade, and transportation. Trade and service employment are strong factors largely because they employ relatively large numbers. Mining is the only employment category that provides a average monthly wage above the state average.

Table 5-5 1995 SEVIER COUNTY AVERAGE MONTHLY NON-AGRICULTURAL WAGES

Job Classification	Average Monthly Wage \$	Utah State Average \$	Sevier% of State
Mining	3,522	3,484	101.09
Construction	1,421	2,042	69.59
Manufacturing	1,583	2,384	66.40
Trans, Utilities	2,483	2,703	91.86
Trade	909	1,414	64.29
F.I.R.E.	1,930	2,303	83.80
Service & Misc.	1,294	1,789	72.33
Government	1,689	2,054	82.23

Source: Utah Department of Employment Security

1995 Sevier County Monthly Non-Agricultural Wages



**Table 5-6 JOBS AND PAYROLL TRENDS
SEVIER COUNTY 1980,1988, and 1995**

Job Classification	1980 %		1988 %		1995 %	
	Jobs	Payroll	Jobs	Payroll	Jobs	Payroll
Mining	8.27	18.69	5.63	12.72	5.11	11.68
Construction	8.75	9.12	4.84	6.67	4.70	4.35
Manufacturing	11.06	10.62	9.87	9.90	8.17	8.41
Trans, Comm, Util	6.50	9.42	9.26	14.80	8.57	13.83
Trade	24.8	13.80	25.63	14.57	28.32	16.74
F.I.R.E.	2.48	2.59	3.25	3.66	2.13	2.68
Services & Misc.	12.99	9.10	16.13	11.25	18.89	15.87
Government	<u>25.15</u>	<u>26.66</u>	<u>25.39</u>	<u>26.43</u>	<u>24.10</u>	<u>26.45</u>
	100%	100%	100%	100%	100%	100%

Source: Utah Department of Employment Security, Annual Reports, 1980,1988,1995

Table 5-6 shows increased employment in, transportation, trade, and services with a decrease in employment other categories. It seems important that the county continue to focus efforts on increasing employment in those areas that will raise average income for residents of the County.

Income Tax Analysis

Table 5-7 illustrates Sevier County income tax information as well as that for incorporated municipalities within the County.

This table provides additional insight into the income of Sevier County residents and is provided in data published by the Utah State Tax Commission. For comparative purposes, the years 1991, 1992, and 1993 are illustrated in Table 5-7. The data shows the total adjusted gross income (AGI) reported for these years. The data also shows the average AGI.

The average AGI per return, and the personal income-to-AGI ratio, offers a useful alternative source for calculating average income. The average AGI for 1993 in Sevier County was \$25,414. This compares with \$25,005 for Juab County, \$25,869 for Millard County, and \$25,235 for Sanpete County.

**Table 5-7 1991 - 1995 ANALYSIS OF FEDERAL
INCOME TAX DATA
(Data Derived from Federal Income Tax Returns)**

	1991	1993	% Change	1995	% Change
Aurora (Total Adjusted Gross Income)					
Total AGI	\$7,092,080	\$7,505,462	5.83	\$8,552,564	13.95
Average AGI	\$21,298	\$23,237	9.10	\$25,303	8.89
#Returns	333	232	-30.33	339	46.12
# Net Exemptions	921	923	0.22	888	-3.79

	1991	1993	%Change	1995	%Change
Elsinore (1995 first year reported)					
(AGI)				\$4,999,496	
Average AGI				\$19,918	
# Returns				251	
# Net Exemptions				627	
Monroe (AGI)	\$16,494,183	\$14,9741,033	-9.23	\$17,300,910	15.56
Average AGI	\$20,728	\$21,326	2.88	\$23,161	8.60
# Returns	651	702	7.83	747	6.41
# Net Exemptions	1,722	1,832	6.39	1,947	6.28
Richfield (AGI)	\$50,111,384	\$56,251,616	12.25	\$66,066,447	17.45
Average AGI	\$23,615	\$25,465	7.83	\$27,574	8.28
# Returns	2,122	2,209	4.10	2,396	8.47
# Net Exemptions	5,384	5,486	1.89	5,683	3.59
Average AGI	\$28,262	\$28,796	1.89	\$25,553	-11.26
# Returns	713	758	6.31	784	3.43
# Net Exemptions	1,896	1,970	3.90	1,964	-0.30
Sevier County					
(AGI)	\$116,748.90	\$131,009,102	2.21	\$142,430,159	8.72
Average AGI	\$22,979	\$24,315	5.81	\$25,414	4.52
# Returns	5,024	5,338	6.25	5,649	5.83
# Net Exemptions	13,390	13,975	4.37	14,283	2.20

