

CHAPTER TWO DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

2.1 DEMOGRAPHIC CHARACTERISTICS AND TRENDS

2.1.1 Community Population in 2000

2.1.1.1 Year-Round Population

In April 2000, approximately 341 persons resided in the Town of Thayne (Table 2-1). This community population comprised 2.3 percent of the total Lincoln County population (U.S. Census Bureau, 2000).

2.1.1.2 Seasonal Resident Population

The number of homes in Thayne that were used for seasonal, recreational, or occasional use in April 2000 included four homes (U.S. Census Bureau, 2000). Assuming an average household size of 2.89 persons, the number of seasonal residents in the community included roughly 12 persons.

TABLE 2-1 POPULATION DISTRIBUTION LINCOLN COUNTY, WYOMING APRIL 2000		
<i>Community</i>	<i>2000 Population</i>	<i>Proportion of County Population</i>
<i>Afton</i>	1,818	12.5
Alpine	550	3.8
Cokeville	506	3.5
Diamondville	716	4.9
Kemmerer	2,651	18.2
La Barge	431	3.0
Opal	102	0.7
Thayne	341	2.3
Unincorporated Area	7,458	51.2
Lincoln County	14,573	100.0

Source: U.S. Census Bureau, 2000.

In December 2008, landowners of four households in the community requested the Town of Thayne to temporarily turn-off their municipal water service for the winter. Consequently, the seasonal resident population, which typically leaves in the winter months and returns for the summer, continues to include about 12 persons (Jensen, 2008).

2.1.2 Community Growth Between 2000 and 2007

U.S. Census Bureau estimates indicate that the resident population of Thayne experienced a slight decline between April 2000 and July 2006, but rebounded to 356 persons in July 2007 (Table 2-2). A 4.4 percent growth rate over the April 2000-July 2007 period suggests that the resident population has experienced modest growth since the April 2000 Census. Since Census estimates are developed using regression analysis, they generally do not reflect employment and migration trends that may differ significantly from the past.

TABLE 2-2 POPULATION GROWTH ESTIMATES TOWN OF THAYNE APRIL 2000 TO JULY 2007									
<i>Location</i>	<i>April 2000</i>	<i>July 2001</i>	<i>July 2002</i>	<i>July 2003</i>	<i>July 2004</i>	<i>July 2005</i>	<i>July 2006</i>	<i>July 2007</i>	<i>7-Year Growth Rate (percent)</i>
Thayne	341	342	338	326	333	341	340	356	4.4

Source: Population Division, U.S. Census Bureau; 2008 Pedersen Planning Consultants, 2008.

The land use inventory conducted by Pedersen Planning Consultants in September 2008 documented 164 housing units. If the average household size is close to 2.89 persons, the April 2008 population is closer to about 474 persons. If three percent of the housing inventory includes seasonal residents, the 2008 population may represent about 460 full-time residents.

2.1.3 Family Size and Age Characteristics

2.1.3.1 Family and Household Characteristics

In April 2000, almost 74 percent of the households in Thayne represented married couples. About 66 percent of these households included children under 18 years of age (U.S. Census Bureau, 2000).

Approximately 10 percent of all households contained female householders who were living with no husband. Children under 18 years of age resided in 75 percent of these households (U.S. Census Bureau, 2000).

Non-family households represented about 26 percent of all households in April 2000. Twenty-three percent of all households in the community included one person living alone. Just over one-third of those persons living alone were 65 or more years of age (U.S. Census Bureau, 2000).

2.1.3.2 Age Characteristics

In April 2000, children under six years of age included almost 11 percent of the resident population. The combined pre-school and school age population, which generally ranges from five to 19 years of age, represented almost 28 percent of the community population.

The 20-24 year old age group comprised about nine percent of the resident population (Table 2-3). The size of this age group is not surprising since persons in this age group are typically very mobile and often relocate for college, work in another community, travel, or pursue other lifestyle preferences.

The primary working age population, which included persons from 25-54 years of age, comprised 37 percent of the resident population (Table 2-3). The size of this age group is comparable to other smaller Wyoming

<i>Age Group</i>	<i>Population</i>	<i>Percent of Total</i>
Under 1 year	5	1.5
1 to 2 years	15	4.4
3 to 5 years	17	5.0
6 to 12 years	51	15.0
13 to 19 years	43	12.6
20 to 24 years	32	9.4
25 to 34 years	40	11.7
35 to 44 years	48	14.1
45 to 54 years	38	11.1
55 to 64 years	18	5.3
65 to 84 years	32	9.4
85 years and over	2	0.6
Total	341	100

Source: U.S. Census Bureau, 2000.

communities that contain established local economies. Consequently, Thayne residents in the employed workforce continue to find sources of employment within a reasonable distance from the community.

