

THE WYOMING RURAL DEVELOPMENT COUNCIL

The Wyoming Rural Development Council is a collaborative public/private partnership that brings together six partner groups: local/regional government, state government, federal government, tribal government, non-profit organizations and private sector individuals and organizations.

WRDC is governed by a Steering Committee representing the six partner groups. The Steering Committee as well as the Council membership has established the following goals for the WRDC:

- Assist rural communities in visioning and strategic planning
- Serve as a resource for assisting communities in finding and obtaining grants for rural projects
- Serve and be recognized as a neutral forum for identification and resolution of multi-jurisdictional issues
- Promote, through education, the understanding of the needs, values, and contributions of rural communities.

The Council seeks to assist rural Wyoming communities with their needs and development efforts by matching the technical and financial resources of federal, state, and local governments and the private sector with local development efforts.

If you would like more information about the Wyoming Rural Development Council and how you may benefit as a member, contact:

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Wyoming Rural Development Council
2219 Carey Ave.
Cheyenne, WY 82002
307-777-6430
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April 6-7, 2005**

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PROCESS FOR THE DEVELOPMENT OF THIS REPORT

The Wyoming Rural Development Council (WRDC) has provided a Resource Team to assist the town of Pine Haven, Wyoming in evaluating the community's assets and liabilities and in developing suggestions for improving the environment, social and economic future of Pine Haven.

The town of Pine Haven requested a community assessment from the Wyoming Rural Development Council. Clerk/Treasurer, Judy Hurre served as the community contact and took the lead in agenda development, logistics and publicity in town for the assessment. Resource team members were selected to visit, interview citizens, business and community leaders; and develop a plan of recommended action for the town. The team members were carefully selected based on their fields of expertise that Pine Haven officials indicated would be needed to respond to the problem areas identified.

The Resource Team toured the town and interviewed approximately 40 people over a two-day period on April 6 and 7, 2005. In addition we received written comments from 20 individuals. The team interviewed representatives from the following segments of Pine Haven: City/County Law Enforcement, Churches, Civic Clubs/Seniors, Retail/Business, Utilities, and the general public. Each participant was asked to respond to three questions designed to begin communication and discussion and to serve as a basis for developing the action plan. The three questions were:

- What do you think are the major problems and challenges in Pine Haven?
- What do you think are the major strengths and assets in Pine Haven?
- What projects would you like to see completed in two, five ten and twenty years in Pine Haven?

Upon completion of the interviews, the team met to compare notes and share comments following the three days of intense study. The team then agreed that each team member would carefully analyze what was said, synthesize what they heard with their knowledge of programs and resources, prepare their notes and suggestions, and forward these items to be combined into WRDC's final report to Pine Haven.

An oral report was presented to the people of Pine Haven on April 7th and many of the citizens of Pine Haven who participated in the interviews were in attendance. Following the oral report, a formal written report is prepared and presented to the town Pine Haven.

EXECUTIVE SUMMARY

On behalf of the Pine Haven Rural Resource Team, I would like to thank the citizens of Pine Haven for inviting us to your community and sharing in your visions and dreams for your community. Several people said to us that Pine Haven was the best-kept secret in Wyoming. Many communities in the state tout that, but I think it is very true of Pine Haven. You have an idyllic, restful, community set in the magnificent Pines. I commend you for wanting to maintain that peace and beauty yet wanting to provide essential services for your citizens.

Many issues (large and small) came out in the listening sessions. Each community member is responsible for starting the trends to bring Pine Haven to the heights and visions that were expressed. We hope that you will read the report and take a serious look at the recommendations.

On behalf of the Pine Haven Rural Resource Assessment Team, let me express our gratitude for the hospitality shown us during our time in your community. We also want to thank your Town leadership and the Wyoming Community Foundation for generously funding this assessment. The food was great, the company even greater. Many thanks go to Joe Slattery and Geri Beckley for the tour and to Judy Hurrele for making us so comfortable. Good luck on your challenges and visions and don't forget to find me a house to buy!

Mary Randolph
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Profile of Pine Haven

Pine Haven, Wyoming is located in the southwest corner of Crook County south of Devils Tower National Monument and next to Keyhole State Park and Reservoir.

The Pine Haven area contains spectacular scenery and an abundance of recreational activities including camping, boating, and fishing. Visitors have the opportunity to view many types of wildlife including pronghorn antelope, mule deer, white tailed deer, red fox, and wild turkeys. Key species in Keyhole Reservoir include smallmouth bass, channel catfish, yellow perch, and northern pike. Keyhole is also a haven for both resident and migrating birds of all species. Approximately 225 species of birds can be observed within a mile of the park boundaries. During the summer the most abundant species include the white pelican, osprey, common yellowthroat and savannah sparrow. Winter birds that are commonly observed in the area include bald eagles, red and white-breasted nuthatches, and red crossbills.