Source: Utah State Tax Commission, Utah Statistics of Income 1991, 1993, 1995

Table 5-8 HOUSEHOLD INCOME - Sevier County – 1989

Less than \$5000	7.64%	30,000-34,499	10.28%
5,000-9,999	12.36%	35,000-39,999	6.87%
10,000-14,499	11.30%	40,000-49,999	10.82%
15,000-19,999	10.28%	50,000-99,999	11.06%
20,000-24,999	11.73%	100,000-149,999	0.48%
25,000-29,999	9.06%	150,000 or more	0.26%

Median Household income in 1989 was \$23,300

Source: 1990 Census

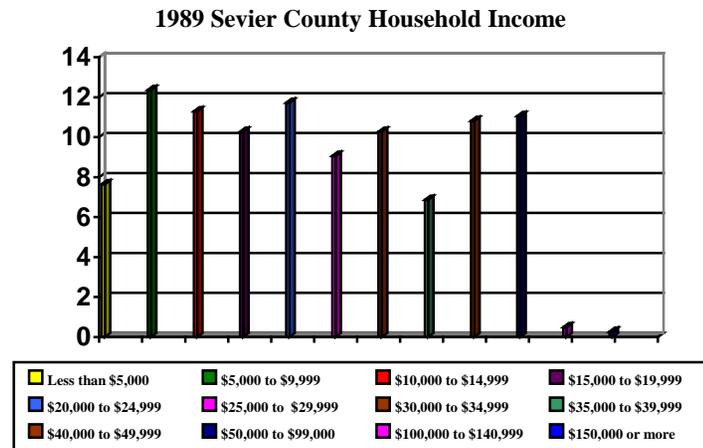


Table 5-8 HOUSEHOLD INCOME

Industry and Resource Development

Manufacturing

Data reviewed in the previous section points to the considerable contributions made by manufacturing to the Sevier County economic base. Table 5-4 indicates that 8.17% of the workers in the County were employed by manufacturers in 1995, with 8.41% of payroll coming from manufacturing.

Further, the table shows that manufacturing consistently produced a percentage of total wages in excess of the percentage of the work-force employed in manufacturing. This seems to indicate that manufactures consistently provide higher than average wages. Accordingly, it seems advisable that Sevier County continue to encourage manufacturing type businesses to locate within the County.

Agricultural Industry

Agriculture has and continues to be a significant economic force within Sevier County. The following tables show the quantities of land in Sevier County that are devoted to various agricultural pursuits, and the contribution made by agricultural lands and properties to the County economy. Certain information related to the economics of agricultural industries is less than complete and generally suffers from considerable lag time in reporting and publishing.

**Table 5-9 CENSUS OF AGRICULTURE
SEVIER COUNTY**

	1992	
Number of Farms	406	
Acreage in Farms	158,189	
Average size of Farms	390	
Total Cropland	31,129	
Pasture and Rangeland Irrigated Land	43,919	
	1993	1994
Crops	\$5,500,000	\$5,000,000
Livestock and Products	\$28,700,000	\$30,500,000
Total Value	\$34,200,000	\$35,500,000

Source: Census of Agriculture

**Table 5-10 AGRICULTURAL STATISTICS
SEVIER COUNTY - 1995**

Product	Acres Planted	Acres Harvested	Production	% of
Wheat	700	700	61,000	0.68%
Corn (grain)	700	700	57,000	2.85%
Corn (silage)	6,800	6,800	136,100	14.48%
Barley	4,500	4,200	411,000	4.91%
Oats	3,100	400	30,000	4.76%
Alfalfa Hay	23,300	116,000		4.39%

	1995	1996
All Cattle	57,000	60,000
Beef Cows	14,000	13,400
Milk Cows	4,000	4,000
Breeding Sheep	13,000	12,300

Source: U. S. Department of Agriculture, Agricultural Statistics; Utah State Department of Agriculture, 1995 Utah Agriculture Statistics.