Those nearing, or in their retirement years (65 years of age or older), included ten percent of the resident population. Less than one percent of the population was 85 years of age. The lack of residents over 85 years and over may suggest that Thayne residents do not envision the community as a place to retire and/or the lack of assisted-living and nursing home facilities in the community.

2.1.4 Length of Residency

In April 2000, almost 58 percent of Thayne’s resident population lived in the same house in 1995 (U.S. Census Bureau, 2000). The remaining population resided in a different house somewhere else in the United States.

Twenty-two percent of those moving into Thayne between 1995 and 2000 came from another place of residence in Lincoln County. Census data provides no insight concerning the motivation for in-migration into the community. It is likely, however, that most in-migrants were attracted to Thayne because of its proximity to jobs in Lincoln County, Teton County, and Idaho.

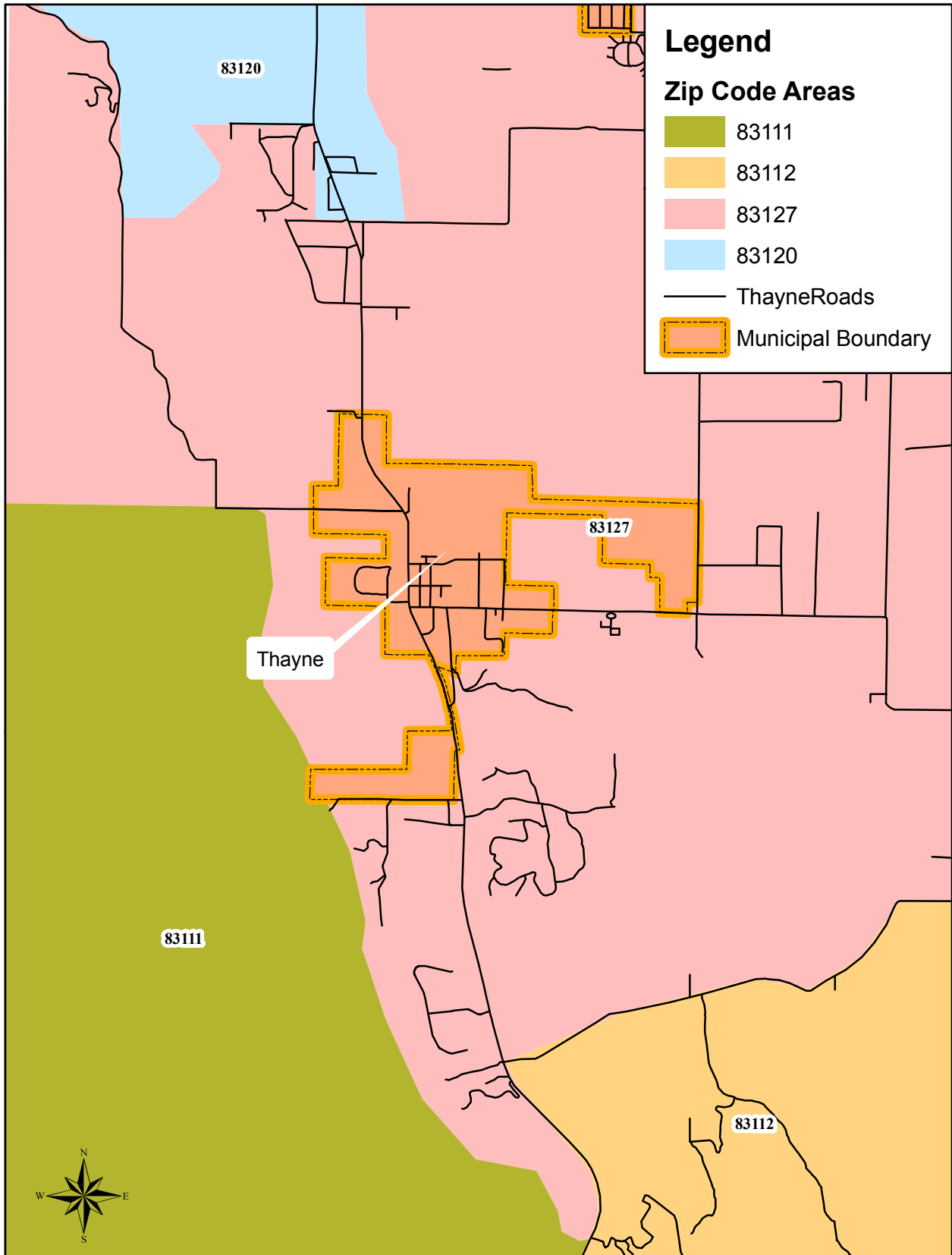
Another 20 percent of those migrating to Thayne relocated from another county. Most of these incoming residents (84 percent) relocated from another state. The remaining in-migrants arrived from another county in Wyoming.