Administrative Contact

Town of Pine Haven
 24 Waters Drive
 Pine Haven, WY 82721
 Phone: (307) 756-9807
 Fax: (307) 756-3378
 E-mail: pinehav@collinscom.net

Pine Haven Statistics

County	Crook
Zip Code	82721
Elevation	4,240 feet above sea level
Latitude	44.33° north of the equator
Longitude	104.86° west of the prime meridian
Area	1.3 square miles
	Land Area: 1.3 square miles
	Water Area: 0.0 square miles
Estimated City Distances:	
Moorcroft, WY	10 miles
Upton, WY	29 miles
Sundance, WY	31 miles
Hulett, WY	41 miles

Gillette, WY	39 miles
Rapid City, SD	110 miles
Cheyenne, WY	283 miles
Denver, CO	320 miles

Population by Age (2004 Estimate)	
Population Estimate	230
Median Age	43.7
0 to 4 years	4.7%
5 to 14 years	12.9%
15 to 19 years	8.3%
20 to 24 years	3.8%
25 to 34 years	7.5%
35 to 44 years	15.4%
45 to 54 years	19.0%
55 to 64 years	14.5%
65 to 74 years	8.1%
75 to 84 years	4.1%
85+ years	1.7%

Marital Status (2004 Estimate)	
Age 15+ Population	190
Married, Spouse Present	62.2%
Married, Spouse Absent	3.4%
Divorced	5.7%
Widowed	9.3%
Never Married	19.4%

Household Status (2004 Estimate)	
Total Households:	110
1 Person	24.5%
2 Person	36.7%
3 Person	14.0%
4 Person	13.6%
5 Person	7.2%
6 Person	2.5%
7+ Person	1.4%

Housing Units (2004 Estimate)	
Total Housing Units:	169
Owner Occupied	57.7%
Renter Occupied	7.5%
Vacant	34.8%

Households by Income (2004 Estimate)	
Total Households:	110
\$0 - \$14,999	20.8%
\$15,000 - \$24,999	10.7%
\$25,000 - \$34,999	9.1%
\$35,000 - \$49,999	15.7%
\$50,000 - \$74,999	17.7%
\$75,000 - \$99,999	15.7%
\$100,000 - \$149,999	10.1%
\$150,000+	0.2%

Income (2004 Estimate)	
Median Household Income	\$44,911
Per Capita Income	\$19,557

Educational Attainment (2004 Estimate)	
Age 25+ Population	162
Grade KG - 08	2.2%
Grade 09 - 12	4.5%
High School Graduate	43.0%
Some College, No Degree	28.7%
Associates Degree	5.1%
Bachelor's Degree	8.1%
Graduate Degree	8.3%

Vehicles Available (2004 Estimate)	
Average Vehicles Per Household:	2.5
0 Vehicles Available	5.6%

1 Vehicle Available	17.9%
2+ Vehicles Available	76.5%

Medical (Hospitals/Medical Centers In/Near Pine Haven)	
Crook County Memorial Hospital	29 miles; Sundance, WY
Weston County Health Services	50 miles; Newcastle, WY
Campbell County Memorial Hospital	50 miles; Gillette, WY

Pine Haven Demographic Report (Estimate)

Population

The estimated population for Pine Haven in 2004 was 230. The population in 1990 was 170 representing a 35.3% change. It is estimated that the population in Pine Haven will be 237 in 2009, representing a change of 3.04% from 2004. The 2004 population was 52.78% male and 47.22% female. The median age of the population was 43.7, compared to the U.S. median age which was 36.2. The population density was 175.9 people per square mile.

Households

In 2004, there were 110 households in Pine Haven. The Census revealed household counts of 71 in 1990, representing an increase of 54.9%. It is estimated that the number of households in Pine Haven will be 119 in 2009, representing a change of 8.18% from 2004.

The median number of years in residence was 3.03. The average household size was 2.09 people and the average family size was 2.48 people. The average number of vehicles per household was 2.5.

Income

In 2004, the median household income for Pine Haven was \$44,911, compared to the U.S. median which was \$45,660. The Census revealed a median household income of \$23,242 in 1990 representing a change of 93.23%. It is estimated that the median household income will be \$50,262 in 2009, which would represent an increase of 11.91% from 2004.

The per capita income in 2004 was \$19,557, compared to the U.S. per capita, which was \$24,583. The 2004 average household income was \$49,357, compared to the U.S. average which was \$63,396.