As is Table 3-10 indicates, production of corn for silage in Sevier County represents 14.19% of the silage produced in the state compared to 2.85% for grain corn.

SEVIER COUNTY TAX RESOURCES

Property Tax Base

Every political jurisdiction in Utah depends heavily upon the property tax to generate revenue. The assessed valuation of real and personal properties within a jurisdiction is generally regarded as a measure of its economic strength and viability. An analysis of the assessed valuation provides insights also into the source of revenues and the balance of resources across the economy.

As Table 5-11 illustrates, the sources of Sevier County's assessed evaluations are grouped into general categories. Agricultural, Commercial, and residential assessments shown in the Table are a combination of real estate, buildings, machinery, equipment, and farm animals.

Utilities and state-assessed properties include assessments for railroads, pipeline companies, power lines, and mining. The information in Table 5-11 compares valuations for the years 1989, 1994, and 1995.

Of the total amount of property taxes charged in all taxing units in Sevier County in 1996, 30.2% was collected by the county to finance County Government, The school district received the largest portion of property tax at 56.7% of total collections.

Table 5-11 SEVIER COUNTY: ANALYSIS OF ASSESSED VALUATION

<u>Class of Property</u>	<u>1989</u>	<u>%</u>
Residential land and buildings	\$141,805,000	33.18%
Com./Ind. land buildings, machinery	\$45,706,000	10.69%
Agri land, buildings, machinery & livestock	\$29,710,000	6.95%
State assessed property	\$152,493,000	35.68%
Motor Vehicles	\$46,845,000	10.96%
Other Personal Property	\$10,852,000	2.54%
Total	\$427,411,000	100%

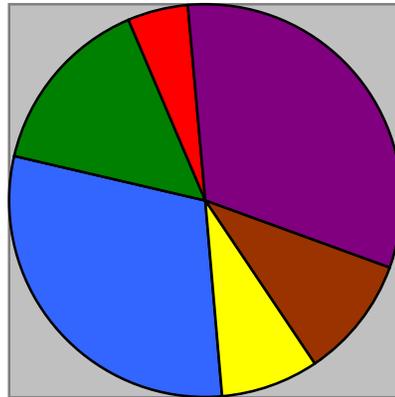
<u>Class of Property</u>	<u>1994</u>	<u>%</u>
Residential land and buildings	\$174,810,000	33.80%
Com./Ind. land buildings, machinery	\$55,706,000	10.77%
Agri land, buildings, machinery & livestock	\$36,713,000	7.10%
State assessed property	\$166,766,000	32.24%
Motor Vehicles	\$69,850,000	13.50%
Other Personal Property	\$13,382,000	2.59%
Total	\$517,227,000	100%

<u>Class of Property</u>	<u>1995</u>	<u>%</u>
Residential land and buildings	\$161,500,000	31.65%
Com./Ind. land buildings, machinery	\$51,766,000	10.14%
Agri land, buildings, machinery & livestock	\$38,810,000	7.61%
State assessed property	\$154,099,000	30.20%
Motor Vehicles	\$76,745,000	15.04%
Other Personal Property	\$27,358,000	5.36%
Total	\$510,278,000	100%

Table 5-12 Comparison of Property Taxes Collected in Sevier County vs Other Utah Counties