While this data is several years old, this information suggests that Thayne residents have, in recent years, experienced a fair degree of social transition via the in-migration of new residents from other communities. Longer term residents of Thayne are gradually becoming accustomed to the ways and ideas from those who have arrived from other communities within and outside of Wyoming. Conversely, more recent residents of the community, who are assimilating into Thayne, are likely working on accepting the way things are done in the community and adjusting their lifestyles to establish relationships with small businesses and new neighbors.

2.2 OVERVIEW OF THE LOCAL ECONOMY

Available data from the U.S. Bureau of the Census provides some insight concerning past and recent employment, general business growth, and trends associated with industries in the local economy. This information includes data for within the municipal boundary of Thayne, as well as the 83127 Zip Code area (Figure 2-1).





**Town of Thayne
Municipal Master Plan**

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**Town of Thayne
83127 Zip Code Area**

Figure 2-1

2.2.1 Civilian Workforce and Employment

The civilian workforce theoretically represents all residents of a geographical area, e.g., Town of Thayne, who are 16 years of age or older. In April 2000, 163 persons in the civilian workforce were employed or pursuing job opportunities. This workforce represented 58 percent of the total civilian workforce (U.S. Census Bureau, 2000). Only four residents (1.4 percent) in the civilian workforce were unemployed in April 2000.

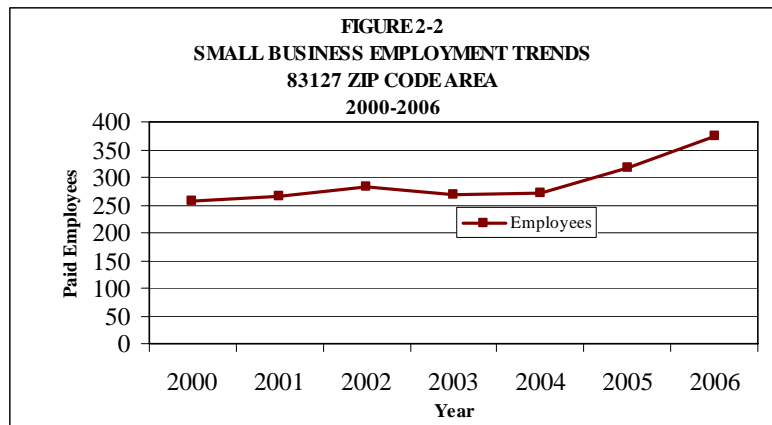
2.2.2 Sources of Employment

In April 2000, about 74 percent of all employed persons holding jobs in the Town of Thayne were private wage and salary workers. Almost 14 percent of those employed were self-employed persons who operated their own private business enterprises. Almost 10 percent of all employed workers were government workers. The remaining persons were unpaid family workers.

Table 2-4 provides some insight concerning the type and number of jobs within the Town of Thayne in April 2000. Some of these jobs were held by persons residing outside of Thayne, but it is likely that most of these jobs were held by residents of Thayne.

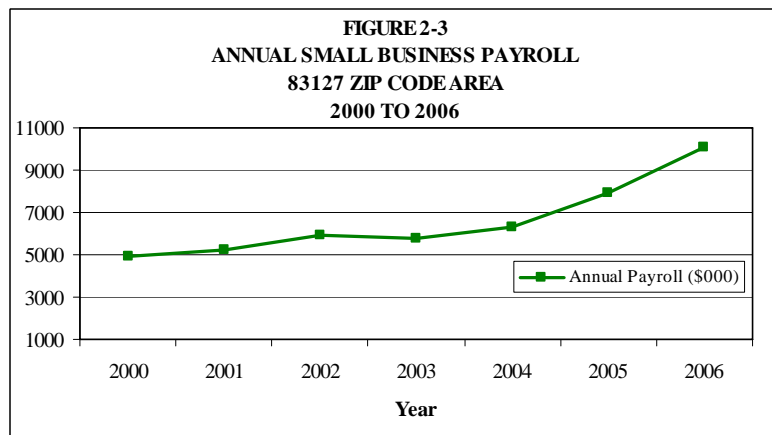
2.2.3 Employment and Payroll Expenditures

During the 2000-2006 period, small business employment in the 83127 zip code area rose from about 257 paid employees in 2000 to 375 employees in 2006 (Figure 2-2). A short-term decline in small business employment occurred between 2002 and 2004, but then rebounded with a gain of 104 additional employees between 2004 and 2006.