Race & Ethnicity

The racial makeup of Pine Haven in 2004 was as follows: 98.04% White; 0.00% Black; 0.57% Native American; 0.00% Asian/Pacific Islander; and 0.49% Other. Compare these to the U.S. racial makeup which was: 75.05% White, 12.29% Black, 0.89% Native American, 3.66% Asian/Pacific Islander and 5.53% Other.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin made up 1.47% of the 2004 population, compared to the U.S. makeup of 14.27%.

Housing

The median housing value for Pine Haven was \$62,295 in 1990, compared to the U.S. median of \$78,382 for the same year. The 2000 Census median housing value was \$105,646, which is a 69.6% change from 1990. In 1990, there were 57 owner occupied housing units in Pine Haven versus 102 in 2000. Also in 1990, there were 13 renter occupied housing units versus 12 in 2000. The average rent in 1990 was \$200 versus \$336 in 2000.

Employment

In 2004, there were 185 people over the age of 16 in the labor force in Pine Haven. Of these 96.48% were employed, 3.52% were unemployed, 39.49% were not in the labor force and 0.00% were in the armed forces. In 1990, unemployment in this area was 3.57% and in 2000 it was 2.09%. There were 3 employees (daytime population) and there was 1 establishment.

In 1990, 31.94% of employees were employed in white-collar occupations and 68.06% were employed in blue-collar occupations. In 2000, white collar workers made up 51.22% of the population, and those employed in blue collar occupations made up 48.78%. In 1990, the average time traveled to work was 11 minutes and in 2000 it was 34 minutes.

Crook County Profile

PERSONAL INCOME	2000	2001
Total Personal Income (000s \$)	\$135,777	\$150,336
Per Capita Income	\$23,033	\$25,862
Per Capita Transfer Payment	\$2,969	\$3,296
Per Capita Dividend, Interest, and Rent	\$6,131	\$6,398

RACE AND HISPANIC ORIGIN	2002 Estimate	% of Total
TOTAL	5,929	100.0%
White alone	5,847	98.6%
Black or African American alone	3	0.1%
American Indian and Alaska Native alone	59	1.0%
Asian alone	11	0.2%
Native Hawaiian/ Other Pacific Islander alone	0	0.0%
Two or More Races	9	0.2%

Race alone or in combination with one or more races:		
White	5,856	98.8%
Black or African American	3	0.1%
American Indian and Alaska Native	61	1.0%
Asian	18	0.3%
Native Hawaiian/ Other Pacific Islander	4	0.1%

Ethnic Origin:		
Hispanic or Latino (of any race)	53	0.9%
Non-Hispanic or Latino	5,876	99.1%
White alone	5,799	97.8%

Source: U.S. Department of Commerce, Bureau of the Census

LANDOWNERS	Acres	Square Miles
United States Government		
National Park Service	870	1.4
Forest Service	197,972	309.3
Fish and Wildlife	0	0.0
Bureau of Land Mgt.	87,834	137.2
Bureau of Reclamation	16,129	25.2
Wyoming		
State Lands Comm.	212,095	181.7
Recreation Comm.	15,674	24.5
Game and Fish	284	0.4
Local Govt.		
County	59	0.1
City	489	0.8
School Dist. & Colleges	39	0.1
Other Lands	3,591	5.6
Total Public	439,249	686.3
Total Private	1,410,704	2,204.2
Surface Water	10,950	17.1
TOTAL LAND	1,827,840	2,856.0

Source: University of Wyoming, Department of Geography & Recreation

SALES TAX COLLECTIONS	FISCAL 02	FISCAL 03
Agriculture Sector	\$10,621	\$11,892
Mining Sector	\$200,976	\$154,658
Construction Sector	\$89,664	\$72,938
Manufacturing Sector	\$231,386	\$280,413
Transportation (TCPU) Sector	\$478,540	\$419,737
Wholesale Trade Sector	\$431,214	\$300,179
Retail Trade Sector	\$1,352,574	\$1,291,883
Finance (FIRE) Sector	\$1,304	\$1,139
Service Sector	\$398,367	\$411,487
Government Sector	\$271,809	\$259,241
TOTAL	\$3,466,455	\$3,203,567

Source: State of Wyoming, Department of Revenue

POPULATION BY AGE: 2002	
Population under 5 years	282
Population 5 to 17 years	1,135
Population 18 to 24 years	521
Population 25 to 34 years	447
Population 35 to 44 years	876
Population 45 to 64 years	1,735
Population 65 years and over	933
TOTAL	5,929

Source: U.S. Department of Commerce, Bureau of the Census

COUNTY EMPLOYMENT STATISTICS	
Labor Force (Nov 2004)p	3,068
Employed (Nov 2004)p	2,967
Unemployed (Nov 2004)p	101
Unemployment Rate (Nov 2004)p	3.3%
Ave Weekly Wage - Covered Emp (Q4_03)	\$507