	<u>Sevier County</u>		<u>Other Utah Counties</u>	
Residential	\$161,500,000	31.65%	\$33,532,979,000	45.15%
Commercial/Ind.	\$51,766,000	10.14%	\$13,312,379,000	17.92%
Agriculture	\$38,810,000	7.61%	\$3,030,091,000	4.08%
State Assessed	\$154,099,000	30.20%	\$12,749,703,000	17.16%
Motor Vehicles	\$76,745,000	15.04%	\$6,744,594,000	9.08%
Other Per Prop	\$27,358,000	5.36%	\$4,907,933,000	6.61%
Total	\$510,278,000	100%	\$74,277,679,000	100%

The comparison, in Table 5-12 of Sevier County with the State as a whole points out that Sevier County is more dependent upon agricultural lands and property (7.6% for Sevier versus 4.08% for the State), and state-assessed properties (30.2% for Sevier versus 17.1% for the State). This chart also points out the need to continue trying increase commercial/industrial properties within the county and would be a typical focus for any less-densely populated rural county.



- State Assessed 30%
- Motor Vehicle 15%
- Other Personal Property 5%
- Residential 32%
- Commercial/Industrial 10%
- Agriculture

**Table 5-13 ASSESSED VALUATION
SEVIER COUNTY AND STATE**

Year	Sevier County	State of Utah	% Sevier of State
1950	\$ 11,448,875	\$848,379,646	1.35%
1960	\$ 13,462,210	\$1,328,626,629	1.01%
1970	\$ 16,789,000	\$1,847,510,000	0.91%
1980	\$ 66,052,000	\$5,602,368,000	1.18%
1989*	\$414,220,000	\$47,928,780,000	0.86%
1994	\$517,228,000	\$64,773,964,000	0.80%
1995	\$510,278,000	\$74,277,679,000	0.69%

* Beginning in 1986, properties were valued at full cash value instead of 20% of value.

Source: Statistical Review of Government in Utah

With the withdrawal of Sevier County from The Central Utah Water Project the property tax collected within Sevier County goes to the school district, the county, and the municipalities within the County.

**Table 5-14 PROPERTY TAX DISTRIBUTION
SEVIER COUNTY 1995**

Sevier County	\$510,278,000	0.3781%	\$ 1,929,361
Sevier School District:	\$510,278,000	0.7103%	\$ 3,624,504
Annabella Town	\$7,500,000	0.1536%	\$11,520
Aurora City	\$14,025,000	0.2264%	\$31,753
Elsinore Town	\$9,187,000	0.2897%	\$26,615
Glenwood Town	\$6,500,000	0.1317%	\$8,560
Joseph Town	\$3,938,000	0.0991%	\$3,902
Koosharem Town	\$4,407,000	0.0714%	\$3,146
Monroe City	\$28,515,000	0.2186%	\$62,333
Redmond Town	\$8,983,000	0.2326%	\$20,894
Richfield City	\$143,360,000	0.3625%	\$519,681
Salina City	\$49,883,000	0.2736%	\$136,480
Sigurd Town	\$8,964,000	0.1365%	\$12,236
Outside Incorp. Municipalities	\$225,017,000		
TOTALS	\$510,278,000		
	\$6,390,985		

Source: Utah Foundation. Statistical Review 1996

The percentage of property taxes charged to residential properties in Sevier County is less than the state average (31.65% versus 45.15%).

Sales and Use Tax

An important indicator of the trend of economic activity within a jurisdiction is its record of commercial sales. The recorded gross taxable sales in Sevier County and its cities and towns for the

years 1984-1994 are displayed in Table 5-16. The Table shows the percentage that each jurisdiction represented of total sales in Sevier County, and the percentage of increase in each jurisdiction during the years indicated.