Source: U. S. Census Bureau, 2008.

Private sector business establishments provided a cumulative annual payroll in excess of \$10 million to the local workers in 2006 (Figure 2-3). Annual small business payroll expenditures more than doubled between 2000 and 2006.



Source: U. S. Census Bureau, 2008.

**TABLE 2-4
EMPLOYMENT BY INDUSTRY
WITHIN TOWN OF THAYNE
APRIL 2000**

<i>Industry</i>	<i>Persons</i>	<i>Proportion of Employed Workforce (percent)</i>
Agriculture, forestry, fishing and hunting, and mining:	3	1.8
Agriculture, forestry, fishing and hunting	3	1.8
Mining	0	0.0
Construction	47	28.8
Manufacturing	19	11.7
Wholesale trade	0	0.0
Retail trade	31	19.0
Transportation and warehousing, and utilities:	4	2.5
Transportation and warehousing	2	1.2
Utilities	2	1.3
Information	3	1.8
Finance, insurance, real estate and rental and leasing:	7	4.3
Finance and insurance	7	4.3
Real estate and rental and leasing	0	0.0
Professional, scientific, management, administrative, and waste management services:	0	0.0
Professional, scientific, and technical services	0	0.0
Management of companies and enterprises	0	0.0
Administrative and support and waste management services	0	0.0
Educational, health and social services:	22	13.5
Educational services	10	6.1
Health care and social assistance	12	7.4
Arts, entertainment, recreation, accommodation and food services:	21	12.9
Arts, entertainment, and recreation	1	0.6
Accommodation and food services	20	12.3
Other services (except public administration)	0	0.0
Public administration	6	3.7
TOTAL	163	100.0

Source: U.S. Census Bureau, Census 2000.

The cumulative annual payroll for small businesses in the local area from 2000 through 2006 increased every year except between 2002 and 2003 when a slight decline occurred (Figure 2-3). A sharp increase in the cumulative annual payroll occurred between 2004 and 2006.

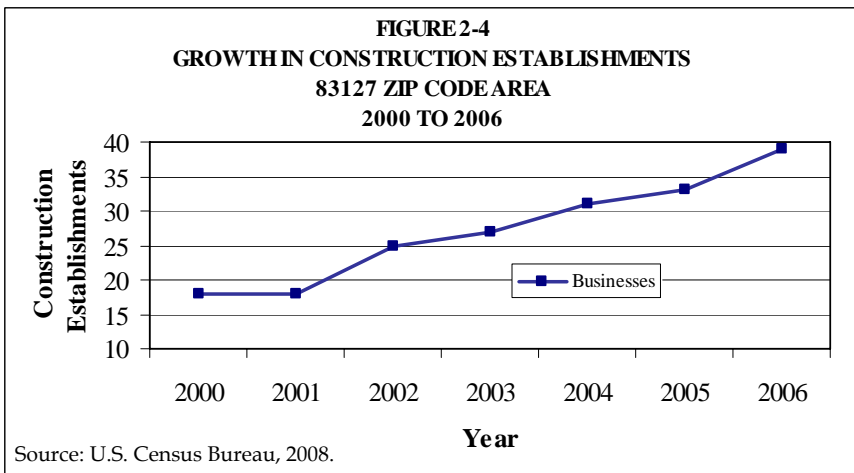
Since annual payroll estimates provided by the U. S. Census Bureau do not include income derived from sole proprietor establishments, the overall income generated from small business activity in the 83127 zip code area was significantly higher.

2.2.4 Industry Trends

2.2.4.1 Construction

Small business data indicates that the construction industry is the primary source of employment in the local economy. In 2006, 39 construction companies represented more than double the number of companies in any other single industry. Most construction companies employed between one and four people although several companies employed five to nine people. One construction company employed more than 10 persons.

