



# Demographic Study

Resident Student Projections  
Ten Year Forecast SY2020/21 to SY2030/31



## Work accomplished by Davis Demographics for Park City SD

- ✓ Created data set for District
- ✓ Research active, proposed, and future residential development projects.
- ✓ Analyzed current and future demographic dynamics of the district and attendance areas.
- ✓ Developed population forecasts by school attendance area by grade for the next 10 years (i.e. 2020/21 through 2030/31)

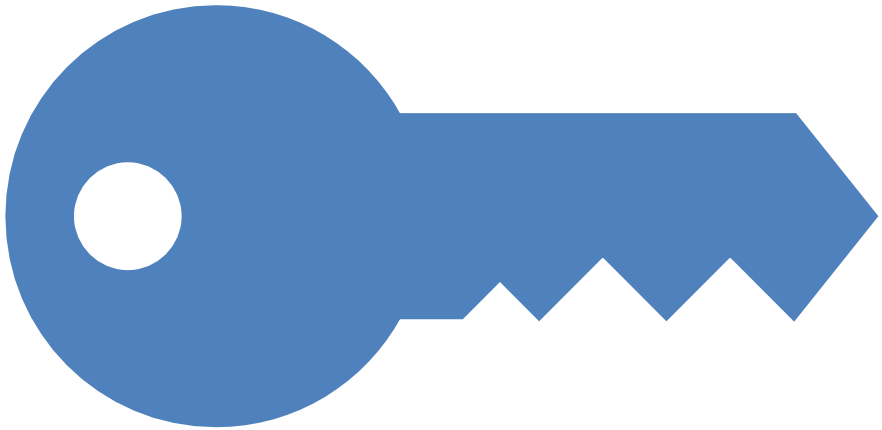
# Key Items in District-wide Analysis

- Park City School District is expected to decline annually for the next ten years, if current trends continue.
- There are 27 projects actively under construction or currently planned within Park City School District boundaries.
  - Ultimately there could be as many as 2,351 units built.
  - Of the 2,351 units, there will be an estimated 198 SFD, 594 SFA and 1,559 APT.
- 71% of all active construction or planned building with phasing is in Trailside ES Zone, approximately 1,659 units.



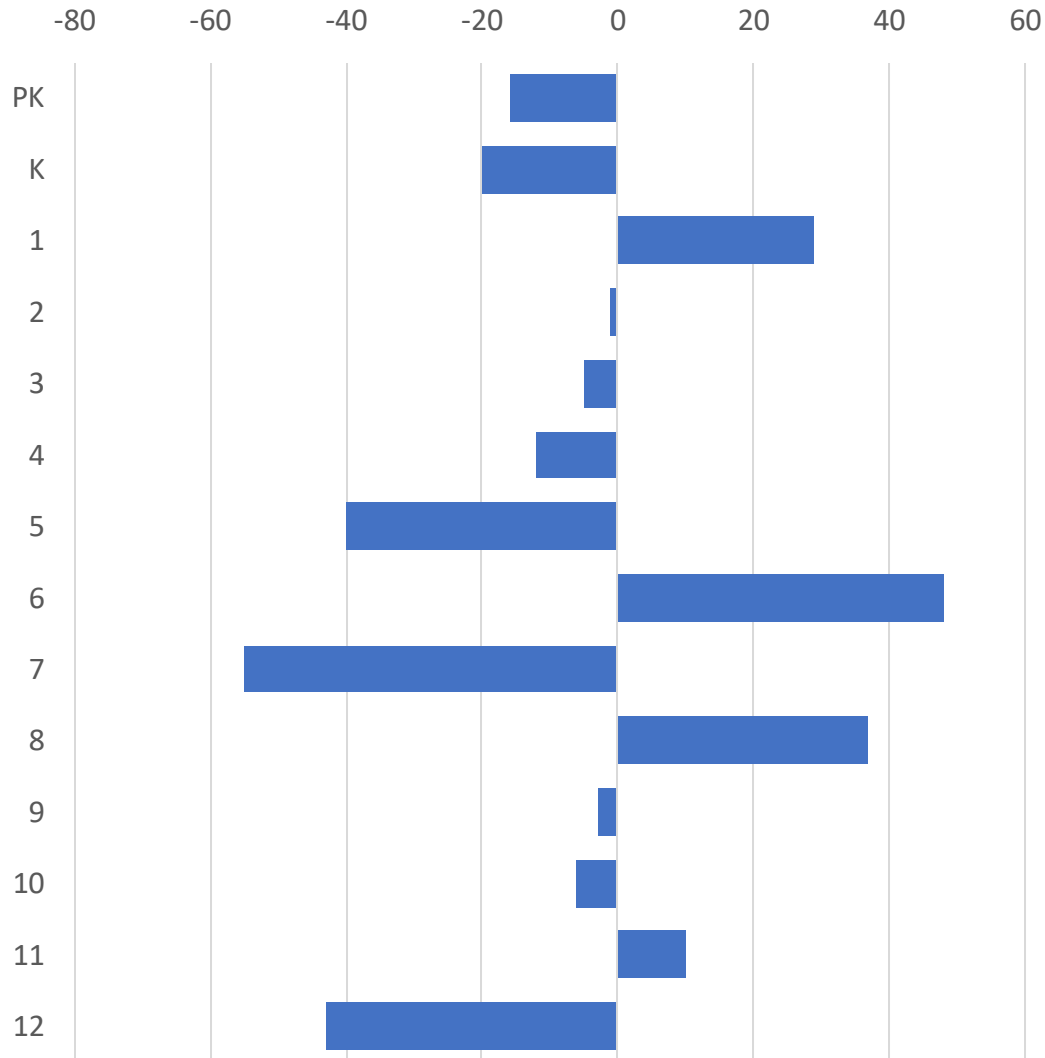
# Key Items in District-wide Analysis

- Park City School District can expect a small increase in K classes, regardless of the decrease in birthrates, due to inward mobility.
- The District's high school population may continue to experience growth of 6.43% over the next five years, followed by a decline.
- The District's middle school population (grades 6-7 and 8-9) are projected to decrease as larger class sizes matriculate into high school.
- The elementary school population (K-5) is projected to have 3.6% decline over the next five years, possibly reaching an enrollment of 1,835 students.

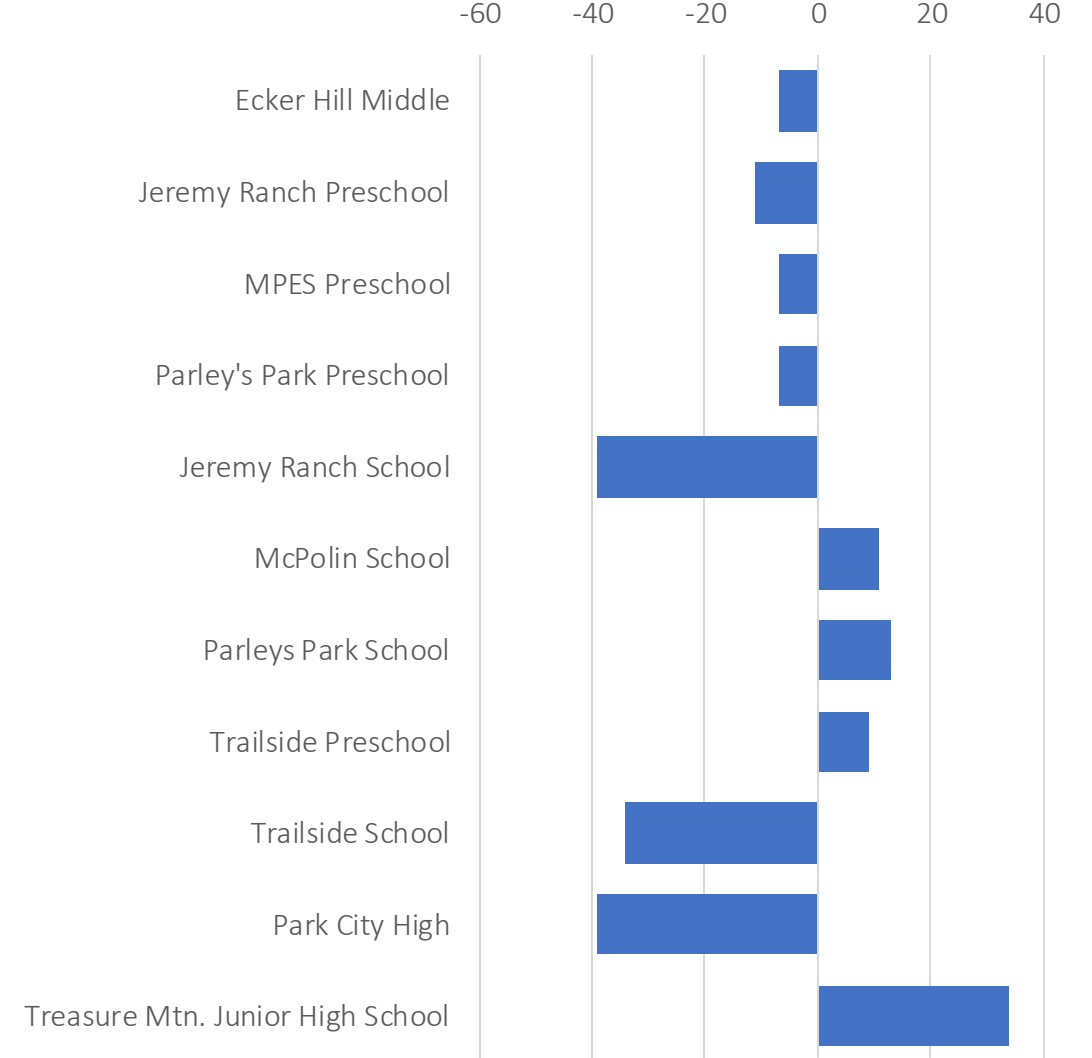


# Student Population

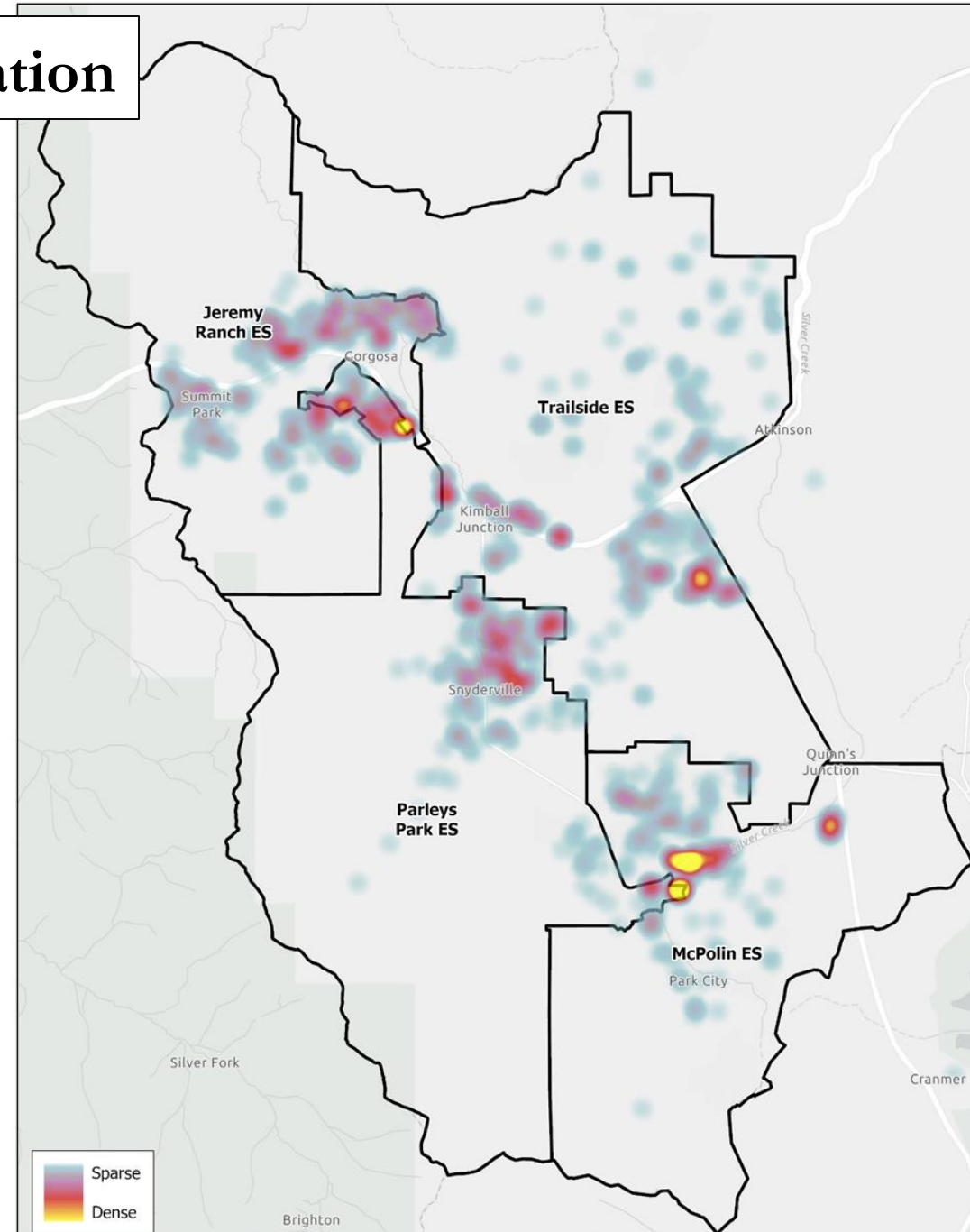
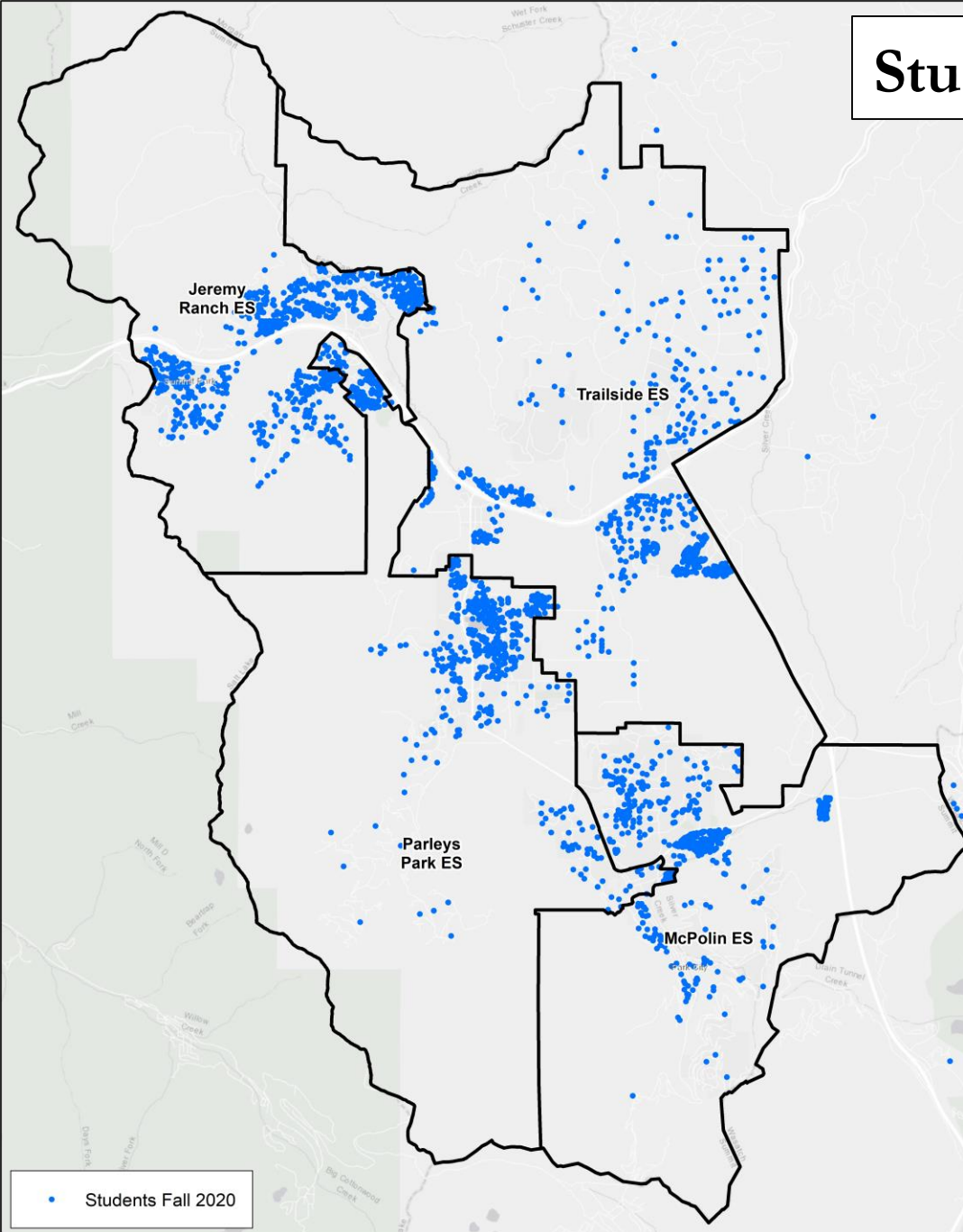
Fall 2019 vs Fall 2020 Student Enrollment by Grade