Table 5-16 TAXABLE SALES - SEVIER COUNTY AND CITIES 1984 – 1994
(With Percent Each City is of County Total)

Year	County Total	Annabella	%	Aurora	%
1985	\$118,440,667	\$274,000	0.23%	\$2,504,667	2.11%
1986	\$107,056,106	\$314,809	0.29%	\$2,418,106	2.26%
1987	\$106,591,333	\$185,733	0.17%	\$1,620,933	1.52%
1988	\$106,608,014	\$297,067	0.28%	\$1,525,600	1.43%
1989	\$130,307,663	\$390,933	0.30%	\$1,919,867	1.47%
1990	\$127,462,853	\$266,209	0.21%	\$1,497,611	1.17%
1991	\$122,377,333	\$161,600	0.13%	\$1,782,667	1.46%
1992	\$129,004,115	\$184,269	0.14%	\$2,624,604	2.03%
1993	\$148,307,539	\$366,271	0.25%	\$3,093,532	2.09%
1994	\$162,973,334	\$458,432	0.28%	\$3,030,996	1.86%
1995	\$177,488,171	\$443,352	0.25%	\$3,372,696	1.90%

% Change 85-95 49.85% 61.81% 34.66%
Corrected for Inflation 5.65% 17.61% -9.54%

Year	Elsinore	%	Glenwood	%
1985	\$1,083,867	0.92%	\$243,733	0.21%
1986	\$1,113,269	1.04%	\$106,952	0.10%
1987	\$923,733	0.87%	\$140,800	0.13%
1988	\$1,106,000	1.04%	\$231,467	0.22%
1989	\$1,086,800	0.83%	\$289,067	0.22%
1990	\$922,624	0.72%	\$161,772	0.13%
1991	\$801,867	0.66%	\$140,400	0.11%
1992	\$755,202	0.59%	\$158,244	0.12%
1993	\$952,233	0.64%	\$275,705	0.19%
1994	\$1,190,705	0.73%	\$338,159	0.21%
1995	\$1,167,294	0.66%	\$338,216	0.19%

% Change 85-95 7.70% 38.76%
Corrected for Inflation -36.50% -5.44%

Year	Joseph	%	Koosharem	%
1985	\$140,400	0.12%	\$195,733	0.17%
1986	\$152,225	0.14%	\$303,890	0.28%
1987	\$150,933	0.14%	\$226,933	0.21%
1988	\$112,400	0.11%	\$368,267	0.35%
1989	\$145,867	0.11%	\$265,333	0.20%
1990	\$685,103	0.54%	\$269,961	0.21%
1991	\$246,400	0.20%	\$542,667	0.44%
1992	\$272,407	0.21%	\$267,672	0.21%
1993	\$347,088	0.23%	\$329,283	0.22%
1994	\$422,953	0.26%	\$406,889	0.25%
1995	\$454,426	0.26%	\$858,104	0.48%

% Change 223.67% 338.41%
Corrected for inflation 179.47% 294.21%

Year	Monroe	%	Redmond	%
1985	\$ 1,518,533	1.28%	\$1,332,000	1.12%
1986	\$ 1,650,193	1.54%	\$1,646,607	1.54%
1987	\$1,715,333	1.61%	\$2,057,467	1.93%
1988	\$ 1,531,333	1.44%	\$1,545,733	1.45%
1989	\$1,575,600	1.21%	\$1,489,067	1.14%
1990	\$1,162,216	0.91%	\$1,243,746	0.98%
1991	\$1,660,933	1.36%	\$2,283,600	1.87%
1992	\$1,669,138	1.29%	\$1,580,752	1.23%
1993	\$1,750,408	1.18%	\$4,184,032	2.82%
1994	\$2,398,472	1.47%	\$2,595,819	1.59%
1995	\$2,676,195	1.51%	\$2,478,930	1.40%

% Change 85-95 76.24% 86.11%
Corrected for inflation 32.04% 41.91%

Year	Richfield	%	Salina	%
1985	\$72,709,600.0	61.39%	\$18,735,600	15.82%
1986	\$68,663,278.0	64.14%	\$19,480,432	18.20%
1987	\$67,577,467.0	63.40%	\$18,939,600	17.77%
1988	\$68,588,800.0	64.34%	\$17,468,667	16.39%
1989	\$ 85,190,463.0	65.38%	\$15,775,200	12.11%
1990	\$81,212,973.0	63.72%	\$ 9,102,679	7.14%
1991	\$ 81,339,467.0	66.47%	\$22,130,533	18.08%
1992	\$88,897,938.0	68.91%	\$20,120,888	15.60%
1993	\$105,531,076.0	71.16%	\$23,642,489	15.94%
1994	\$ 118,192,810.0	72.52%	\$25,952,618	15.92%
1995	\$ 130,589,928.0	73.58%	\$25,704,549	14.48%