Source: State of Wyoming, Department of Employment

p = preliminary

CRIME INDEX OFFENSES BY CONTRIBUTOR: 2003	
Murder	0
Rape	0
Robbery	0
Assault	22
Burglary	25
Larceny	40
Motor Vehicle Theft	1
Violent Crimes	22
Property Crimes	66
Crime Index Total	88

Source: State of Wyoming, Attorney General's Office, DCI

SELECTED STATISTICS SCHOOL YEAR 2001 - 2002	
Number of School Districts	1
Number of Schools	10
Fall Enrollment, 2001	1,142
High School Graduates, 2002	90
Average Daily Membership (ADM)	1,127
Average Daily Attendance (ADA)	1,062
Certified Teachers	102
Certified Staff	20
Classified Staff	83
Administration	9
Students Transported Daily	679
Bonded Indebtedness, 6/30/2002	\$0
Total General Fund Revenues	\$11,846,297
Total General Fund Expenditures	\$11,395,950
Operating Cost Per ADM	\$11,219

Source: State of Wyoming, Department of Education

COUNTY FINANCE	
Assessed Valuation (FY2002)	\$86,664,501
Total Taxes Levied (FY2002)	\$5,851,142
Sales and Use Tax Distribution (FY2002)	\$1,749,029
Bank Deposits (12/31/2002)	\$90,305,000
FY2002 Ave. County Levy (mills)	67.515

Source: State of Wyoming, Department of Revenue, Audit Department/Banking Division

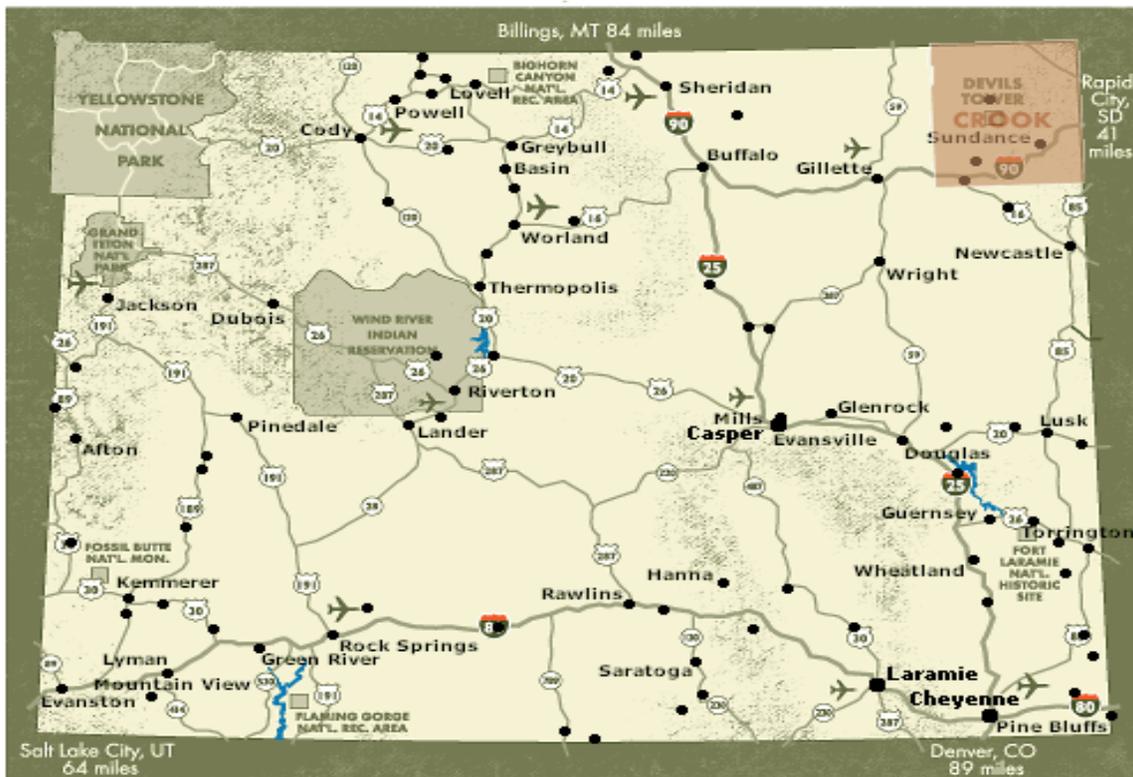
Pine Haven Community Assessment, April 2005

