TABLE OF CONTENTS

Executive Summary

Acronyms and Abbreviations

1.0 INTRODUCTION 1-1

1.1 Objectives 1-3

1.2 Key Issues 1-5

1.3 Agency Outreach, Coordination, and Review 1-5

2.0 TECHNICAL APPROACH 2-1

2.1 Data Collection 2-1

2.2 Modeling Assumptions and Methods 2-1

2.3 Analysis 2-2

3.0 DESCRIPTION OF CURRENT SOCIAL AND ECONOMIC CONDITIONS 3-1

3.1 PRB Coal Production and Productivity Trends 3-1

3.2 Production of Other Energy Resources 3-7

3.2.1 Petroleum Crude Oil 3-7

3.2.2 Natural Gas 3-8

3.2.3 Uranium 3-9

3.2.3.1 Energy Resources by County 3-10

3.3 Changes in Population and Other Key Indicators 3-13

3.4 Population 3-18

3.4.1 County Population Trends 3-18

3.4.2 Study Area in the State Context 3-20

3.4.3 Components of Population Change 3-20

3.4.4 Demographics and Household Characteristics 3-22

3.4.5 Urbanization of the Study Area 3-23

3.4.6 County Population Since the 2000 Census 3-24

3.5 Economic Base 3-25

3.5.1 Employment 3-25

3.5.2 Labor Force, Unemployment, and Commuting 3-28

3.5.3 Personal Income and Earnings 3-32
3.5.4 Farming and Ranching 3-36

3.6 Housing 3-39
3.6.1 Housing Stock 3-39
3.6.2 Housing Vacancy 3-39
3.6.3 Housing Mix 3-40
3.6.4 Housing Values 3-42
3.6.5 Rental Housing Cost 3-43
3.6.6 Building Permits 3-44
3.6.7 Temporary Housing 3-45

3.7 Public Education 3-48
3.7.1 Campbell County School District #1 3-50
3.7.2 Other Powder River Study Area School Districts 3-52
3.7.3 Wyoming School Foundation Program 3-56
3.7.4 Wyoming School Facilities Commission 3-57

3.8 Facilities and Services 3-59
3.8.1 Campbell County 3-59
3.8.2 Converse County 3-60
3.8.3 Crook County 3-62
3.8.4 Johnson County 3-62
3.8.5 Sheridan County 3-63
3.8.6 Weston County 3-64

3.9 Fiscal Conditions 3-65
3.9.1 Ad Valorem (Property Taxes) 3-65
3.9.2 Wyoming State Severance Taxes 3-72
3.9.3 Federal Mineral Royalties 3-74
3.9.4 Payments in Lieu of Taxes 3-77
3.9.5 Local Fiscal Conditions 3-78

3.10 Institutional and Management Capacity 3-86
3.10.1 Local Government Management 3-86
3.10.2 Community Facility Financing Mechanisms 3-86
3.10.3 Wyoming Joint Powers Act 3-87
3.10.4 The Wyoming Industrial Information and Siting Act 3-87
3.10.5 Wyoming State Land and Investment Board-administered Loans and Grants 3-88
3.10.5.1 Mineral Royalty Grant Program 3-88
3.10.5.2 Joint Powers Act Loans 3-88
3.10.5.3 Clean Water and Drinking Water State Revolving Fund Loan 3-88
3.10.5.4 Wyoming Water Development Commission Grants and Loans 3-89

3.10.5.5 Abandoned Mine Land Grants 3-89
3.10.5.6 Transportation Enterprise Fund 3-89
3.10.5.7 Summary 3-89

3.11 Social Setting 3-90
3.11.1 Population Growth 3-90
3.11.2 Community Infrastructure and Services 3-91
3.11.3 Community Management and Institutional Structures 3-93
3.11.4 Inter-organizational Cooperation 3-93
3.11.5 Community Integration 3-93
3.11.6 Social Climate for Energy Development 3-94
3.11.7 Other Communities within the PRB 3-94
3.11.7.1 Converse County 3-94
3.11.7.2 Crook County 3-95
3.11.7.3 Johnson County 3-95
3.11.7.4 Sheridan County 3-95
3.11.7.5 Weston County 3-96