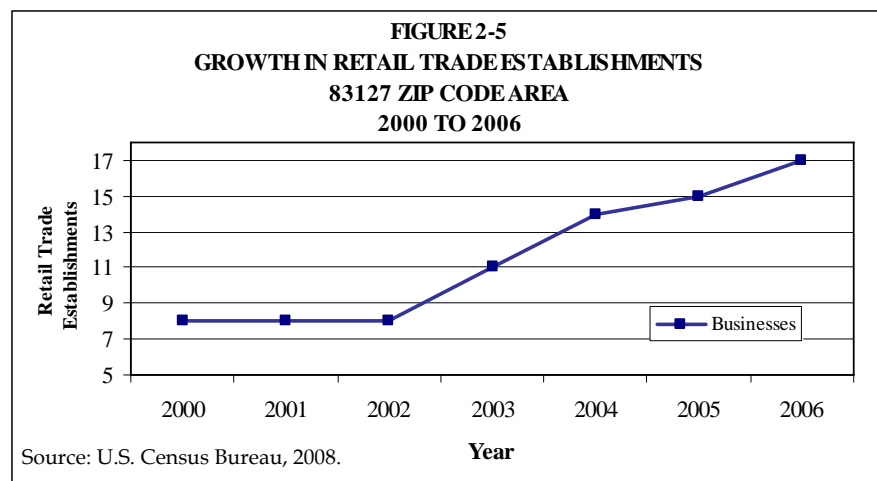
The construction industry has seen significant growth in the number of establishments since 2001 (Figure 2-4). The growth in construction businesses is not surprising for a number of reasons. The demand for new home and commercial construction in nearby Teton County, the Star Valley area, as well as within the Town of Star Valley Ranch, has been on the rise for some time. Many persons employed in the construction industry reside in Star Valley where property prices are more attractive than neighboring



Teton County. The cost of operating a construction business in Teton County is somewhat higher than operating the same business in Lincoln County. And while residential and commercial development continues to expand in Teton County, a growing proportion of new residential and commercial construction continues to take place in Star Valley.

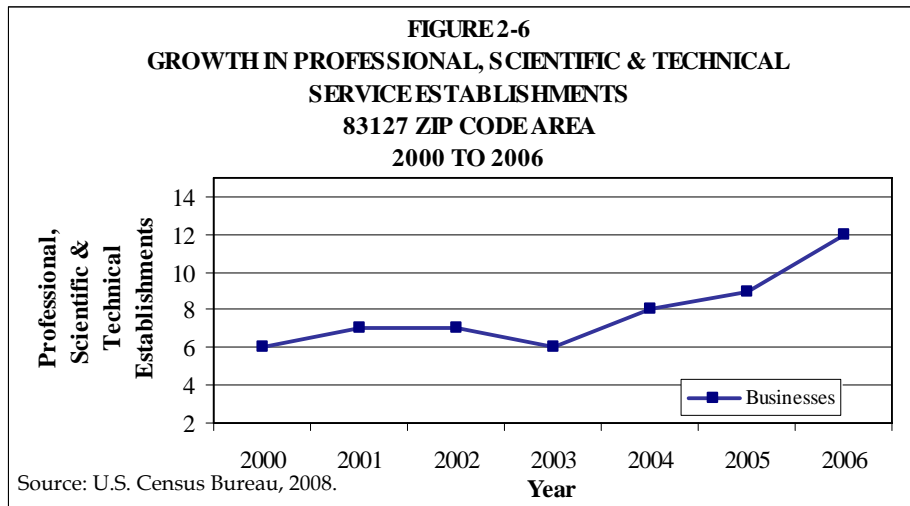
2.2.4.2 Retail Trade

Retail trade remained flat, in terms of number of establishments, from 2000 through 2002. From 2002 through 2006, the number of establishments almost doubled from eight retail businesses in 2002 to 17 retail trade establishments in 2006. Most of these retail businesses employed between 1 and 4 persons (Figure 2-5).



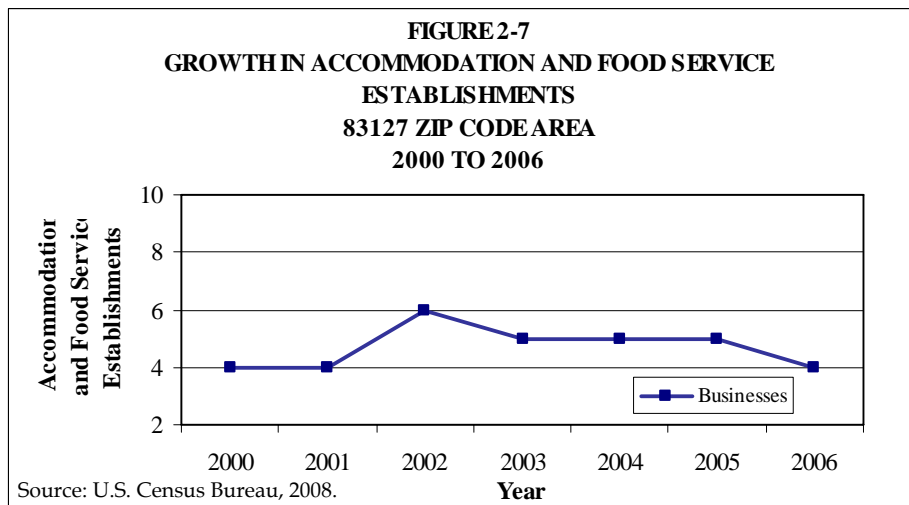
2.2.4.3 Professional, Scientific and Technical Services