FULL AND PART TIME EMPLOYMENT	2001
Wage and salary	2,207
Proprietors	1,446
Farm	602
Forestry, fishing, related activities	181
Mining	219
Utilities	(D)
Construction	286
Manufacturing	156
Wholesale trade	(D)
Retail Trade	369
Transportation and warehousing	117
Information	23
Finance and insurance	(D)
Real estate and rental and leasing	(D)
Professional and technical services	94
Management of companies and enterprises	(D)
Administrative and waste services	(D)
Educational services	(D)
Health care and social assistance	(D)
Arts, entertainment, and recreation	88
Accommodation and food services	242
Other services, except public administration	140
Government and government enterprises	681
TOTAL	3,653

EARNINGS (000s of \$):	2001
Wage and salary	\$51,595
Proprietors	\$18,875
Other Labor Income	\$6,834
Farm	\$3,663
Forestry, fishing, related activities	\$4,033
Mining	\$9,927
Utilities	(D)
Construction	\$8,972
Manufacturing	\$5,288
Wholesale trade	(D)
Retail Trade	\$4,972
Transportation and warehousing	\$2,806
Information	\$465
Finance and insurance	(D)
Real estate and rental and leasing	(D)
Professional and technical services	\$2,737
Management of companies and enterprises	(D)
Administrative and waste services	(D)
Educational services	(D)
Health care and social assistance	(D)
Arts, entertainment, and recreation	\$1,945
Accommodation and food services	\$2,669
Other services, except public administration	\$1,474
Government and government enterprises	\$20,000
TOTAL	\$77,304

(D) - not shown to avoid disclosure of confidential information.

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System



Workforce Training

1. Wyoming Department of Workforce Services offers employers up to \$2,000 per employee for training. (<http://www.wyomingworkforce.org/programs/wdtd/index.asp>).
2. Quick Start

Wyoming is the first state approved to license the State of Georgia's Quick Start program. The Wyoming Business Council and the Wyoming Community Colleges are partnering to provide training in:

- Customer Service
 - Manufacturing
 - Warehousing and Distribution
- (http://www.wyomingbusiness.org/workforce/Quick_Start_Programs/index.cfm).

State incentives

1. No corporate state income tax.
2. No personal state income tax.
3. Community Development Block Grants administered by Wyoming Business Council. (<http://www.wyomingbusiness.org/communities/programs/cdbg.cfm>).
 - Provides grants to local governments for community and economic development projects.
 - Provides convertible loans to grants based on job creation.
4. Partnership Challenge Loan Program administered by Wyoming Business Council.
 - Provides low interest loans to community development organizations.
 - Provides gap financing for projects with the Wyoming Business Council participating with a commercial lender.
5. Industrial Development Revenue Bonds. Cities and counties may issue tax-exempt bonds to provide financing for manufacturing.

Taxes

1. No corporate state income tax.
2. No personal state income tax.
3. No inventory tax.
4. Crook County has a 5% sales and use tax (statewide base of 4% plus 1% optional county tax).
Source: Wyoming Department of Revenue, Excise Division (January 2005)
5. Unemployment Insurance - taxable base rate of \$16,400. Tax rates by industry grouping - WY Dept. of Employment. (<http://wydoe.state.wy.us/doe.asp?ID=617>).
6. Workers' Compensation - rates vary by occupation and can be found at: (<http://wydoe.state.wy.us/doe.asp?ID=480>).
7. Property taxes. Average tax rate in Crook County is 6.5833%.
Source: Wyoming Department of Revenue, Ad Valorem Division (September 2004)

Tax computation:

Fair Market Value of Property * Level of Assessment (9.5% for Residential and Commercial Property) * Tax Rate

Example: Tax on a commercial facility valued at \$1,000,000 is as follows:

$$\$1,000,000 \times 0.095 = \$95,000 \times 0.065833 = \$6,254.$$

State assesses agricultural lands at 9.5% of agricultural value, residential and commercial at 9.5% and Industrial at 11.5% of fair market value.

Telecommunications

Available Services:

All West Communications
P.O. Box 588
Kamas, UT 84036

Phone: (435) 783-4361
Fax: (435) 783-4928
Website: www.allwest.net

Services offered: (Hulett, Moorcroft, Pine Haven, Sundance) Web Hosting

Contact Communications
937 West Main Street
Riverton, WY 82501

Phone: (307) 856-0980
Fax: (307) 856-1499
Website: www.contactcom.net

Services offered: (Moorcroft) 56 & 64 Data Connections, Frame Relay, ISP, Network Security, PBX, Web Hosting

Range Telephone
2325 East Front Street
P.O. Box 127
Forsyth, MT 59327

Phone: (406) 347-2226
Fax: (406) 347-2401
Website: www.rangeact.com

Services offered: (Sundance only)

RT Communications
130 South Ninth Street
Worland, WY 82401

Phone: (307) 347-7000
Website: www.rtcom.net

Services offered: (Hulett, Moorcroft, Pine Haven)

Visionary
P.O. Box 2799
Gillette, WY 82717

Phone: (888) 682-1884
Fax: (307) 682-2519
Website: www.vcn.com

Services offered: (Sundance only) Dial Up, T-1 & Frame, Web Design, Web Hosting. (All other incorporated communities): Web Hosting.