4.0 REFERENCES 4-1

5.0 GLOSSARY 5-1

APPENDIX SUPPLEMENTAL DATA TABLES

LIST OF TABLES

2-1 Price Adjustment Index, Nominal to 2003 Constant Dollars 2-2

3-1 Changes in Population and Other Key Socioeconomic Variables Campbell, Converse, and Sheridan Counties, Wyoming 3-14

3-2 Population of the PRB (1940-2000) 3-19

3-3 Selected Demographic and Household Characteristics (2000) 3-22

3-4 Race and Hispanic or Latino Population (2002) 3-23

3-5 2003 Population Estimates and Change Since the 2000 Census 3-24

3-6 Total Employment by County (1970 – 2022) 3-25

3-7 Employment by Industrial Sector in Eight-county Area 3-27

3-8 Employment by Type and Type of Establishment (2002) 3-27

3-9 Labor Market Conditions, 2003 Annual Averages 3-28

3-10 Relationship of Labor Force to Total Population, Campbell County (1997 – 2003) 3-30

3-11 Selected Characteristics of Personal Income (2002) 3-33

3-12 Summary of PRB Personal Income (2002) 3-35

3-13 Selected Farm Statistics (1997 – 2002) 3-37

3-14 Housing Units (1940 - 2000) 3-40

3-15 Housing Units by Structure Type (1970 – 2000) 3-42

3-16 Monthly Housing Costs in Nominal Dollars, PRB Study Area (1998-2003) 3-44

3-17 Temporary Housing Resources 3-46

3-18 Overview of Public Education Facilities in the PRB 3-48

3-19 School District Revenues by Source (2001-2002 School Year) 3-57

3-20 Taxable Valuation of Annual Coal Production in Nominal Dollars (1999-2003) 3-66

3-21 County Assessed Valuation (2003) 3-69

3-22 Estimated Ad Valorem Tax Revenue on Coal Production 3-70

3-23 Estimated Annual Severance Tax Receipts (1970-2003) 3-72

3-24 Entitlement Acreage for Federal Payments in Lieu of Taxes (Fiscal Year 2003) 3-77

3-25 Federal Payments In Lieu of Taxes in Nominal Dollars (Fiscal Years 2000 to 2004) 3-78

3-26 Federal Payments in Lieu of Taxes in 2003 Constant Dollars (Fiscal Years 2000 to 2004) 3-78

3-27 2003 Property Tax Collections by County 3-79

3-28 Sales Tax Collections, by Industrial Sector (2003) 3-80

3-29 Retail Sales Tax Collections by Retail Sector (2003) 3-81

3-30 Budgeted Expenditures for Campbell County (Selected Years) 3-82

3-31 General Government Revenues by Source, City of Gillette, in Nominal Dollars (1994 – 2003) 3-83

3-32 City of Gillette Tax Receipts, in Nominal Dollars, by Major Source (1999 – 2003) 3-84

3-33 City of Gillette General Fund Expenditures by Major Category in Nominal Dollars (1994 – 2003) . 3-85

3-34 City of Gillette Budgeted Full-time Employees by Department (1999-2003) 3-85