Professional, scientific, and technical services are the third largest source of employment in the private sector. Small businesses in this industry include enterprises such as veterinary services, engineering and drafting services, and computer support services (Figure 2-6). In 2006, this industry category included 12 small business establishments. Each of these small businesses employed less than 10 persons.



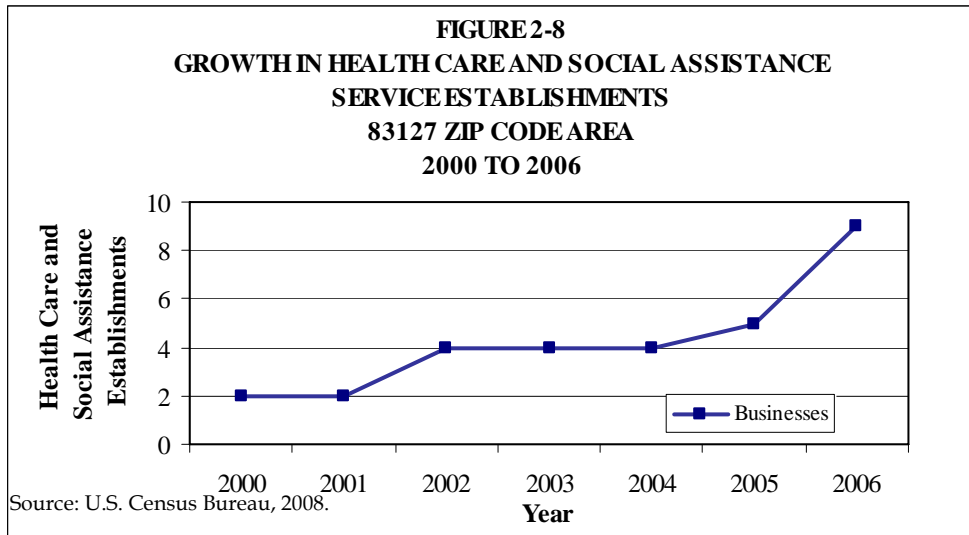
2.2.4.4 Accommodations and Food Services

No growth occurred in the accommodations and food services industry between 1998 and 2005. In 2005, three of five establishments employed one to four people and two businesses employed between five and nine persons. In the following year, one business evidently closed and reduced the number of establishments to four in 2006 (Figure 2-7).



2.2.4.5 Health Care and Social Assistance Services

The health care and social assistance services industry grew from two to nine privately-owned establishments between 1998 and 2006. These businesses deliver services associated with physical therapy, senior services, or other related services (Figure 2-8).



2.2.5 Worker Commuter Patterns To Jobs In Teton County

The economy of Teton County, Wyoming provides a significant number of jobs to residents of Thayne. The Teton County economy may well be the largest employer of Star Valley residents (Bank of Star Valley, 2007) because of available employment opportunities in Teton County and the differences in housing affordability between Lincoln and Teton counties.

The Wyoming Department of Employment estimated the number of workers commuting between Star Valley and Jackson between 1992 and 2000. In 2000, about 447 of these commuters resided in Lincoln County. Of this number, 73 persons from the Town of Thayne regularly commuted to jobs in the Town of Jackson. Another 28 persons commuted from Freedom while 54 persons commuted from the Town of Etna (Gerth, Glover and Toups, 2001).

In 2005, an estimated 794 workers regularly commuted from Lincoln County to Teton County in 2005 (Leonard, 2007). It is reasonable to assume that all of these workers resided in Star Valley. Consequently, the number of commuters from Star Valley increased 78 percent between 2000 and 2005.

In 2000, Thayne commuters comprised about 16 percent of Lincoln County commuters to Teton County. Assuming that the proportion of Thayne commuters remained at 16 percent, approximately 127 workers in the vicinity of Thayne commuted to jobs in the Teton County economy in 2005. A portion of the Thayne-based commuters in 2000 were probably residents of Star Valley Ranch because the Wyoming Department of Employment used mail addresses to determine the place of residence.