Source: Wyoming Interactive Business Center, Wyoming Business Council

Power Cost

Weighted Average Cost per kWh of Power	2001
Cents per kWh of industrial power	3.89
Cents per kWh of commercial power	5.18
Cents per kWh of residential power	6.86

	Industrial	Commercial	Residential
Black Hills Corporation (2001) P.O. Box 1400 Rapid City, SC 57709 (605) 721-1700	5.11	7.67	7.98
Powder River Energy Corporation (2001) 221 Main Street Sundance, WY 82729 (307) 283-3531	3.38	5.02	6.71
Southeast Electric Cooperative, Inc. (2000) P.O. Box 369 Ekalaka, MT 59324 (406) 775-8762	N/A	N/A	12.31

Source: ACN (U.S. Department of Energy, Energy Information Administration)

Cost of Living Index (Prices as of July 7, 8, and 9, 2004, Statewide Average = 100)

Food	Housing	Apparel	Transportation	Medical	Recreation & Personal Care
92	79	111	100	95	99

Source: State of Wyoming, Economic Analysis Division (<http://eadiv.state.wy.us/wcli/NewsRelease-2Q04.pdf>).

Average Price of Single-Family Home (2002)	\$92,382
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Source: A Profile of Wyoming (http://www.wyomingcda.com/PDFfiles/Profile04a_Vol_1_Fnl.pdf).

Higher Education

Sheridan College: Campuses in Gillette and Sheridan
University of Wyoming Outreach Program

Transportation

- Airport:**
Gillette-Campbell County (GCC)
4 miles northwest of Gillette
Commercial Service: Great Lakes (United Express)
Daily flights to: Denver
Fixed Base Operators: Flightline Aviation

Runways: 7,500 x 150 ft., concrete
 5,800 x 75 ft., concrete

2. **Highways:**

Interstate 90
 U.S. 14
 U.S. 16
 U.S. 212

3. **Railroads:**

Burlington Northern Santa Fe
 Dakota, Minnesota & Eastern

Crook County Business Report (Estimate)

Daytime Population: Total Employees 1,416
 Business Counts: Total Establishments 232

Employees By Occupation	2004 Estimate	% of Total
<i>"White Collar" Employees</i>	710	50.14%
Administrative Support Workers	231	16.31%
Executive Managers & Administrators	135	9.53%
Professional Specialty Occupations	203	14.34%
Sales Professionals	15	1.06%
Sales Workers & Clerks	87	6.14%
Technical Sales & Administrative	4	0.28%
Technologies & Technicians	35	2.47%
<i>"Blue Collar" Employees</i>	699	49.36%
Construction, Repair & Mining	55	3.88%
Farming, Forestry & Fishing	68	4.80%
Handlers, Helpers & Laborers	44	3.11%
Machine Operators, Assemblers & Inspectors	37	2.61%
Other Services Field Based	14	0.99%
Other Services Site Based	266	18.79%
Precision Craft & Repair	148	10.45%
Private Household Service	0	0.00%
Protective Services	24	1.69%
Transportation & Materials Moving Workers	43	3.04%

Establishments: Size	2004 Estimate	% of Total
1 - 4 Employees	167	71.98%
5 - 9 Employees	28	12.07%
10 - 19 Employees	22	9.48%

Pine Haven Community Assessment, April 2005

20 - 49 Employees	10	4.31%
50 - 99 Employees	2	0.86%
100 - 249 Employees	3	1.29%
250 - 499 Employees	0	0.00%
500 - 999 Employees	0	0.00%
1,000 + Employees	0	0.00%

Major Industry: Employees	2004 Estimate	% of Total
Agricultural, Forestry, Fishing	76	5.37%
Construction	75	5.30%
Finance, Insurance And Real Estate	71	5.01%
Manufacturing	169	11.94%
Mining	9	0.64%
Public Administration	144	10.17%
Retail Trade	202	14.27%
Services	532	37.57%
Transportation and Communications	111	7.84%
Unclassified	7	0.49%
Wholesale Trade	20	1.41%