% Change 79.60% 37.20%
Corrected for Inflation 35.40% -7.00%

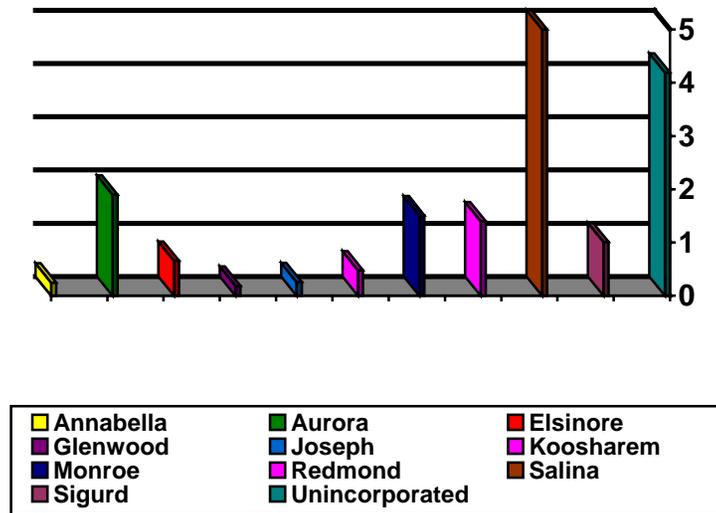
Year	Sigurd	%	Unincorporated	%
1985	\$ 1,372,000	1.16%	\$18,330,534	15.48%
1986	\$ 1,424,501	1.33%	\$19,781,844	18.48%
1987	\$1,411,333	1.32%	\$21,641,068	20.30%
1988	\$1,350,800	1.27%	\$22,481,880	21.09%
1989	\$ 1,634,267	1.25%	\$20,545,199	15.77%
1990	\$ 1,337,912	1.05%	\$29,600,047	23.22%
1991	\$ 1,936,800	1.58%	\$9,350,399	7.64%
1992	\$1,614,366	1.25%	\$10,858,635	8.42%
1993	\$1,775,506	1.20%	\$6,059,916	4.09%
1994	\$1,851,302	1.14%	\$6,134,179	3.76%
1995	\$1,795,234	1.01%	\$7,429,247	4.19%

% Change 30.85%-58.49%
Corrected for Inflation -13.35%-102.69%

The rate of inflation shown in Table 5-15 is based on US Labor Department of Labor Consumer Price Index (CPI). The CPI is determined annually by averaging the costs of selected consumer goods. The CPI may or may not be entirely appropriate for Sevier County, but is the most accurate assessment of inflation rate immediately available.

Applying the CPI to the percentages of actual sales growth in Sevier County and its jurisdictions, points out that Annabella, Joseph, Koosharem, Monroe, Redmond, and Richfield experienced significant increases in sales while Aurora, Elsinore, Glenwood, Salina, and Sigurd, saw decreases in real sales.

1995 Sevier County Taxable Sales Percent by Area



*Taxable Sales Cart does not include Richfield, which has taxable sales of 73.6% of the county's total.

Economic Development Strategic Plan

In 1994, the Richfield and Salina Area Chambers of Commerce conducted a business retention and expansion survey. The project was designed “to identify and reflect local business concerns, issues, and needs that will help improve the County business climate and assist local businesses to compete more effectively.”

Findings in the survey indicated that 75% of the businesses in Sevier County anticipated hiring new employees in the next 5 years (by 1999) and a comparable number have plans to expand.

Identifying and keeping qualified employees was among the highest management needs identified. Training employees and improving services to customers were the topics most often identified for future objectives and opportunities.

Recreational activities, natural attractions and special events affect businesses more than any other factor(s). Events at the Blackhawk Arena in Salina, fishing, hunting, and July 4th activities were the most frequently mentioned.