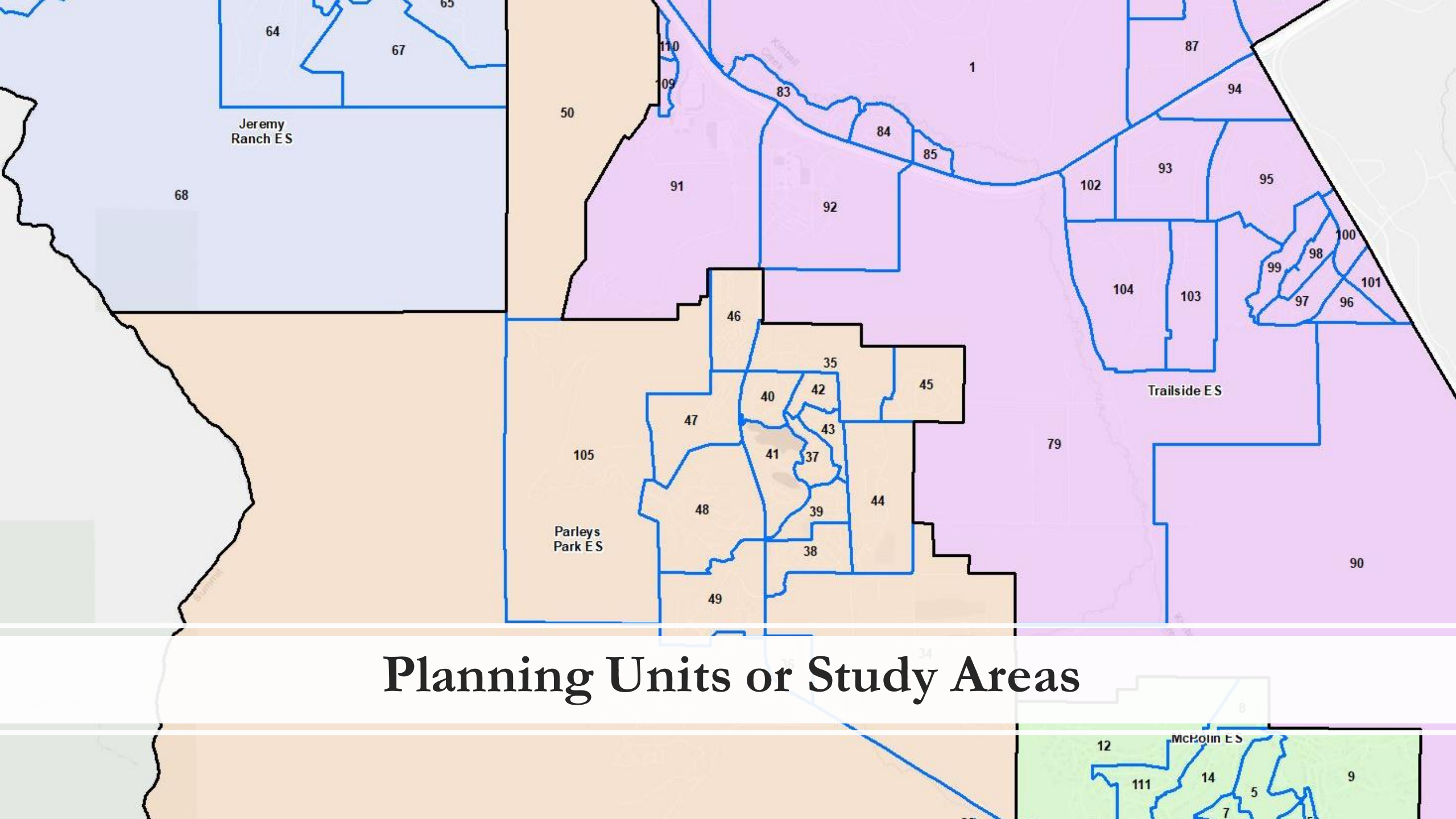


Fall 2019 vs Fall 2020 Student Enrollment by School



# Student Population





# Planning Units or Study Areas

# Attendance Matrices

## Enrollment vs. Resident Student Counts

SCHOOL OF ENROLLMENT

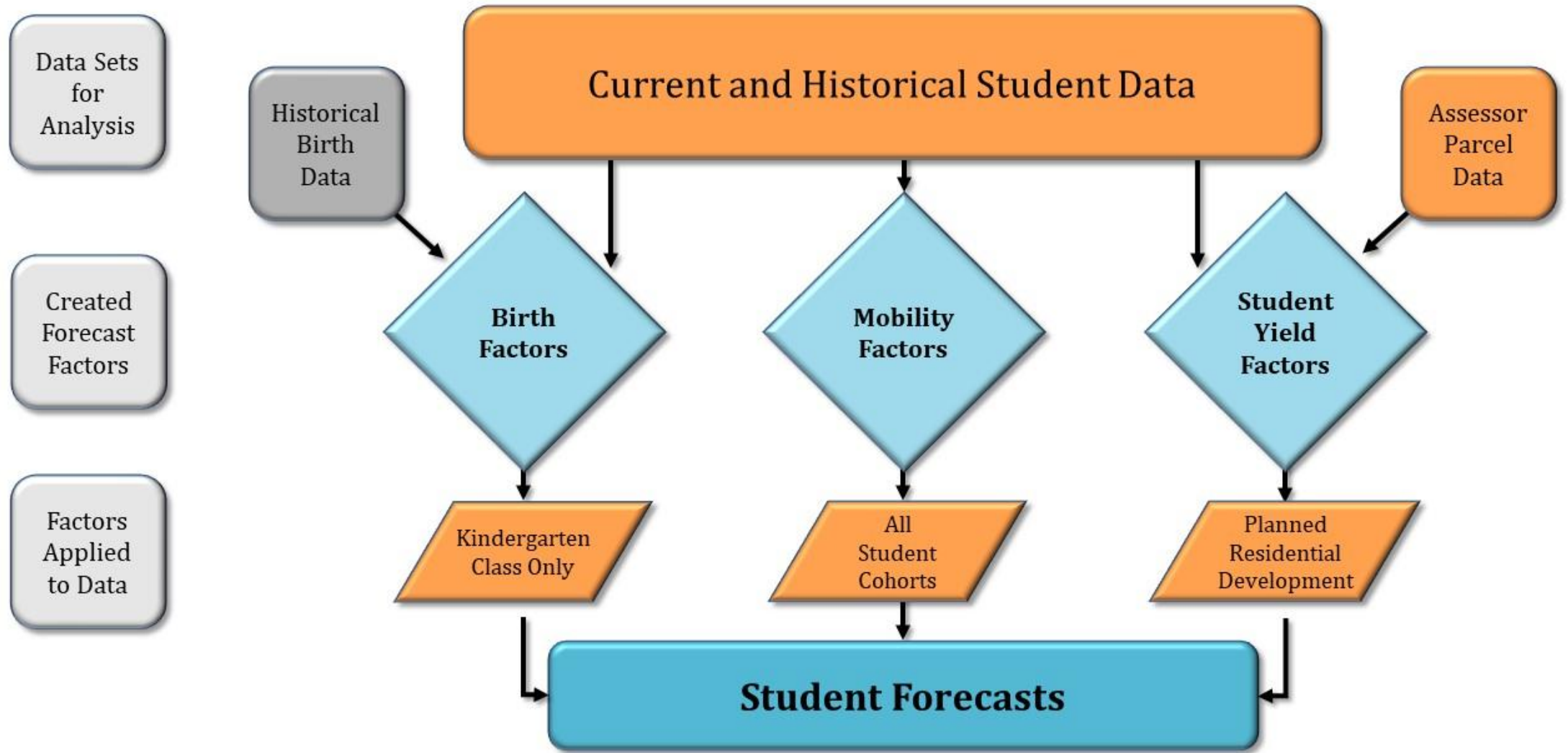
Attendance Area	Count of Students Living in Attendance Area	JEREMY RANCH ES	MCPOLINES	PARLEYS PARK ES	TRAILSIDE ES
JEREMY RANCH ES	542	515	10	12	5
MCPOLIN ES	400	4	344	35	17
PARLEYS PARK ES	565	20	26	508	11
TRAILSIDE ES	424	12	20	16	376
Total Resident Students	1,931	551	400	571	409
Non-Resident Students	71	10	37	15	9
Unmatched Students	7	1	3	3	0
Total Enrollment	2,009	562	440	589	418

SCHOOL OF RESIDENCE

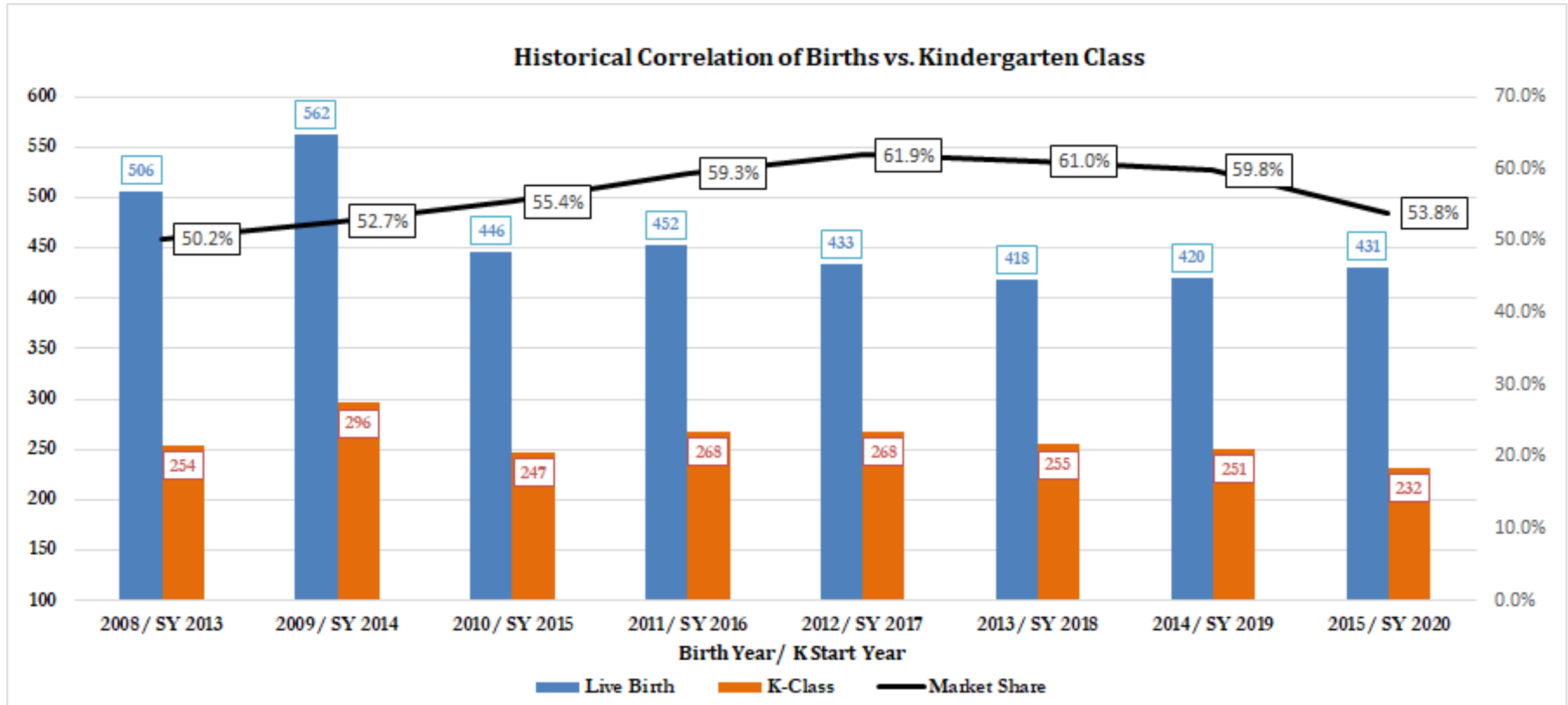
## Track district open enrollment distribution and utilization.