Major Industry: Establishments	2004 Estimate	% of Total
Agricultural, Forestry, Fishing	11	4.74%
Construction	10	4.31%
Finance, Insurance And Real Estate	19	8.19%
Manufacturing	12	5.17%
Mining	4	1.72%
Public Administration	31	13.36%
Retail Trade	37	15.95%
Services	88	37.93%
Transportation and Communications	9	3.88%
Unclassified	5	2.16%
Wholesale Trade	6	2.59%

Retail: Employees	2004 Estimate	% of Total
Auto Dealers and Gas Stations	6	2.97%
Bars	10	4.95%
Building Materials Hardware and Garden	15	7.43%
Catalog and Direct Sales	0	0.00%
Clothing Stores	2	0.99%
Convenience Stores	17	8.42%
Drug Stores	4	1.98%

Pine Haven Community Assessment, April 2005

Electronics and Computer Stores	0	0.00%
Food Markets	40	19.80%
Furniture Stores	0	0.00%
General Merchandise Stores	3	1.49%
Home Furnishings	0	0.00%
Liquor Stores	0	0.00%
Music Stores	6	2.97%
Other Food Service	0	0.00%
Other Food Stores	0	0.00%
Restaurants	91	45.05%
Specialty Stores	8	3.96%
Total Retail Trade	202	100.00%

Retail: Establishments	2004 Estimate	% of Total
Auto Dealers and Gas Stations	4	10.81%
Bars	4	10.81%
Building Materials Hardware and Garden	5	13.51%
Catalog and Direct Sales	0	0.00%
Clothing Stores	1	2.70%
Convenience Stores	4	10.81%
Drug Stores	1	2.70%
Electronics and Computer Stores	0	0.00%
Food Markets	3	8.11%
Furniture Stores	0	0.00%
General Merchandise Stores	2	5.41%
Home Furnishings	0	0.00%
Liquor Stores	0	0.00%
Music Stores	1	2.70%
Other Food Service	0	0.00%
Other Food Stores	0	0.00%
Restaurants	7	18.92%
Specialty Stores	5	13.51%
Total Retail Trade	37	100.00%

Service: Employees	2004 Estimate	% of Total
Advertising	3	0.56%
Auto Repair/Services	11	2.07%
Beauty and Barber Shops	2	0.38%
Child Care Services	3	0.56%
Colleges and Universities	0	0.00%
Computer Services	0	0.00%

Pine Haven Community Assessment, April 2005

Dry Cleaning and Laundry	0	0.00%
Entertainment and Recreation Services	34	6.39%
Health and Medical Services	43	8.08%
Hospitals	132	24.81%
Hotels and Lodging	46	8.65%
Legal Services	5	0.94%
Membership Organizations	37	6.95%
Miscellaneous Repair Services	4	0.75%
Motion Pictures	0	0.00%
Museums and Zoos	0	0.00%
Other Business Services	5	0.94%
Other Education & Library Services	10	1.88%
Other Personal Service	8	1.50%
Primary and Secondary Education	115	21.62%
Professional Services	27	5.08%
Social Services	47	8.83%
Total Services	532	100.00%

Service: Establishments	2004 Estimate	% of Total
Advertising	1	1.14%
Auto Repair/Services	4	4.55%
Beauty and Barber Shops	2	2.27%
Child Care Services	1	1.14%
Colleges and Universities	0	0.00%
Computer Services	0	0.00%
Dry Cleaning and Laundry	0	0.00%
Entertainment and Recreation Services	4	4.55%
Health and Medical Services	11	12.50%
Hospitals	4	4.55%
Hotels and Lodging	15	17.05%
Legal Services	2	2.27%
Membership Organizations	12	13.64%
Miscellaneous Repair Services	3	3.41%
Motion Pictures	0	0.00%
Museums and Zoos	0	0.00%
Other Business Services	3	3.41%
Other Education & Library Services	3	3.41%
Other Personal Service	3	3.41%
Primary and Secondary Education	7	7.95%
Professional Services	3	3.41%
Social Services	10	11.36%

Total Services 88 100.00%

Crook County Consumer Expenditure Report (Estimate)

	2004 Estimate	2009 Projection	% Change 2004 - 2009
Total Households	2,427	2,567	5.8%
Total Avg Household Expenditure	\$41,539	\$43,867	5.6%
Total Avg Retail Expenditure	\$17,506	\$18,474	5.5%

Consumer Expenditure Detail (Average Household Annual Expenditures)