LIST OF FIGURES

1-1 Social and Economic Study Area 1-4

3-1 Statewide Coal Production (1970 - 2003) 3-1

3-2 Annual Coal Production, PRB and the Rest of Wyoming (1970 – 2003) 3-2

3-3 Annual Coal Production in the PRB by County (1970 – 2003) 3-3

3-4 Direct Employment in Wyoming's Coal Mining Industry 3-3

3-5 Average Productivity in Wyoming's Coal Industry (1970 - 2003) 3-4

3-6 Projected and Actual Productivity of Coal Mining in the PRB 3-5

3-7 PRB Oil Production as a Share of Statewide Production (1977 – 2002) 3-7

3-8 Oil Production by County (1977 – 2003) 3-7

3-9 PRB Gas Production as a Share of Statewide Production (1977 - 2003) 3-8

3-10 Annual Gas Production by County (1977 - 2003) 3-9

3-11 PRB Uranium Production as a Share of Statewide Production (1977 – 2002) 3-9

3-12 Annual Uranium Production by County (1977 – 2002) 3-10

3-13 Share of PRB Energy Production by Commodity Type and County 3-10

3-14 Population and Other Selected Economic and Social Indicators 3-13

3-15 Population by County (1970 to 2003) 3-14

3-16 Campbell County Population Forecasts (1977 – 2002) 3-15

3-17 County Population Trends (1940 - 2000) 3-18

3-18 Population Change in the PRB Study Area (1960s - 1990s) 3-20

3-19 Components of Population Change in the PRB Study Area (1980 – 2003) 3-21

3-20 Components of Population Change in Campbell County (1980 - 2003) 3-22

3-21 Employment by Major Industrial Sector in the PRB (1969 to 2002) 3-26

3-22 Monthly Unemployment Rate in Campbell County (1998 – 2003) 3-29

3-23 Work Force Commuting to/from Campbell County in 2000 3-31

3-24 Work Force Commuting Flows to/from Campbell County (1960 – 2000) 3-31

3-25 Per Capita Income U.S., Wyoming, and Campbell County in Nominal Dollars 3-32

3-26 Per Capita Income U.S., Wyoming, and Campbell County in 2003 Constant Dollars 3-33

3-27 Trends in Net Earnings and Non-labor Income in Campbell and Sheridan Counties (2003 Constant Dollars) 3-36

3-28 Livestock Production Indices 3-38

3-29 County Housing Stock Trend (1940 – 2000) 3-39

3-30 Housing Vacancy Rates by County (1990 and 2000) 3-41

3-31 Composition of the Housing Stock in PRB Study Area (1970 – 2000) 3-41

3-32 Average Sales Price of Houses in Nominal Dollars as Reported by County Assessors (1997 – 2002) 3-43

3-33 Building Permits for Residential Units (1998 - 2002) 3-45

3-34 Public School Enrollment Trends in Directly Affected Counties 3-49

3-35 Combined Enrollment of School Districts in the PRB Study Area (1975 – 2003) 3-50

3-36 Campbell County School Enrollment by Grade for Selected Years 3-51

3-37 Taxable Value of Annual Coal Production in Wyoming in Nominal and 2003 Constant Dollars (1969 – 2003) 3-65

3-38 Campbell County Assessed Valuation from Natural Resources and Other Sources in Nominal Dollars 3-67

3-39 Campbell County Assessed Valuation from Natural Resources and Other Sources in 2003 Constant Dollars 3-67

3-40 Valuation on Mineral Production for Campbell County in Nominal Dollars (1994 – 2003) 3-68

3-41 Valuation on Mineral Production in Campbell County in 2003 Constant Dollars (1994 – 2003) 3-68

3-42 County Assessed Valuation Trends (1994–2003) 3-69

3-43 Estimated Annual Ad Valorem Tax Revenue on Coal Production in 2003 Constant Dollars (1969 to 2003) 3-71

3-44 Estimated Annual Severance Tax Receipts from Coal Produced in Campbell County and the Rest of Wyoming in 2003 Constant Dollars (1970 to 2003) 3-73

3-45 Annual Coal Production in Wyoming – Federal Versus Non-federal Ownership (1970 – 2003) 3-75

3-46 Federal Coal Royalties Collected on Production in Wyoming in Nominal and 2003 Constant Dollars (1980 – 2003) 3-75

3-47 Federal Royalties Collected on Wyoming Coal by Location in 2003 Constant Dollars (1987 – 2001) 3-76

3-48 Total Budgeted Expenditures for Campbell County in Nominal Dollars and 2003 Constant Dollars (Selected Years) 3-83