Attendance Area	Campus Capacity	Resident Students	Enrolled Students	Utilization*		Resident Student Transfers		Non-Resident Students In	Net Total Transfers In
				Resident Students	Enrolled Students	Students In	Students Out		
JEREMY RANCH ES	759	542	562	71.4%	74.0%	36	27	10	46
MCPOLIN ES	713	400	440	56.1%	61.7%	56	56	37	93
PARLEYS PARK ES	805	565	589	70.2%	73.2%	63	57	15	78
TRAILSIDE ES	713	424	418	59.5%	58.6%	33	48	9	42
* Utilization is the number of students divided by capacity. The resident student column shows what utilization would be all resident students attended their assigned school. The enrolled students column shows the current utilization based on actual students attending.									

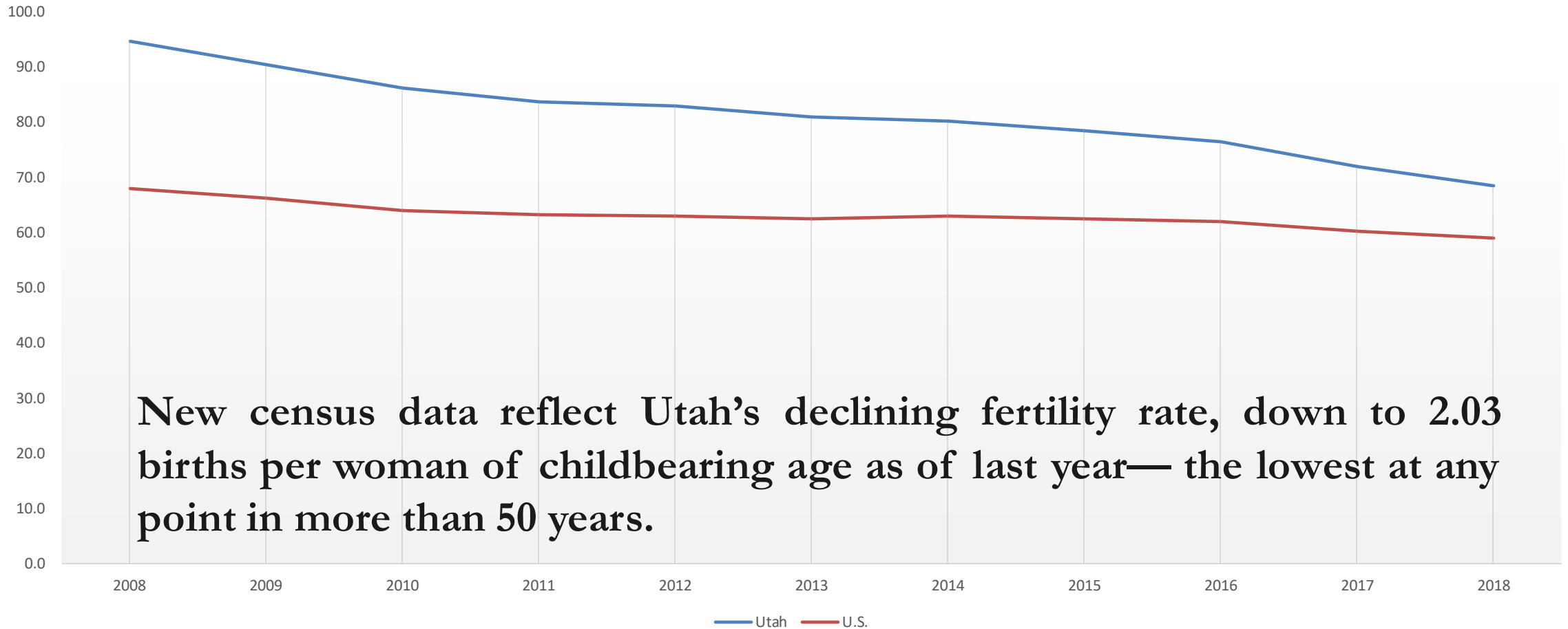
# Davis Demographics Projection Methodology



# Historic, Current and Trending Birthrates



## General Fertility Rates Utah vs. U.S. 2008-2018



### Data Sources

- Utah Birth Certificate Database, Office of Vital Records and Statistics, Utah Department of Health
- Population Estimates: National Center for Health Statistics (NCHS) through a collaborative agreement with the U.S. Census Bureau, IBIS Version 2018
- National Vital Statistics System, National Center for Health Statistics, U.S. Centers for Disease Control and Prevention

# Mobility Factors

## Students SY 2017 – 2020

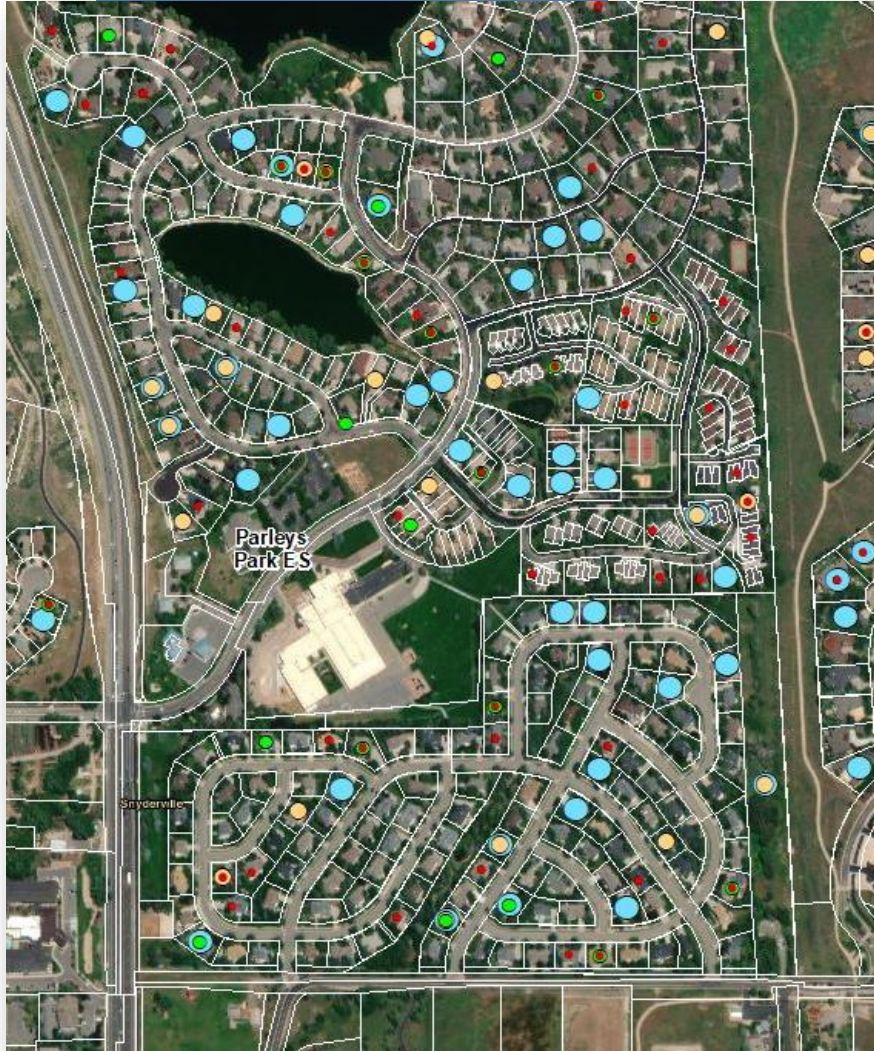
Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Jeremy Ranch ES	1.05	1.07	1.06	1.08	1.09	1.08	1.04	1.03	1.09	1.02	1.02	1.02
McPolin ES	1.12	1.05	1.03	1.08	1.00	1.04	1.07	1.05	1.05	1.06	1.01	1.07
Parleys Park ES	1.12	1.05	1.10	1.06	0.97	1.05	1.00	0.97	1.00	1.01	0.98	0.96
Trailside ES	1.14	0.98	0.98	0.97	1.00	0.98	0.99	0.96	1.01	1.02	0.99	0.96

### How Mobility is calculated?

Example:	100	Kindergarten students in SY2020-21
	$\times 1.05$	(Jeremy Ranch ES 1st grade mobility)
	<hr/>	
	= 105	1st grade students in SY2021-22

- Determined from 4 years current/historical mapped student data.
- Tracks the percentage gain or loss for each grade level as student's progress through the grades.
- Factors are applied at the elementary attendance area.
- Addresses move-ins/outs, private school movement, attrition at upper grades.