The future commuting patterns of Thayne residents will continue to be influenced by housing costs, the cost of commuting, the availability of public transportation, and employment opportunities in Teton County. A reasonable assumption is that a growing number of Thayne residents will commute to Teton County unless equally attractive job opportunities can be found in Star Valley.

2.3 ANTICIPATED RESIDENT POPULATION: 2009 TO 2019

2.3.1 General

The size of Thayne’s future resident population will depend primarily upon the amount of future natural growth, i.e., births and deaths; and the extent of future in and out-migration. Future population growth will also be influenced by the extent of future annexations that will incorporate existing and planned residential development projects. These factors were considered through the development of a statistical model and three potential growth scenarios, i.e., low, moderate and high growth, for the community.

Employment-based forecasts were developed by PPC for a ten-year period, i.e., 2009-2019 (Table 2-5, Table 2-6 and Table 2-7). This forecasting method is appropriate to the preparation of short to moderate-term population forecasts, e.g., 10-years or less, because the estimation of future employment opportunities cannot be reliably estimated on a long-term basis.

Estimates of potential in-migration were based upon assumptions by PPC regarding the potential number of new jobs in the Lincoln County economy that would attract new residents to Thayne. These assumptions include anticipated regional employment associated with construction, accommodations and food services, retail trade, government, as well as regional mining and processing (see section 2.3.2).

<i>Year</i>	<i>In-Migrants</i>	<i>Out-Migrants</i>	<i>Births</i>	<i>Deaths</i>	<i>Anticipated Population</i>	<i>Annual Population Growth Rate</i>
Base Year 2008 (April)	N/A	N/A	N/A	N/A	474	N/A
2009	23	15	18	11	489	3.2%
2010	11	8	23	14	501	2.5%
2011	12	8	22	14	513	2.4%
2012	14	10	24	14	527	2.7%
2013	18	12	23	15	541	2.7%
2014	20	13	23	15	556	2.8%
2015	23	15	27	15	576	3.6%
2016	21	14	28	25	586	1.7%
2017	20	13	29	17	605	3.2%
2018	20	13	32	28	616	1.8%
2019	18	12	35	32	625	1.5%

Source: Pedersen Planning Consultants, 2008.

**TABLE 2-6
ANTICIPATED RESIDENTIAL POPULATION
MODERATE GROWTH SCENARIO
TOWN OF THAYNE
2008 TO 2019**

<i>Year</i>	<i>In-Migrants</i>	<i>Out-Migrants</i>	<i>Births</i>	<i>Deaths</i>	<i>Anticipated Population</i>	<i>Annual Population Growth Rate</i>
Base Year 2008 (April)	N/A	N/A	N/A	N/A	474	N/A
2009	26	17	18	11	490	3.4%
2010	17	12	23	14	504	2.9%
2011	18	12	22	14	518	2.8%
2012	19	13	24	14	534	3.1%
2013	22	15	23	15	549	2.8%
2014	25	17	23	15	565	2.9%
2015	28	19	27	15	586	3.7%
2016	26	17	28	25	598	2.0%
2017	25	17	29	17	618	3.3%
2018	25	17	32	28	630	1.9%
2019	24	16	35	32	641	1.7%

Source: Pedersen Planning Consultants, 2008

**TABLE 2-7
ANTICIPATED RESIDENTIAL POPULATION
HIGH GROWTH SCENARIO
TOWN OF THAYNE
2008 TO 2019**

<i>Year</i>	<i>In-Migrants</i>	<i>Out-Migrants</i>	<i>Births</i>	<i>Deaths</i>	<i>Anticipated Population</i>	<i>Annual Population Growth Rate</i>
Base Year 2008 (April)	N/A	N/A	N/A	N/A	474	N/A
2009	26	17	18	11	490	3.4%
2010	21	14	23	14	506	3.3%
2011	24	16	22	14	522	3.2%
2012	27	18	24	14	541	3.6%
2013	31	21	23	15	559	3.3%
2014	32	21	23	15	578	3.4%
2015	31	21	27	15	600	3.8%
2016	31	21	28	25	613	2.2%
2017	30	20	29	17	635	3.6%
2018	31	21	32	28	649	2.2%
2019	29	19	35	32	662	2.0%

Source: Pedersen Planning Consultants, 2008

2.3.2 Lincoln County Employment Assumptions

2.3.2.1 Construction

In 2006, 1,687 Lincoln County residents were employed on a full or part-time basis in the construction industry. Construction employment was associated with a combination of development projects in, at least, Lincoln and Teton County. Between 2005 and 2006, the number of construction jobs increased by 356 jobs.