To address these findings and related issues, the Joint Chambers Committee anticipated the following action steps:

- Improve firm competitiveness by sharing information, custom-fit training and micro-loan business financing;
- Develop a support and assistance network to respond to immediate and on-going problems and opportunities;
- Encourage the creation of a private business/education partnership to evaluate and assist in the quality and availability of employee training through public schools and other sources;

- Provide management assistance and educational seminars in areas of concern such as finding and keeping qualified employees, customer service and increasing sales and marketing;
- Maintain the existing local support services and infrastructure and the excellent relationship with city/county governments. Explore ways to better interface with regulatory, licensing and inspection requirements;
- Develop issue-oriented task forces to examine frequently mentioned problems such as substituting local supplies for out-of-county sources, consumer shopping attitudes and habits, employee recruitment and training and business services and resources.¹

In follow-up of the Business and Economic Development Survey, the Sevier County Economic Development Advisory Board² conducted a series of planning sessions to review and update the county’s Strategic Plan. This process was repeated in 1996 and is on-going.

¹Special credit for assistance with the Business and Economic Development Survey was given to Sevier County Economic Development and Utah State University Extension Service.

²Board Members in 1995 were Noel Bailey, Roger Bird, Julie Brewster, Russel Cowley, Mark Cox, Woody Farnsworth, Paul Henry, Kent Larsen, Richard Leyba, Commissioner Peggy Mason, Richard Maxfield, Bill McClure, Gene Mendenhall, Leon Stewart, Carma Thomas, Monte Turner, Becky Walbeck, Sam Ware and Brent White.

During meetings in the fall of 1996, the Board:

1. Created a Five-year vision statement;
2. Identified Sevier County's strengths, weaknesses opportunities and threats;
3. Reviewed Sevier County's Economic Development Mission Statement;
4. Identified six objectives for 1996-97
5. Developed goals and actions for each objective;
6. Identified timeliness and responsible individuals for each goal and action.

The Economic Development Advisory Board adopted the following Mission Statement:

To strengthen the economic base of Sevier County by: Supporting existing businesses, creating industrial development, generating new business, in ways that will enhance cultural, educational and recreational opportunities for County residents.

The advisory board adopted six major objectives. Each objective identifies additional and specific actions, a responsible individual and a time line for completion. The board's Strategic Plan encompasses six objectives, which relate most directly to the County's economic strength including: agriculture, economic development, housing, image, parks, recreation and tourism.

Airport expansion, employment, flood plain management, health care income, industry, taxation and transportation were related issues considered by the advisory board.³

Each of the advisory board's objectives is summarized in the information, which follows.

Agriculture

Preserve Sevier County's agricultural base and develop value added opportunities.

Airport

Continue to make needed improvements at the Richfield Municipal Airport to accommodate commuter air service and meet FFA requirements. Keep options open to expand the airport runways at such time as may be warranted by expanded commercial air service.

Economic Development

Establish a proactive business retention, expansion, and recruitment program.

Housing

Promote the orderly development of housing to accommodate the needs of the expanding economy of Sevier County.

Image

Enhance Sevier County's visual appearance and image.

³Sevier County Economic Development Advisory Board: Sevier County Strategic Plan. Prepared by PacifiCorp Community Services Department, Richfield Office; February 1995 and November 1996 revisions.

Infrastructure

Help define, encourage, and support planning and development of infrastructure needs for planned future growth.

Parks, Recreation, and Tourism

Define and promote Sevier County’s tourism, parks and recreational potential.