# Student Yield Factors Used in Study

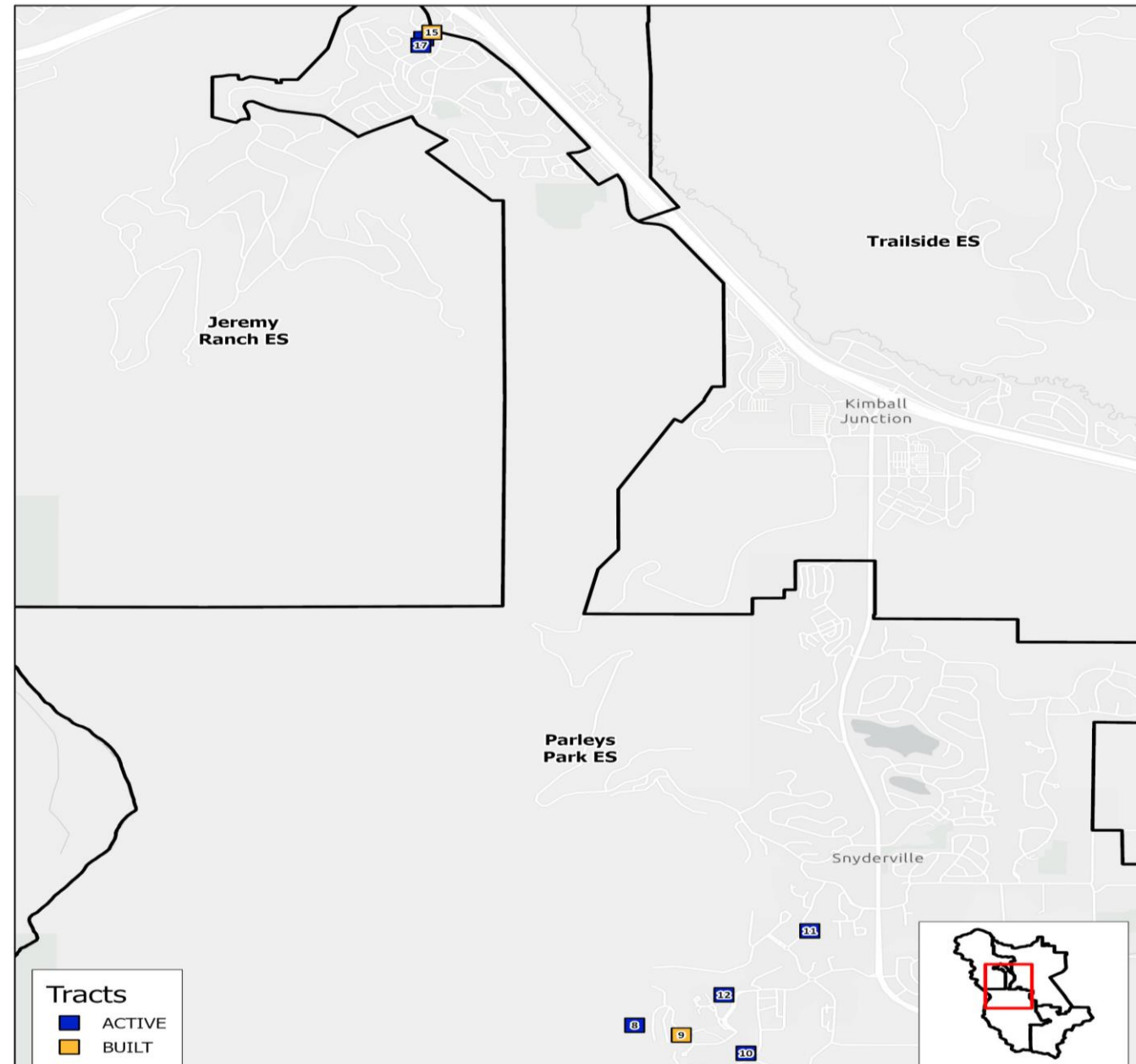


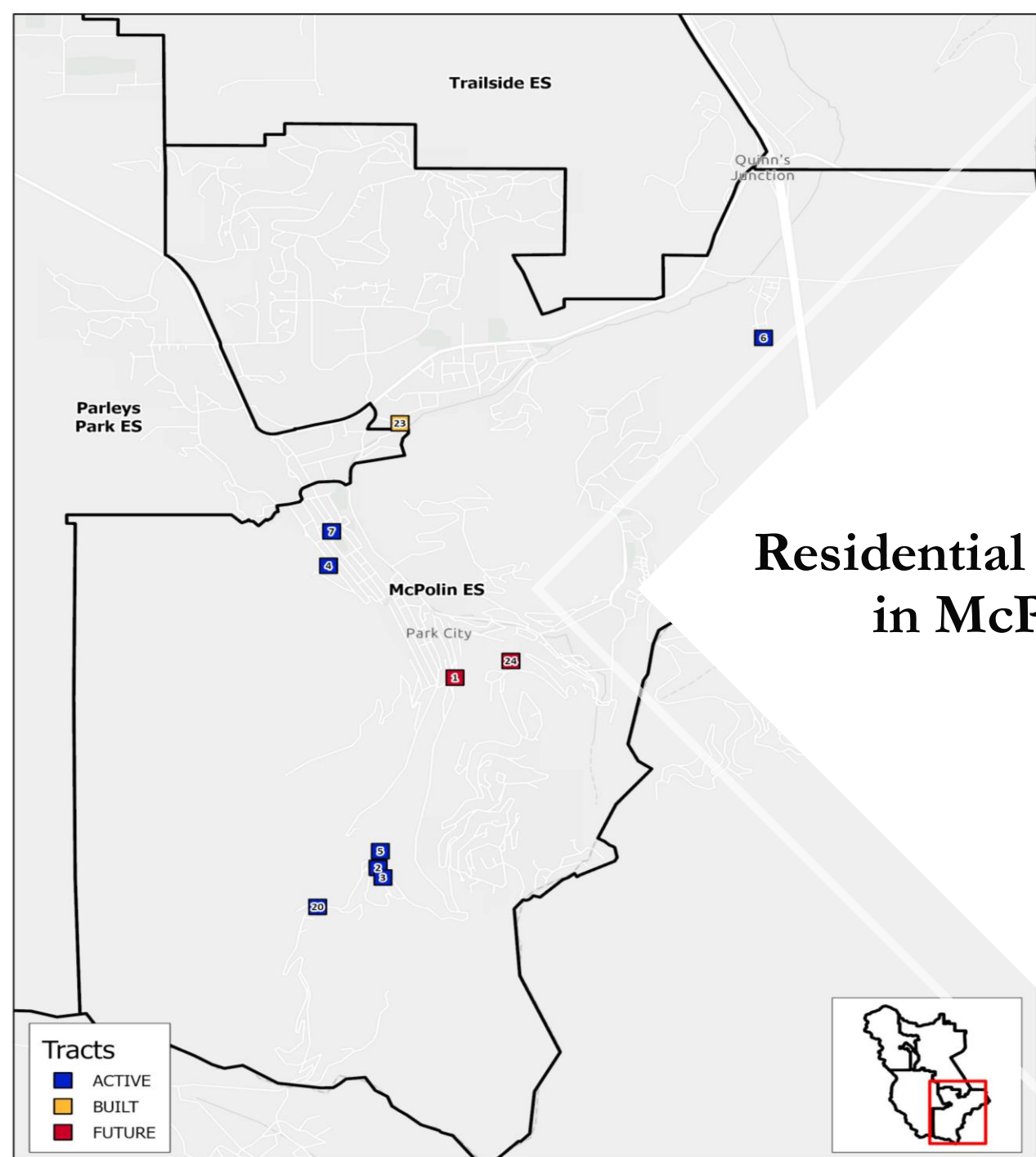
Grade Range	Built Units							
	Single Family Detached		Single Family Attached		Apartments		Multi-Family Attached	
	Units: 9,820		Units: 3,093		Units: 1,032		Units: 521	
	Students	Factor	Students	Factor	Students	Factor	Students	Factor
K-5	1,257	0.128	286	0.092	106	0.103	18	0.035
6-7	580	0.059	112	0.036	48	0.047	6	0.012
8-9	533	0.054	100	0.032	48	0.047	8	0.015
10-12	917	0.093	140	0.045	75	0.073	12	0.023
K-12	3,287	0.335	638	0.206	277	0.268	44	0.084

# Residential Development List

Map ID#	Project	Developer	Total Units	Unit Type	*Phased Units	Status	Estimate First Occupancy	Estimate Full Occupancy
JEREMY RANCH ES								
18	Discovery Ridge 1-3 (SFA)		55	SFA	20	ACT	2021	2022
19	Discovery Ridge 1-3 (SFD)		42	SFD	42	ACT	2021	2023
PARLEY'S PARK ES								
8	Canyons Village - Apex		63	SFA	63	ACT	2022	2023
11	Canyons Village - Viridian Residences		22	SFA	22	ACT	2021	2021
12	Canyons Village - Yotal Pad		144	SFA	144	ACT	NA	NA
10	Canyons Village - The Ridge at		44	SFA	44	ACT	2021	2021
16	Quarry Springs 2		20	SFA	2	ACT	2021	2021
17	Quarry Springs 3		26	SFA	16	ACT	2022	2022
McPOLIN ES								
2	Argent Empire Pass	East West Partners	28	SFA	28	ACT	2022	2022
3	Empire Residences		19	SFA	19	ACT	2022	2022
4	King's Crown		76	SFA	76	ACT	2021	2023
5	Moon Shadow Condominiums		8	SFA	8	ACT	2022	2022
20	Nakoma		17	SFD	17	ACT	2021	2021
6	Park City Heights	Ivory Homes	239	SFD	139	ACT	2021	2025
7	Woodside II		52	SFA	52	ACT	2021	2021
TRAILSIDE ES								
25	Highland Flats**	Urbia AE	410	APT	410	PLN	2023	2024
26	Lincoln Station**	Rimrock Construction	76	APT	76	ACT	2021	2022
14	The Commons at Newpark		38	APT	38	ACT	2021	2021
13	Olympic View (SFA)		100	SFA	100	PLN	2024	2025
27	Olympic View (Apt)		1,035	APT	1,035	PLN	2024	2028
*Date as of 12/07/2020 **Estimated phasing Note: Occupancy information within the last 2 columns is as of October of each corresponding year.  SFD=Single Family Detached MFA=Multi Family Attached (Townhomes/Condos) APT= Apartment								

## Residential Development in Parleys Park ES

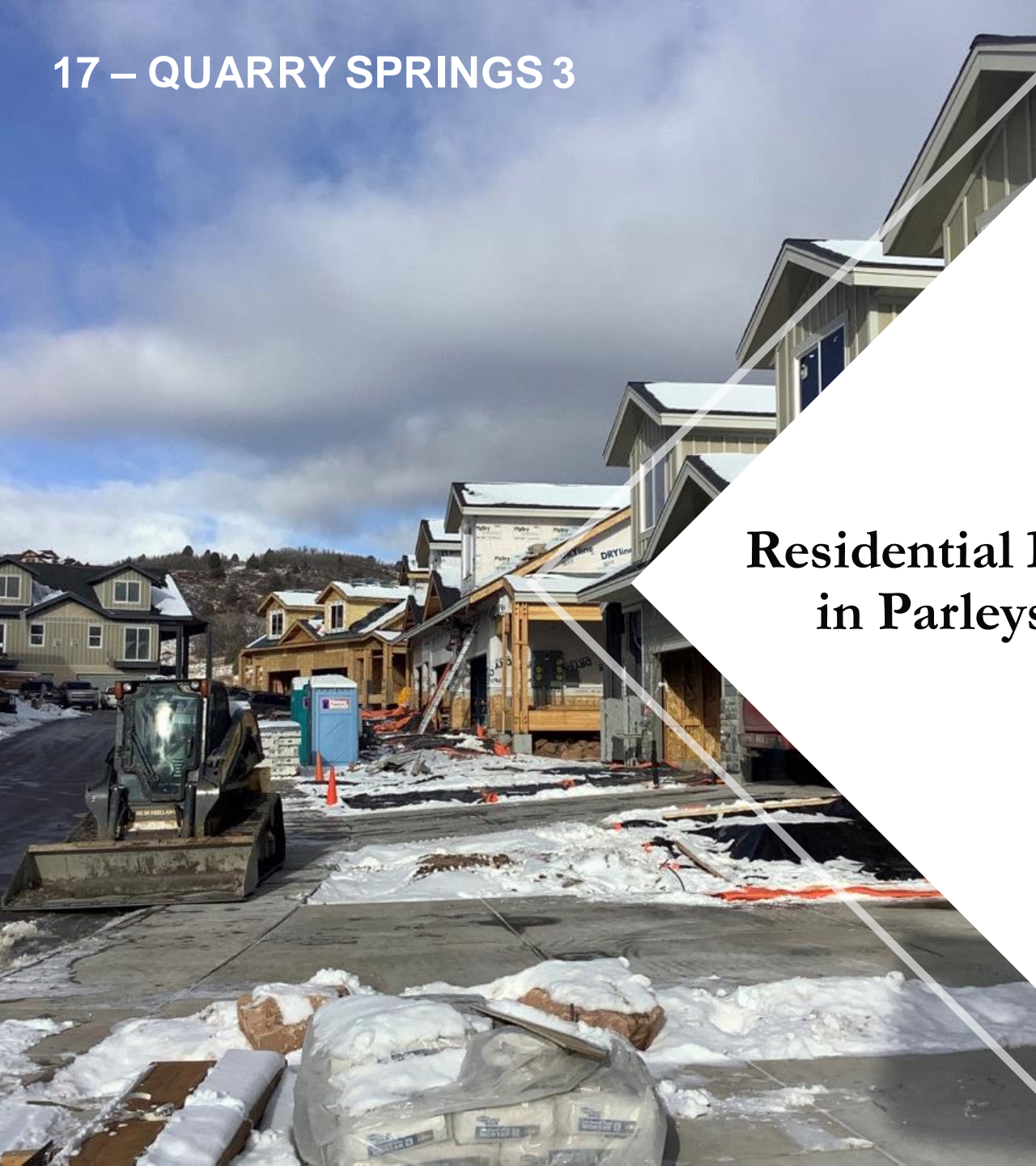




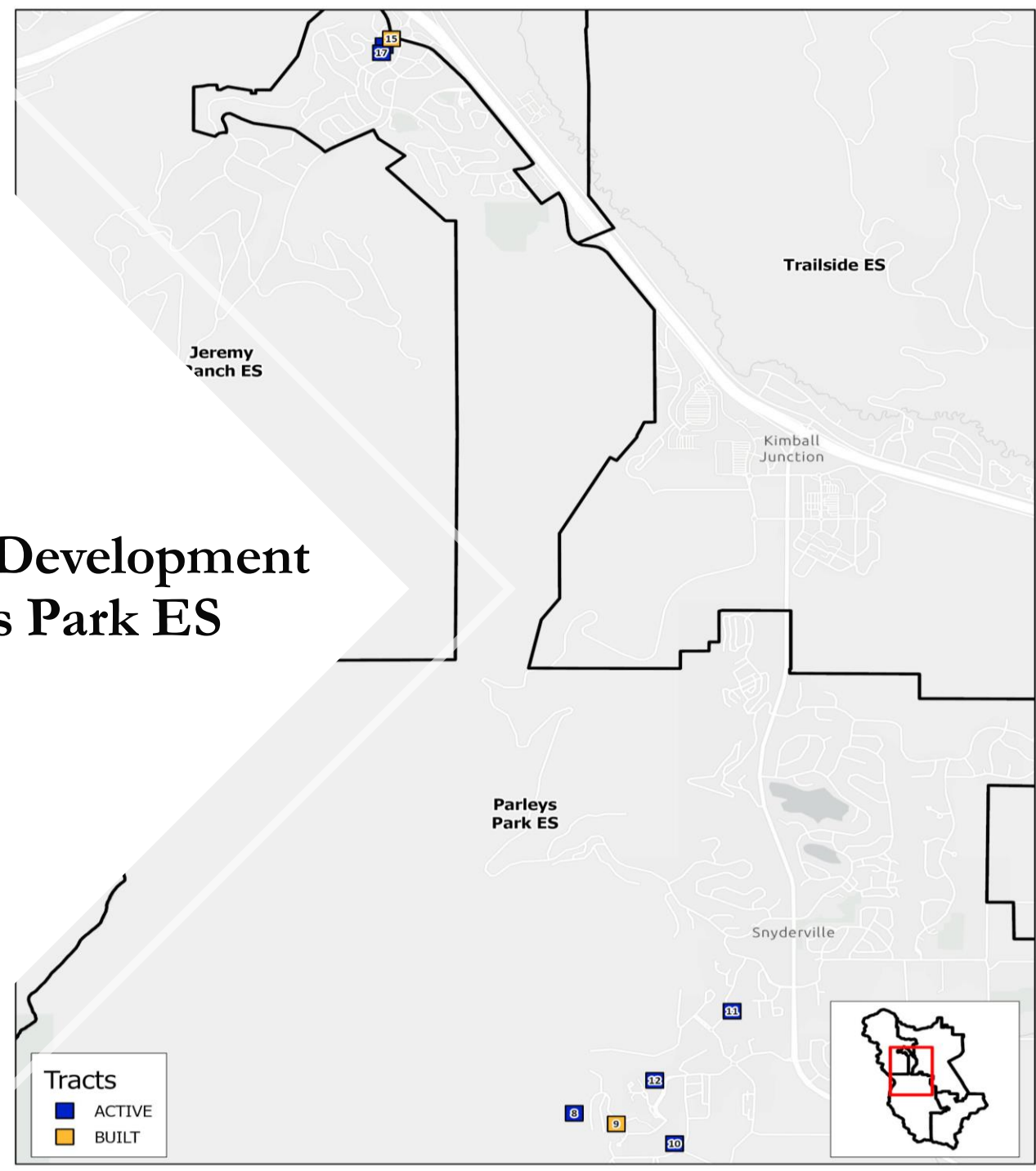
## Residential Development in McPolin ES