Since that time, a considerable number of construction jobs were added to the regional economy of Lincoln County. For example, more than 300 new construction jobs were created in the Lincoln County economy between 1Q 2007 and 1Q 2008. This job creation was derived from significant increases in regional construction activity that took place in both Lincoln and Teton counties.

The recent tightening of financing for new construction will clearly impact the number of new development project start-ups in both Teton and Lincoln counties. Some banks are offering home builders only 60 to 70 percent of estimated property value, compared to 75 percent only a year ago. Some banks are also asking for hefty up-front fees as much as one percent of loan value. Consequently, the challenge for many home builders is the ability to find any loan at all (Financial Week, 2008).

In the short-term, e.g., next 24 months, construction activities are expected to focus primarily upon the completion of previously financed projects. As lending capital becomes more readily available for new residential subdivisions, the development of planned new residential subdivisions will gradually proceed. New residential and commercial development projects will be planned in response to future demands.

The development of future residential and commercial projects will eventually stimulate new construction activities and the need for more construction workers. During the decade, construction employment in Lincoln County is expected to gradually rebound and add about 1,520 new construction workers. About 46 of these new workers are expected to reside in Thayne.

2.3.2.2 Accommodations and Food Services

Approximately 643 residents of Lincoln County were employed in accommodations and food services industry in 2006. This level of industry employment included 25 more full and part-time jobs than in 2005. While visitor accommodations and food service establishments are scattered throughout Lincoln County, some residents of Lincoln County likely hold jobs in accommodations and food services at motels, hotels, and resorts that are located in Teton County.



During the next decade, the annual number of new jobs in this industry is expected to decline somewhat through, at least, 2010. By 2011, a reversal of this trend is expected. On a county-wide basis, the annual number of new full and part-time jobs in this industry is expected to return to about 25 new jobs per year and slowly increase up to 40 new industry jobs per year by 2018. About nine of the 305 anticipated new jobs in this industry are expected to be held by residents of Thayne.

2.3.2.3 *Retail Trade*

In 2006, Lincoln County held 974 full and part-time jobs in retail trade. At that time, these jobs represented an increase of 11 retail jobs from 2005. The more recent development of more commercial retail establishments in Thayne, other parts of Lincoln County, and neighboring Teton County has increased the number of Lincoln County residents working in this industry.



The annual number of new retail jobs for Lincoln County residents is expected to increase during the next decade. The annual number of new jobs in retail jobs in Lincoln County is expected to range from only 10-15 jobs per year between 2009 and 2011, but gradually rise to 35 new retail jobs per year by 2019. Approximately seven of the anticipated 246 new jobs during the next decade are expected to live in Thayne.

2.3.2.4 *Government*

The number of Lincoln County residents working in full or part-time government jobs rose to 1,738 jobs in 2006. This represented an increase of 36 new jobs from 2005.

The growing demand for public services will generate an increased number of full and part-time jobs in this public sector of the Lincoln County and neighboring Teton County economies. It is anticipated that 30-45 new jobs per year will be added from this economic sector. If realized, the government sector will add roughly 435 new government jobs to the Lincoln County economy during the next decade. About 13 of new jobs are expected to be held by residents of Thayne.

2.3.2.5 *Mining*

The mining industry, which includes jobs in various aspects of the overall mineral industry, employed 744 Lincoln County residents in 2006. This represented an increase of 63 jobs from the previous year. Mining industry employment included coal, oil and gas related jobs within and outside of Lincoln County, as well as phosphate mining in nearby Caribou County, Idaho.

During the next decade, it is anticipated that the overall mining industry will add roughly 500 new full and part-time jobs. About 15 of these workers are expected to reside in the Town of Thayne.

2.3.3 Annexation Assumptions

In April 2000, the Town of Thayne was the place of residence for about 2.5 percent of the Lincoln County resident population. Recent annexations south and east of the 2000 municipal boundary, as well as prospects for additional annexations north and east of the municipal boundary suggest that resident population of Thayne will represent about 3.0 percent of the Lincoln County during the next decade.

2.3.4 Population Forecast

The moderate growth scenario anticipates a resident population of 641 persons in the Town of Thayne by the year 2019. The moderate growth scenario reflects what is expected to represent a more probable growth scenario during the next decade. This anticipated population forecast (Table 2-7) was used, in part, as a basis for estimating anticipated land use demands in Chapter Three.