Findings and Recommendations

- 1. Revise Flood Plain Maps for selected areas in Sevier County that have changed and need re-definition;
- 2. County and municipal officials in Sevier County should actively pursue options to exchange or purchase selected public lands, or State School and Institutional Trust Lands for specific public purposes;
- 3. The Sevier County Planning Commission should investigate all marginal lands, not within flood plain or wet land areas, whether in public or private ownership, for the potential of said lands and accompanying water rights to be acquired or purchased for development;
- 4. Preserving agricultural lands in Sevier County’ shall be a top land use priority. The designation and development of lands suitable for commercial, industrial and manufacturing uses shall be a corresponding priority;
- 5. It is recommended that a study be made which will determine the number of shares and total water rights existing within Sevier County. This information should then be analyzed with the purpose of defining or determining the total (or optimal) amount of growth that can take place within Sevier County in the future. This information should then be included as a policy in the Sevier County General Plan;

- 6. The planning commission should develop and adopt procedures which allow development of lands within the county which protect agricultural lands, sensitive lands and designated wet lands and still allows owners of said lands to share in the economic opportunities related to development;
- 7. The planning and county commissions should encourage and fund the development of a Geographical Information System (GIS) to better identify and manage land areas in the county having unique characteristics such as may include agricultural uses, geotechnical hazards, or fault lines, wildlife habitat, high water table, or prime development properties. The County’s system capabilities shall be coordinated with other GIS providers and appropriate communication links established;
- 8. The advisory board’s Strategic Plan, 1997 edition, should be recommended to and adopted by the planning commission and integrated into the General Plan;
- 9. The planning commission should put a priority on rehabilitating existing uninhabitable housing stock to bring said structures up to proper safety standards. This focus should pre-date the construction of any new affordable housing units and be consistent with HB 295 requirements;
- 10. Designated utility rights-of-way and easements for utility corridors should be established, maintained and protected so that public utility companies can, with assurance, plan for and locate their lines such that they will not have to be moved in the future;
- 11. Sevier County and incorporated municipalities should be encouraged to enter into franchise agreements with utility companies which establish and maintain rights-

of-way and easements along existing, or planned, public roadways. This should include planned growth over public lands, tribal lands, state trust lands, private lands, incorporated areas, livestock and recreational trail ways and other lands as needed;

12. Appointed officials and citizens throughout Sevier County should take an active part in notifying and working with state and federal officials responsible for road closures, to ensure that these proposed actions do not leave, or sell short, or create economic hardship on areas like Sevier County in rural Utah. These unified actions shall include the signing of a Joint Resolution by multiple rural counties and cities, protesting proposed unilateral closures, and the Resolution should be delivered to appropriate legislative representatives by effective means;
13. The Sevier County Planning commission should obtain a copy of the Utah Department of Transportation Access Criterion and obtain requisite expertise from Region Four officials on establishing, or preserving existing points of access to public roadways. That information should then be adopted into an ordinance in the orderly development of roadways in Sevier County and should include updated roadway classifications as growth occurs;
14. All incorporated areas within the county should identifying future roadways and growth requirements, which are consistent with each community's projected growth area(s). Whenever a property owner requests a building permit for a dwelling within one mile of an incorporated area, the request should first go before the planning Commission of that jurisdiction for discussion and recommendation before it is presented to the county planning commission for review and recommendation.

Economic Development Policy Recommendations

1. Sevier County shall continue its present efforts to **encourage existing businesses to expand and new commercial enterprises to locate in Sevier County communities.** The intent is to attract high-paying, primary-wage-earner jobs and non-polluting, light-manufacturing or technical employment that strengthens the county's value-added agricultural products and tax base;
2. **Sevier County shall focus its economic development efforts to realize more destination development, commercial expansion and technology-based manufacturing employment opportunities;**
3. **Family income** in Sevier County has increased each of the last five years and continues to show upward trends. Sevier County shall **seek to sustain these increases;**
4. **Commercial, industrial and residential growth in the County shall be in or near existing cities.** Existing cities are in the best position to accommodate growth and provide needed infrastructure and services. **Sevier County shall defer all requests for commercial developments to the nearest community and shall, as a general rule, prohibit retail and service-oriented commercial facilities on unincorporated lands, In this emphasis, the county shall continue to assist municipalities in expanding their commercial areas and industrial parks;**
5. Sevier County shall work to broaden knowledge about its **scenic and wholesome environment, unique features and natural resources** as a means of promoting new commercial enterprises and greater employment opportunities for residents.