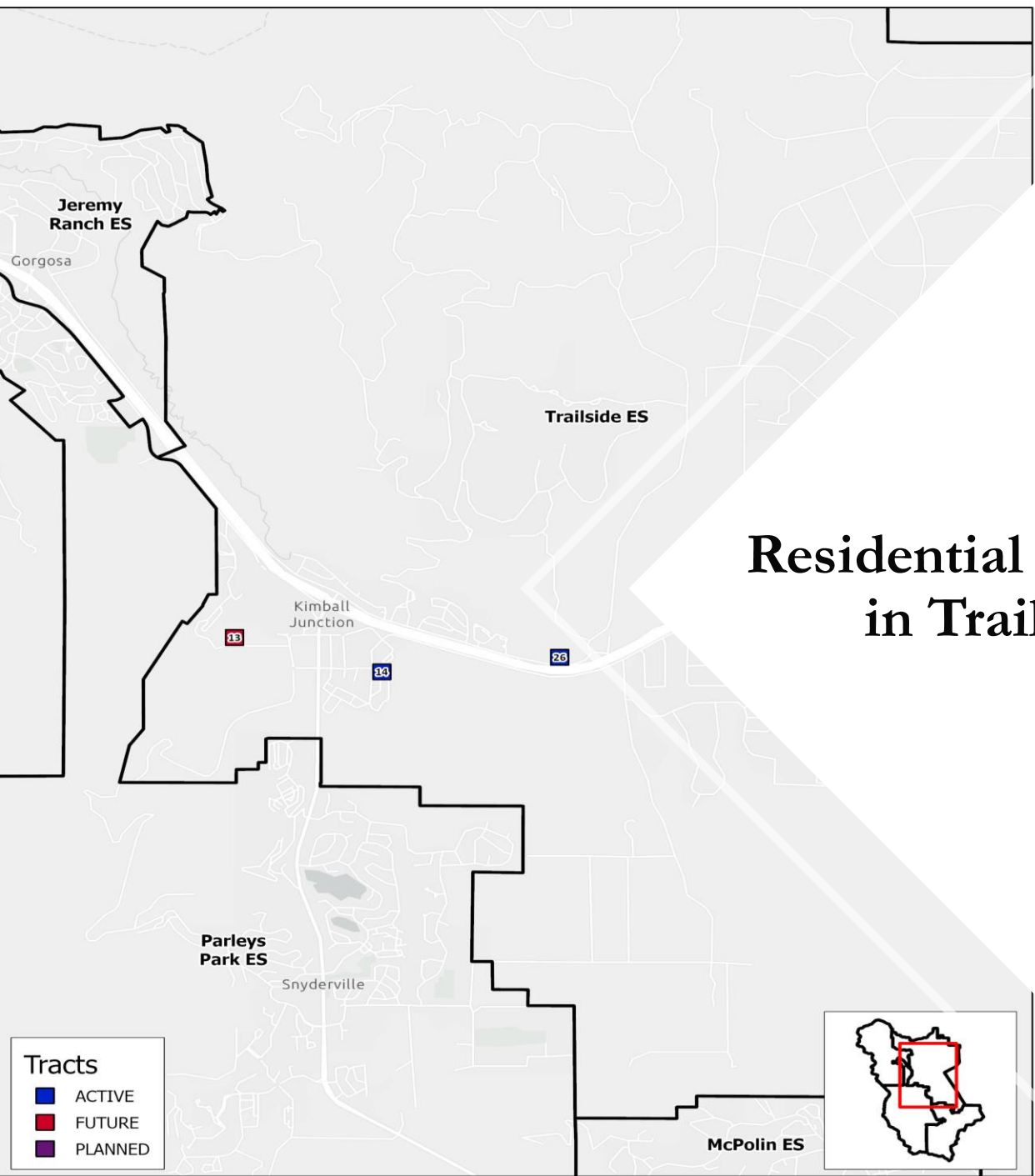
4 - KING'S CROWN



Residential Development  
in Parleys Park ES



## Residential Development in Trailside ES



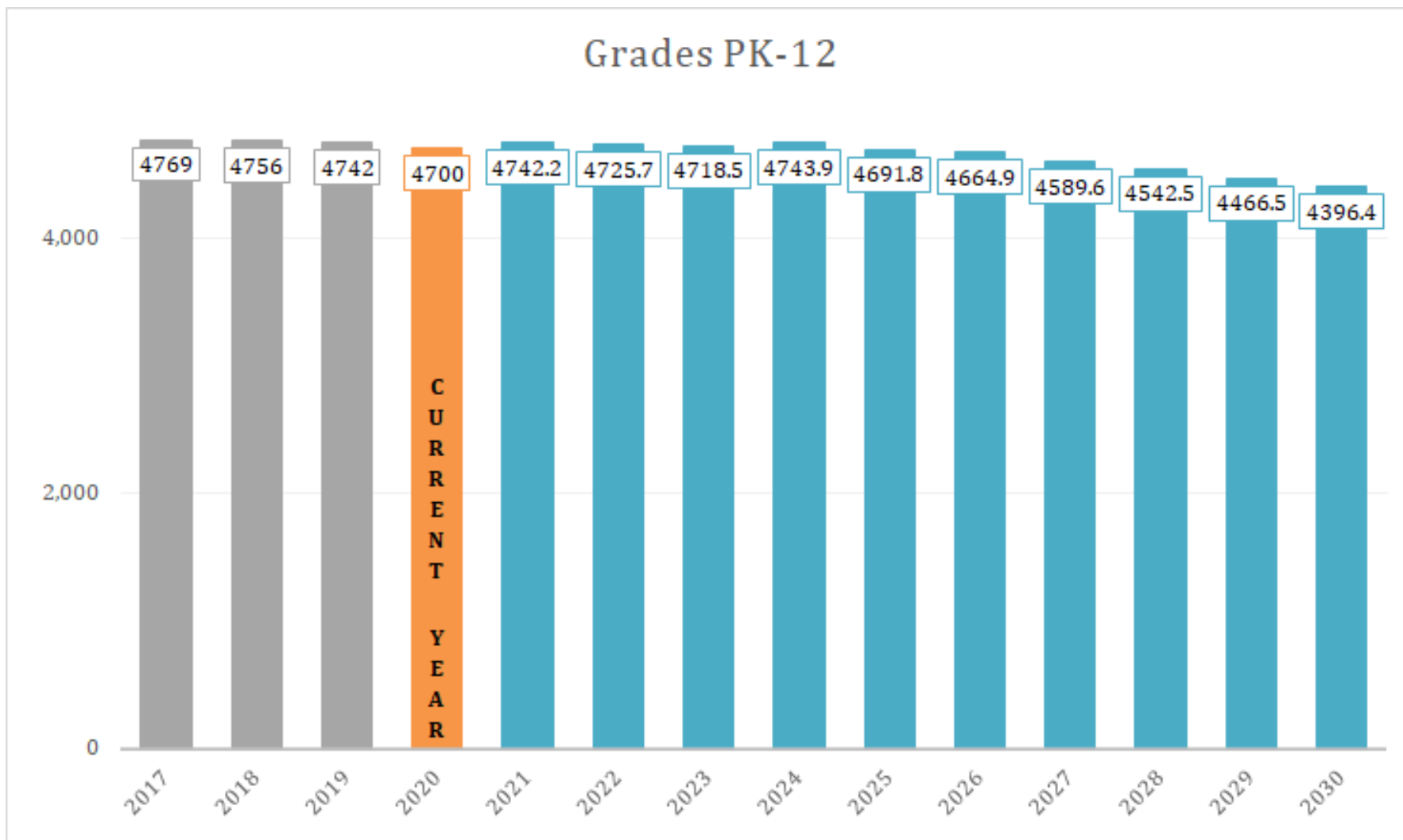
14 – The Commons at Newpark

Historic Resident Counts				Current	Forecasted Resident Counts									
Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
PK	150	150	149	136	137.0	135.3	125.8	132.7	131.2	129.9	131.2	130.8	130.7	131.0
K	268	255	251	232	250.5	241.1	239.9	245.9	244.1	243.6	244.8	244.3	244.3	244.3
1	286	280	270	301	261.7	280.4	269.7	267.7	273.9	270.3	269.8	271.1	270.1	270.2
2	295	300	286	286	317.7	274.6	293.6	281.6	279.0	283.9	280.3	279.8	280.7	279.7
3	354	310	315	309	304.4	336.9	290.6	309.7	296.6	292.4	297.4	293.7	292.8	293.7
4	320	364	329	327	328.9	322.4	356.5	306.1	325.6	310.3	305.8	311.1	306.8	305.9
5	384	315	382	340	337.0	338.3	330.6	363.3	311.6	329.9	314.5	309.9	314.9	310.6
6	373	400	343	390	360.2	354.3	356.5	347.1	381.0	324.8	343.8	327.7	322.6	327.8
7	379	380	402	356	404.5	372.3	369.7	375.5	361.3	394.4	336.4	355.8	334.7	329.4
8	396	386	366	404	362.0	407.7	380.0	381.1	382.2	366.5	399.4	340.6	355.4	334.4
9	392	310	396	399	427.5	381.7	432.2	409.0	404.2	404.4	387.7	421.5	354.6	370.2
10	431	400	416	410	414.0	440.7	397.2	452.9	423.9	418.1	417.6	401.0	430.9	362.3
11	366	438	400	414	417.6	419.3	449.5	410.0	460.6	430.6	424.5	424.3	402.6	432.5
12	375	368	437	396	419.2	420.7	426.7	461.3	416.6	465.8	436.4	430.9	425.4	404.4
Resident Student Totals by Grade Configuration														
PK-5	2,057	1,974	1,982	1,931	1,937.2	1,929.0	1,906.7	1,907.0	1,862.0	1,860.3	1,843.8	1,840.7	1,840.3	1,835.4
6-7	752	780	745	746	764.7	726.6	726.2	722.6	742.3	719.2	680.2	683.5	657.3	657.2
8-9	788	796	762	803	789.5	789.4	812.2	790.1	786.4	770.9	787.1	762.1	710.0	704.6
10-12	1,172	1,206	1,253	1,220	1,250.8	1,280.7	1,273.4	1,324.2	1,301.1	1,314.5	1,278.5	1,256.2	1,258.9	1,199.2
PK-12	4,769	4,756	4,742	4,700	4,742.2	4,725.7	4,718.5	4,743.9	4,691.8	4,664.9	4,589.6	4,542.5	4,466.5	4,396.4

## District-wide 10-Year Resident Student Projections

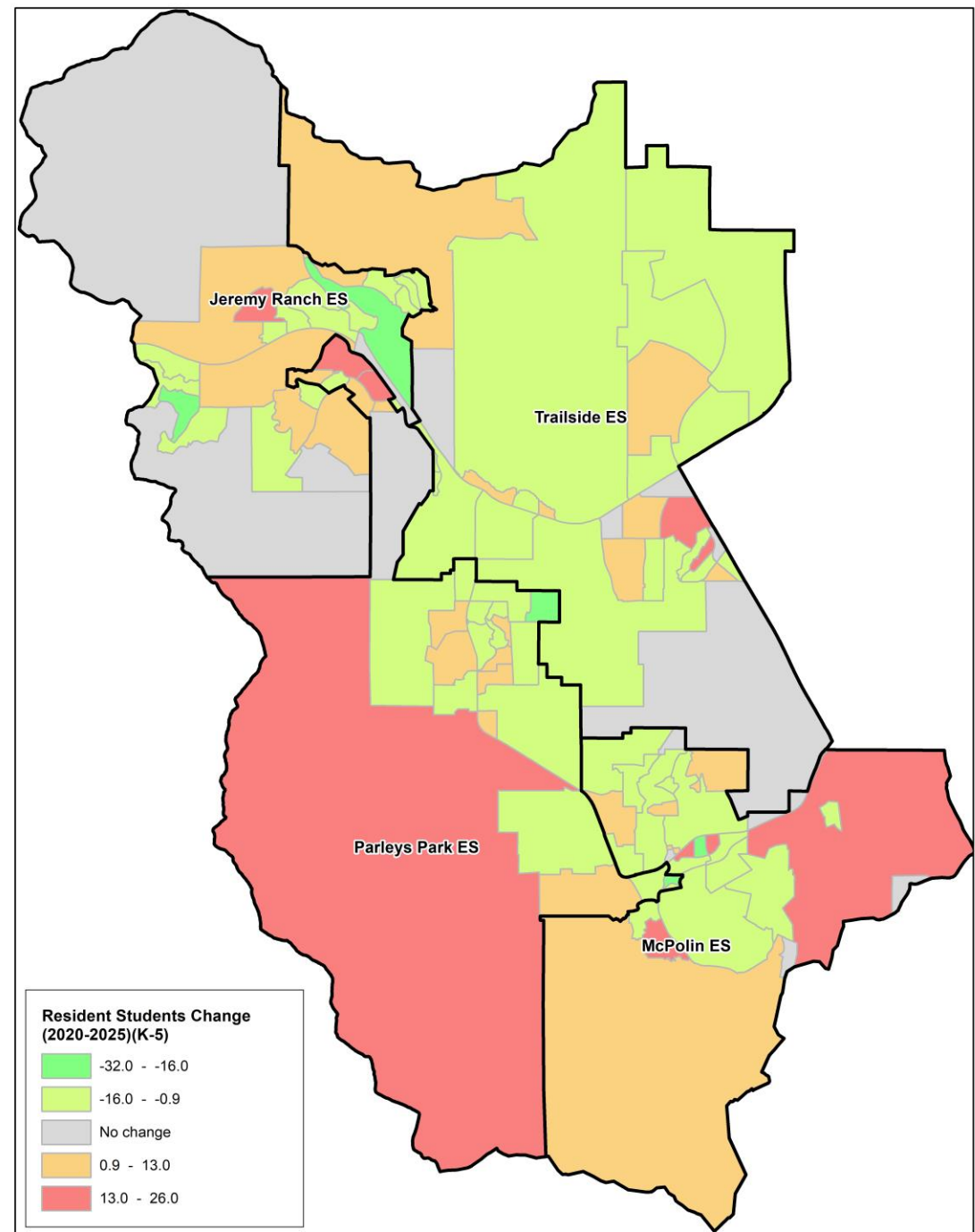
# District-wide 10-year Projections- Total Enrollment

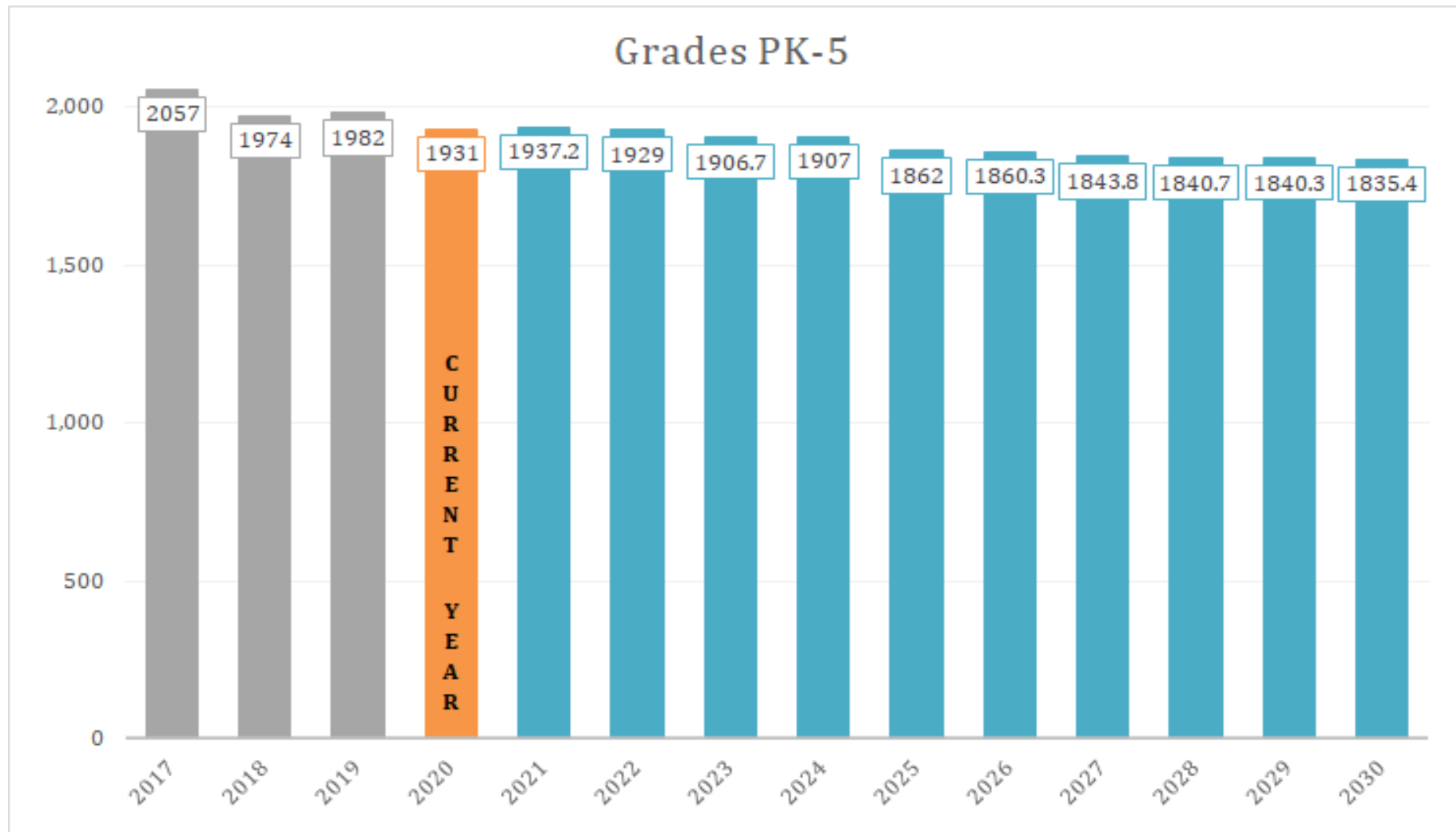
Unmatched Students														
PK-5	11	5	5	7	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
6-7	2	6	5	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8-9	1	2	4	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10-12	1	1	3	3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
PK-12	15	14	17	12	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Out-of-District Students														
PK-5	94	88	87	71	71.0	71.0	71.0	71.0	71.0	71.0	71.0	71.0	71.0	71.0
6-7	20	19	23	19	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0	19.0
8-9	25	15	18	14	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0
10-12	55	46	31	25	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
PK-12	194	168	159	129	129.0	129.0	129.0	129.0	129.0	129.0	129.0	129.0	129.0	129.0
Total Students														
PK-5	2,162	2,067	2,074	2,009	2,015.2	2,007.0	1,984.7	1,985.0	1,940.0	1,938.3	1,921.8	1,918.7	1,918.3	1,913.4
6-7	774	805	773	766	784.7	746.6	746.2	742.6	762.3	739.2	700.2	703.5	677.3	677.2
8-9	814	813	784	818	804.5	804.4	827.2	805.1	801.4	785.9	802.1	777.1	725.0	719.6
10-12	1,228	1,253	1,287	1,248	1,278.8	1,308.7	1,301.4	1,352.2	1,329.1	1,342.5	1,306.5	1,284.2	1,286.9	1,227.2
PK-12	4,978	4,938	4,918	4,841	4,883.2	4,866.7	4,859.5	4,884.9	4,832.8	4,805.9	4,730.6	4,683.5	4,607.5	4,537.4



## Historic, Current and Forecasted Student Counts Grades PK to 12

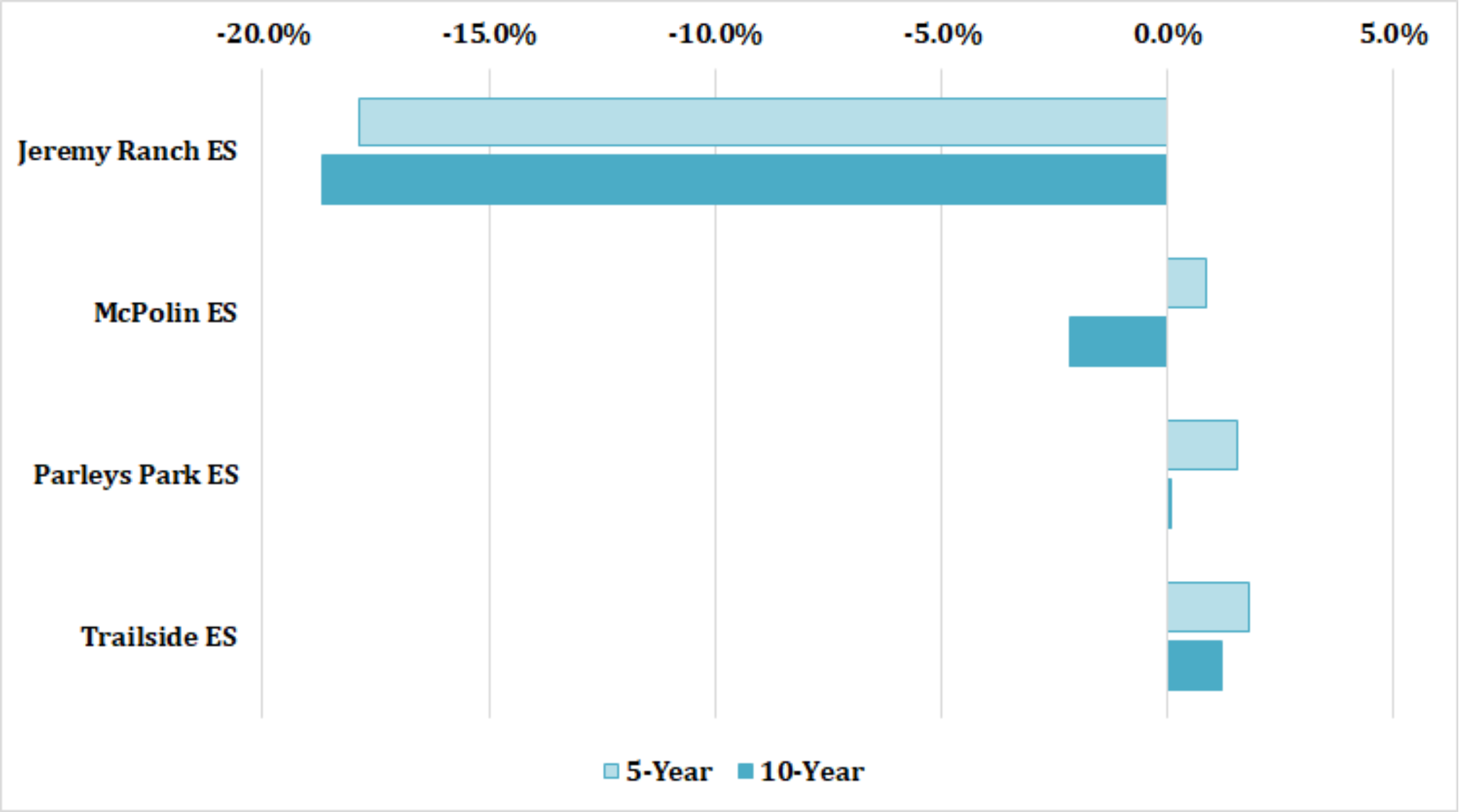
# Resident Student Change Grades K-5



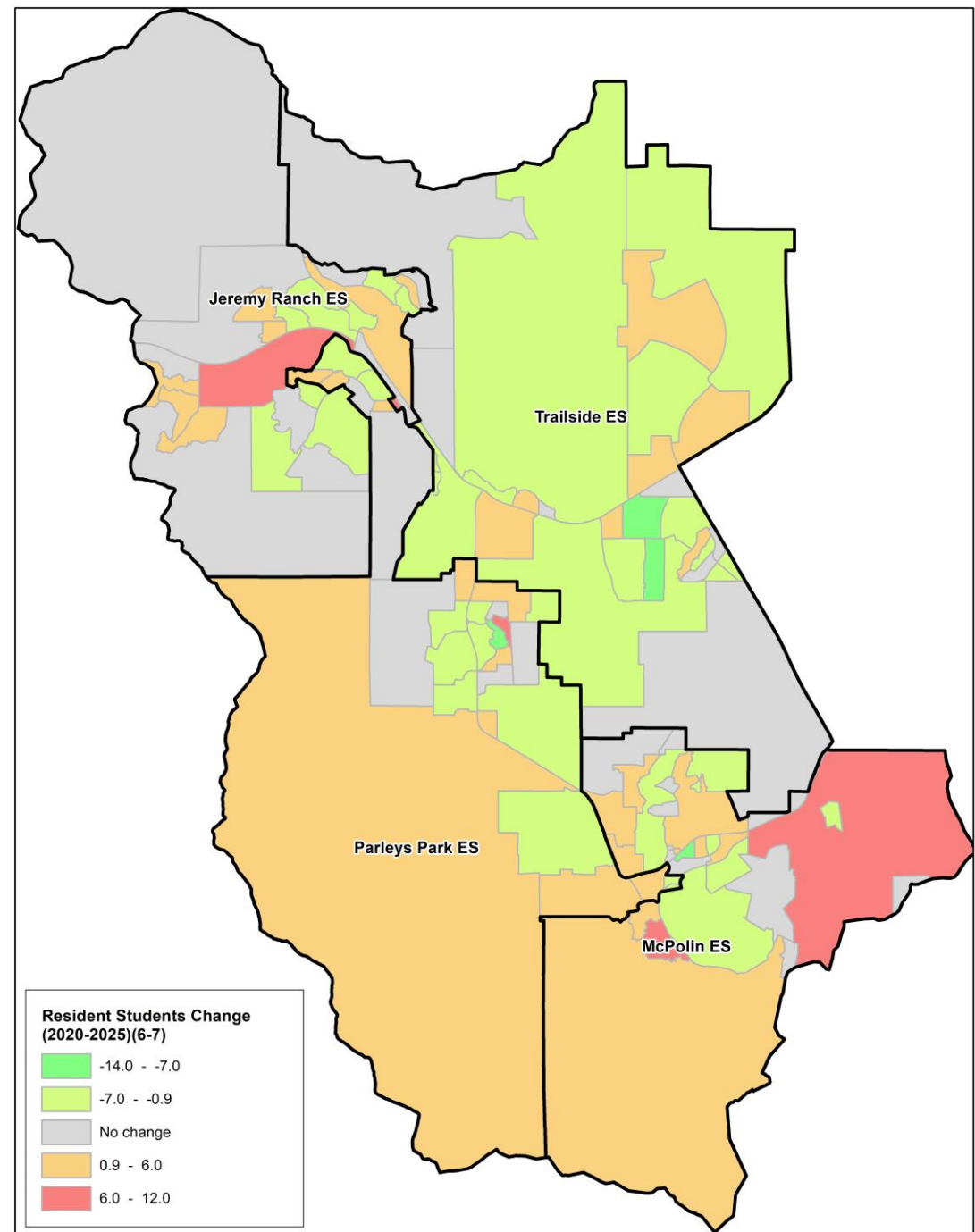


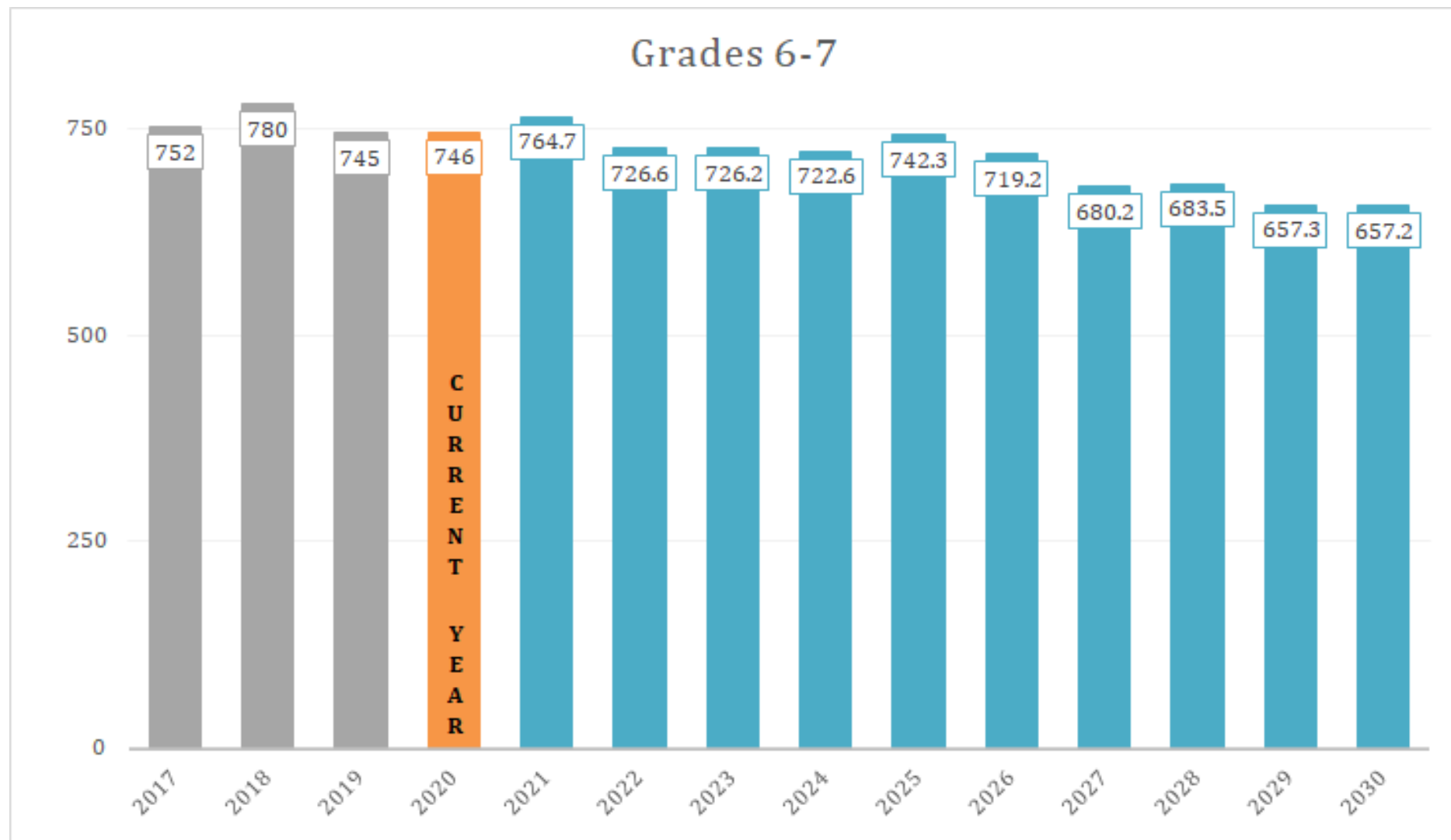
## Historic, Current and Forecasted Student Counts Grades PK to 5

# Projected Change in Resident ES Student Population



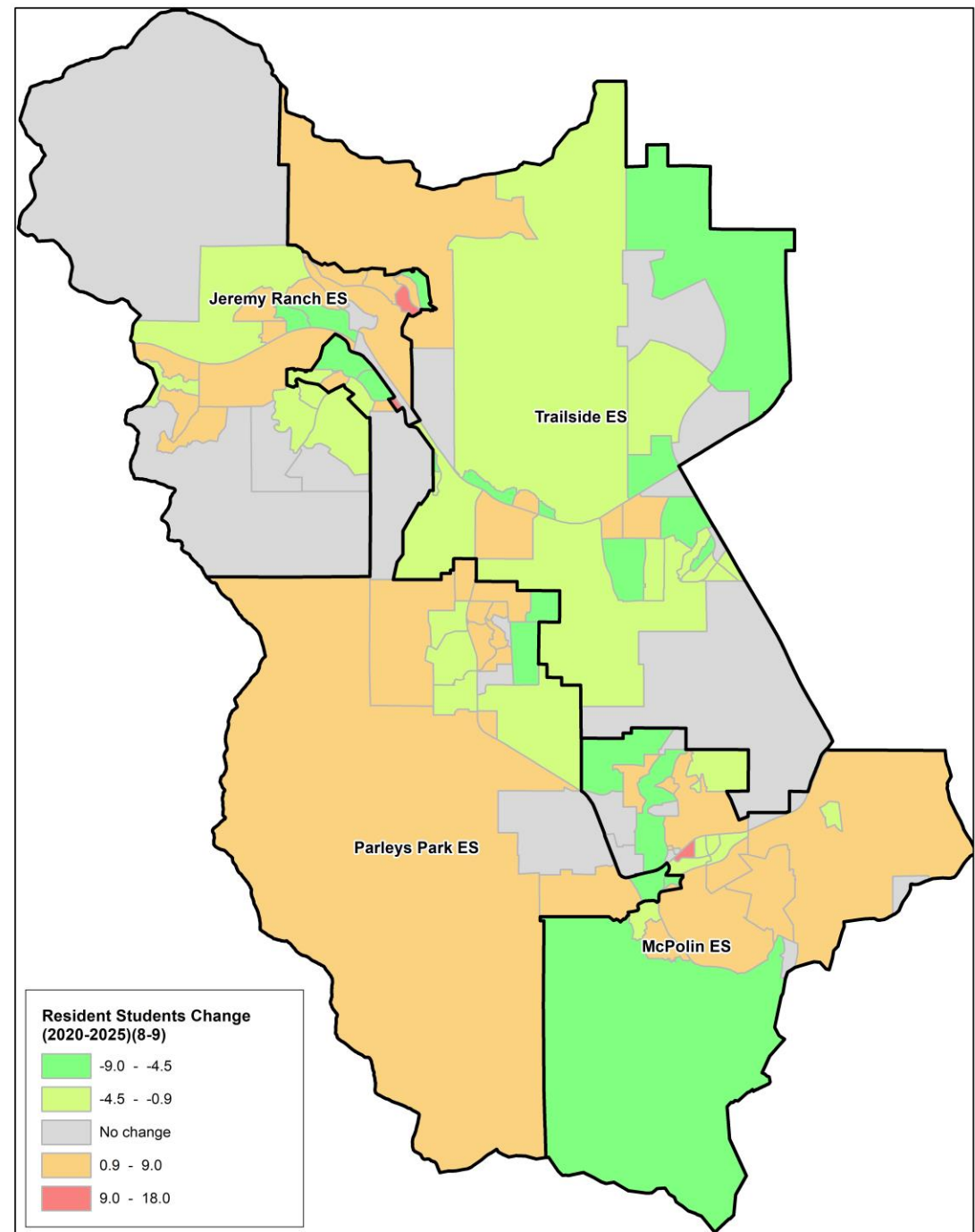
# Resident Student Change Grades 6-7

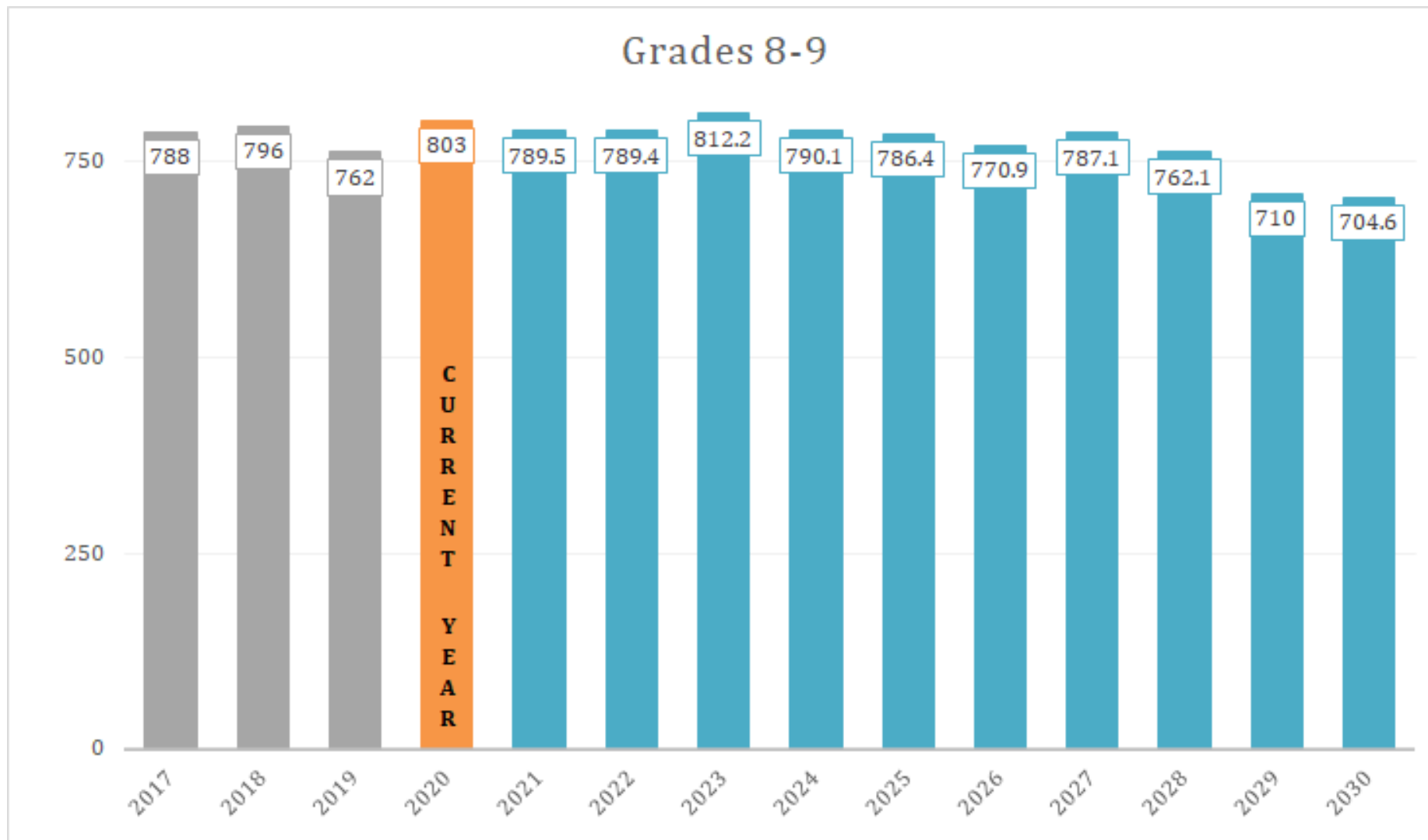




## Historic, Current and Forecasted Student Counts Grades 6 to 7

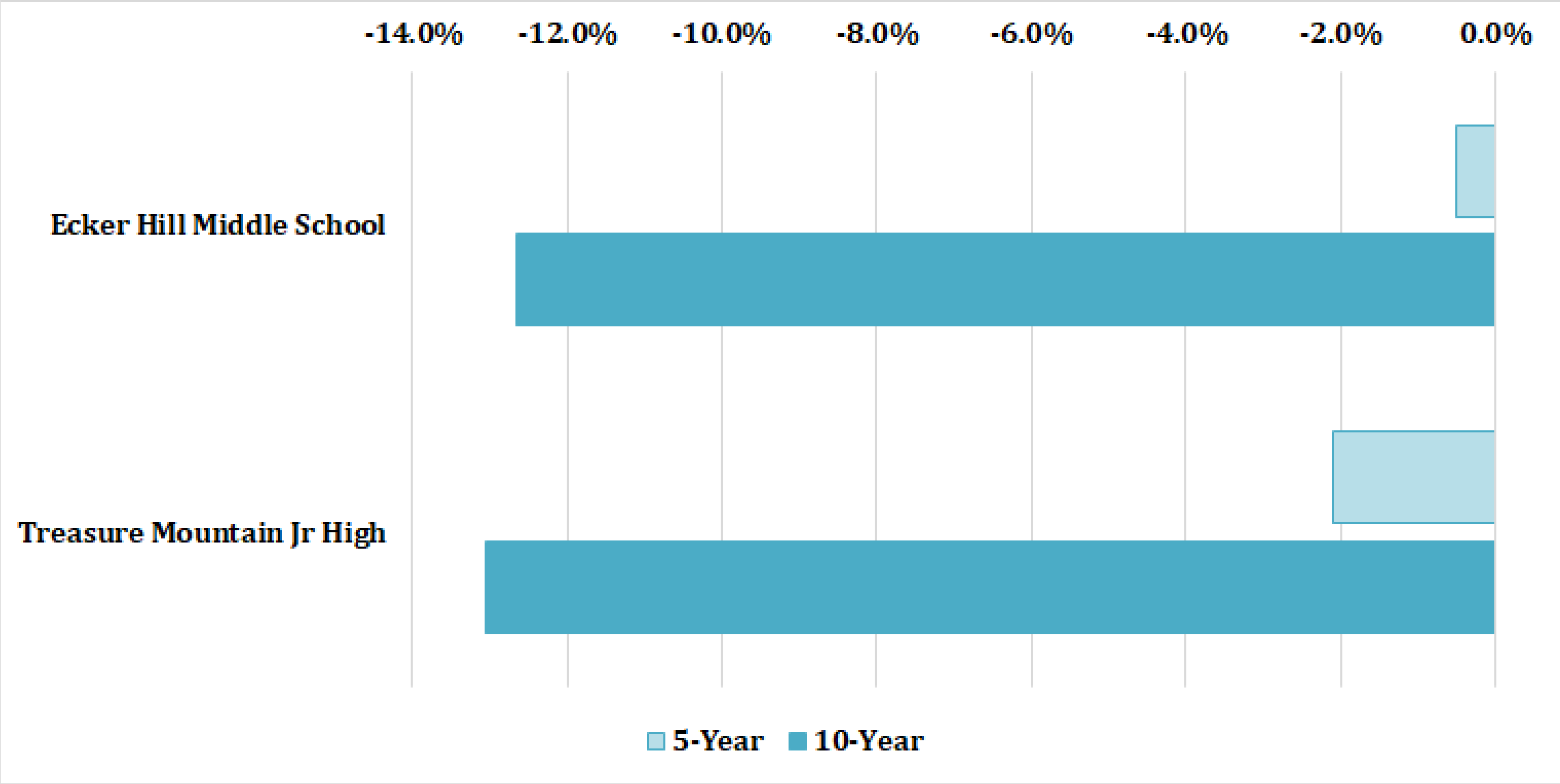
# Resident Student Change Grades 8-9



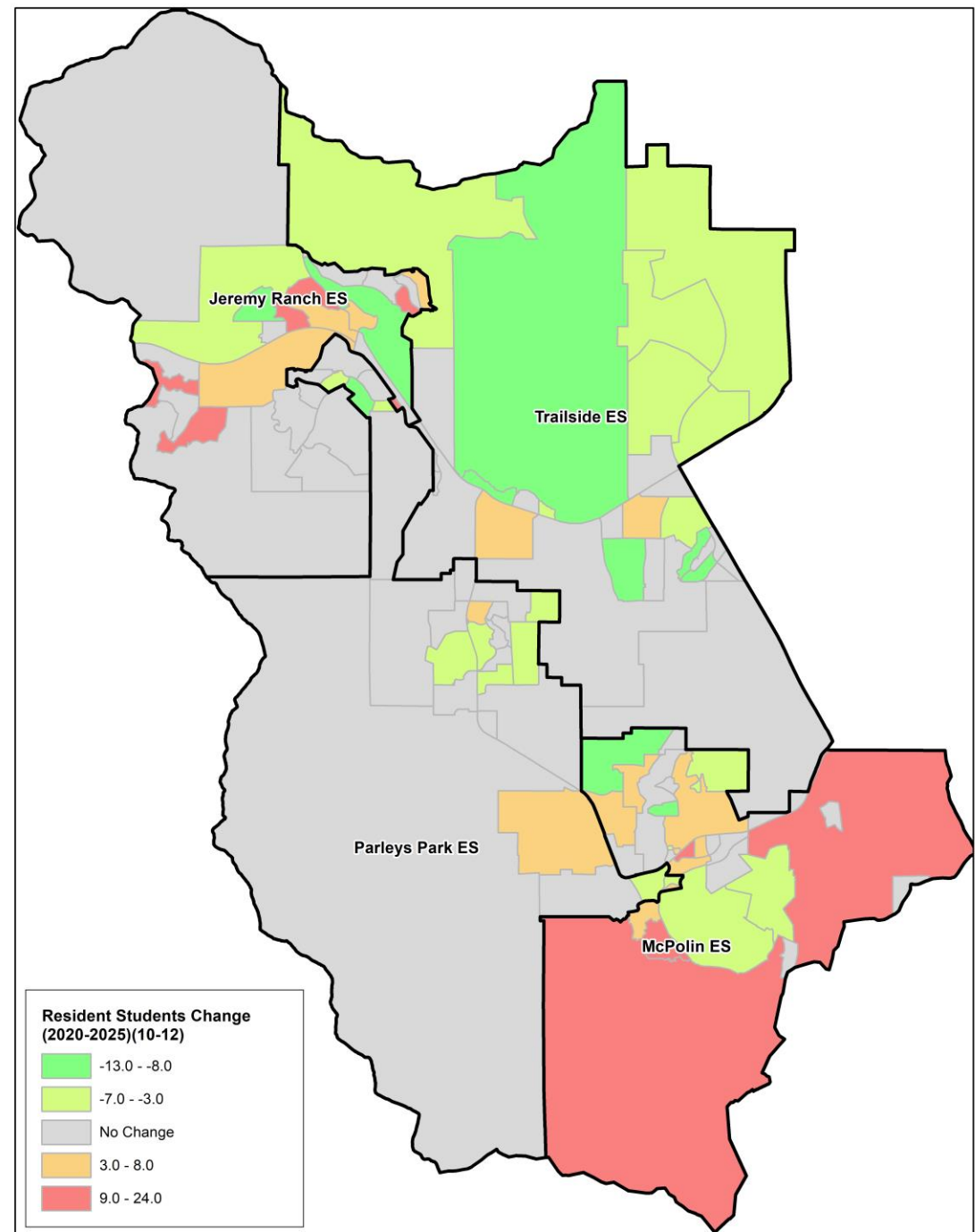


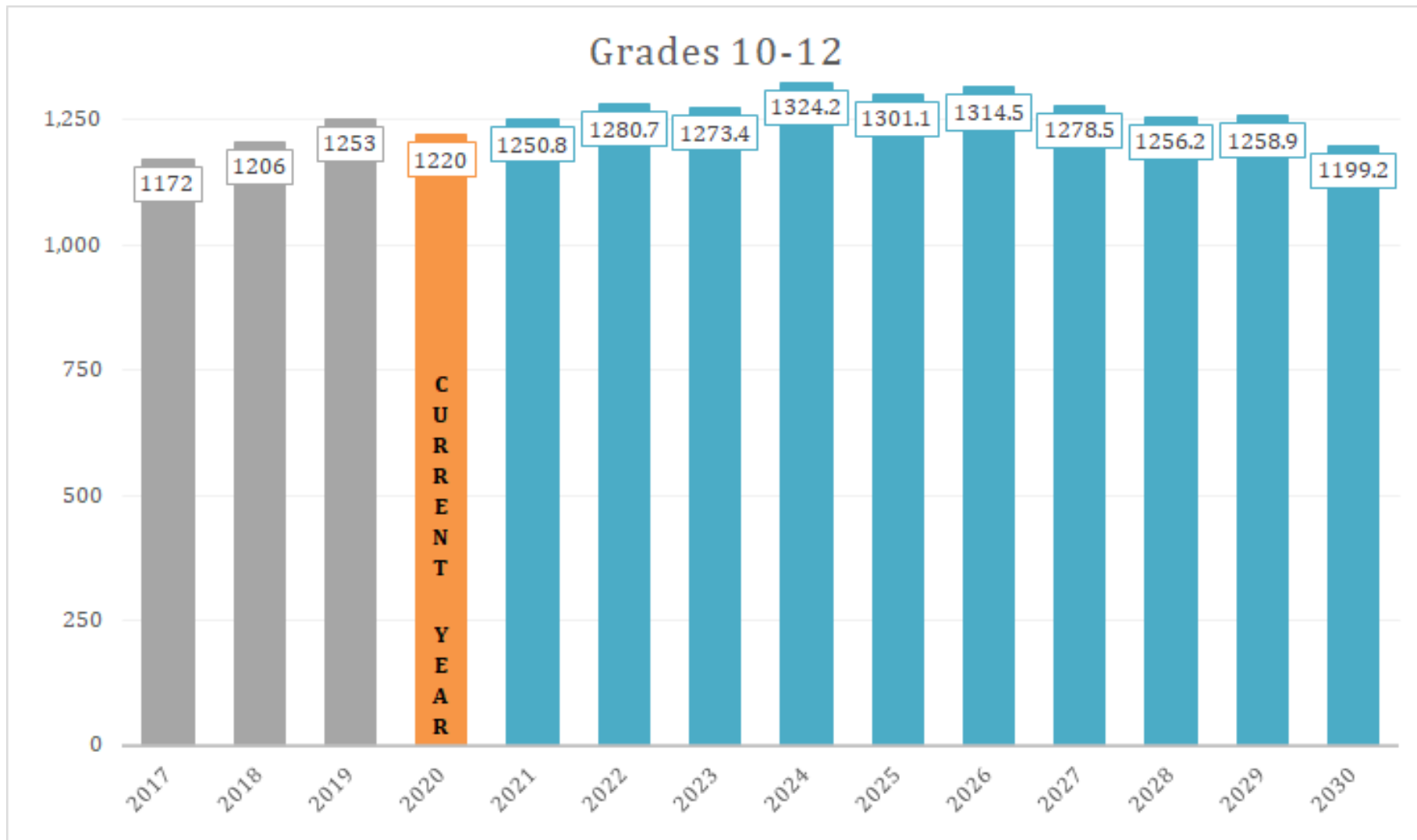
**Historic, Current and Forecasted Student Counts  
Grades 8 to 9**

# Projected Change in Resident MS Student Population



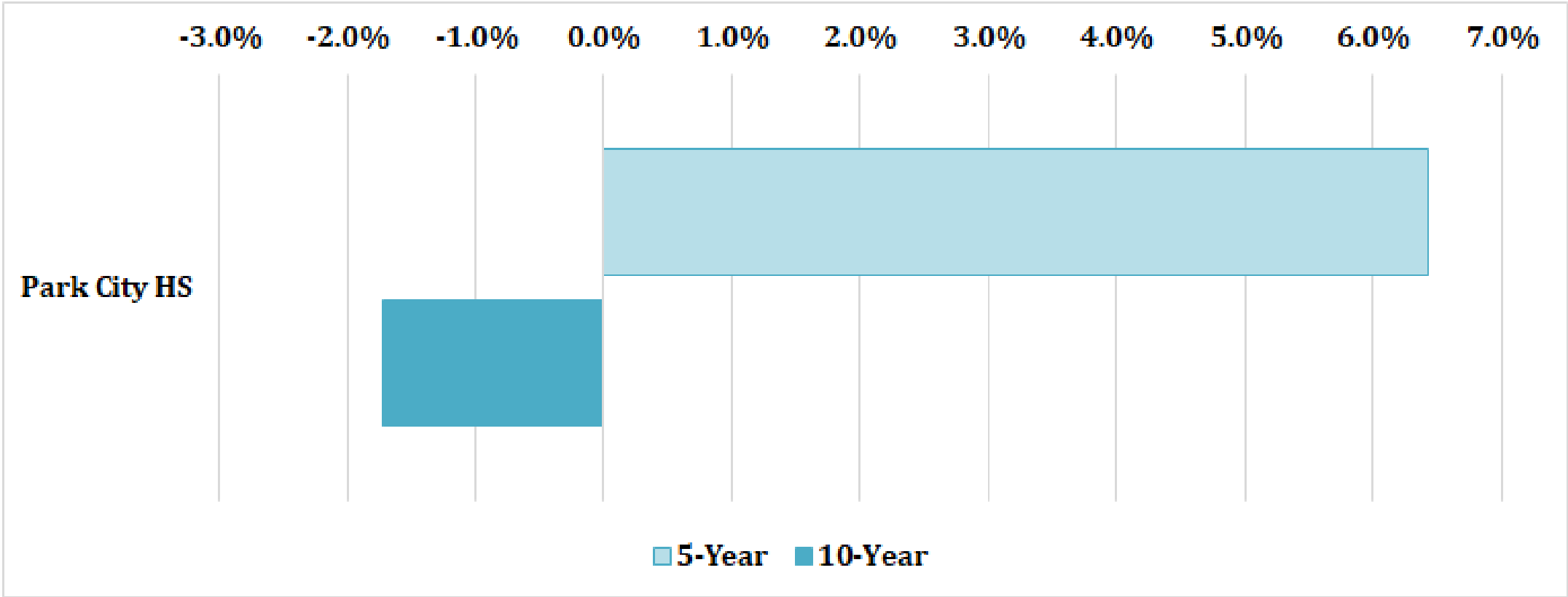
# Resident Student Change Grades 10-12





## Historic, Current and Forecasted Student Counts Grades 10 to 12

# Projected Change in Resident HS Student Population



Current and  
Forecasted  
Student  
Enrollment

	CURRENT SY2020-21	FORECAST FIVE YEARS OUT SY2025-26	FORECAST TEN YEARS OUT SY2030-31
PK-5	2,009	1,940.0	1,913.4
6-7	766	762.3	677.2
8-9	818	801.4	719.6
10-12	1,248	1,329.1	1,227.2
PK-12	4,841	4,832.8	4,537.4

- These figures represent **Total Enrollment**; including resident, “out of district” enrolled students and “unmatched” students.
- PCSD has enrolled an average of 129 “out of district” students and 12 “unmatched” students the last four years.

Any  
Questions