	2004 Estimate	2009 Projection	% Change 2004 - 2009
Airline Fares	\$283.40	\$299.61	5.7%
Alcoholic Beverages	\$395.09	\$417.35	5.6%
Alimony & Child Support	\$125.92	\$132.62	5.3%
Apparel	\$2,235.61	\$2,362.20	5.7%
Apparel Services & Accessories	\$287.90	\$304.86	5.9%
Audio Equipment	\$63.44	\$67.24	6.0%
Babysitting & Elderly Care	\$221.54	\$233.88	5.6%
Books	\$76.13	\$80.53	5.8%
Books & Supplies	\$112.81	\$118.98	5.5%
Boys Apparel	\$119.59	\$126.12	5.5%
Cellular Phone Service	\$67.70	\$71.46	5.6%
Cigarettes	\$346.72	\$365.92	5.5%
Computer Hardware	\$331.26	\$349.96	5.6%
Computer Information Services	\$33.49	\$35.51	6.0%
Computer Software	\$42.24	\$44.61	5.6%
Contributions	\$1,242.76	\$1,315.85	5.9%
Coolant & Other Fluids	\$9.63	\$10.17	5.6%
Cosmetics & Perfume	\$90.15	\$95.46	5.9%
Deodorants & Other Personal Care	\$30.84	\$32.53	5.5%
Education	\$709.39	\$748.05	5.4%
Electricity	\$1,242.11	\$1,309.77	5.4%
Entertainment	\$2,132.75	\$2,253.84	5.7%
Fees & Admissions	\$535.95	\$567.01	5.8%
Finance Chgs Exc Mort & Veh	\$184.28	\$194.68	5.6%
Floor Coverings	\$68.01	\$72.01	5.9%
Food & Beverages	\$6,789.68	\$7,168.04	5.6%
Food At Home	\$4,030.74	\$4,251.77	5.5%
Food Away From Home	\$2,363.85	\$2,498.92	5.7%

Pine Haven Community Assessment, April 2005

Footwear	\$409.86	\$433.00	5.6%
Fuel Oil & Other Fuels	\$81.75	\$86.12	5.3%
Funeral & Cemetery	\$104.06	\$109.42	5.2%
Furniture	\$406.01	\$430.26	6.0%
Gasoline & Oil	\$1,483.08	\$1,569.01	5.8%
Gifts	\$1,250.15	\$1,320.25	5.6%
Girls Apparel	\$144.84	\$152.71	5.4%
Hair Care	\$58.17	\$61.40	5.6%
Hard Surface Flooring	\$11.29	\$11.88	5.2%
Health Care	\$2,700.54	\$2,849.03	5.5%
Health Care Insurance	\$1,283.99	\$1,353.86	5.4%
Health Care Services	\$820.20	\$864.90	5.4%
Health Care Supplies & Equip	\$596.35	\$630.27	5.7%
Household Services	\$340.99	\$360.06	5.6%
Household Supplies	\$653.01	\$693.18	6.2%
Household Textiles	\$100.72	\$106.53	5.8%
Housewares & Small App	\$878.00	\$928.32	5.7%
Indoor Plants & Fresh Flowers	\$67.71	\$71.41	5.5%
Infants Apparel	\$103.33	\$108.99	5.5%
Jewelry	\$102.49	\$108.78	6.1%
Legal & Accounting	\$91.49	\$96.58	5.6%
Magazines	\$46.82	\$49.45	5.6%
Major Appliances	\$188.58	\$199.14	5.6%
Mass Transit	\$86.10	\$90.91	5.6%
Men's Apparel	\$418.89	\$442.55	5.6%
Mortgage Interest	\$2,448.72	\$2,590.41	5.8%
Natural Gas	\$388.42	\$409.37	5.4%
New Car Purchased	\$1,049.70	\$1,106.65	5.4%
New Truck Purchased	\$795.15	\$838.81	5.5%
New Vehicle Purchase	\$1,844.85	\$1,945.46	5.5%
Newspapers	\$97.26	\$102.64	5.5%
Oral Hygiene Products	\$27.49	\$29.02	5.6%
Other Lodging	\$725.83	\$755.58	4.1%
Other Miscellaneous Expenses	\$93.51	\$98.81	5.7%
Other Repairs & Maintenance	\$85.60	\$90.25	5.4%
Other Tobacco Products	\$36.83	\$38.94	5.7%
Other Transportation Costs	\$696.75	\$735.08	5.5%
Other Utilities	\$337.46	\$356.51	5.6%
Paint & Wallpaper	\$41.66	\$44.05	5.7%
Personal Care Products	\$160.80	\$170.02	5.7%
Personal Care Services	\$446.08	\$471.73	5.8%

Pine Haven Community Assessment, April 2005

Personal Insurance	\$481.42	\$508.56	5.6%
Pet Supplies & Services	\$230.14	\$243.09	5.6%
Photographic Equip & Supplies	\$103.50	\$109.36	5.7%
Plumbing & Heating	\$53.12	\$56.13	5.7%
Property Taxes	\$413.39	\$437.96	5.9%
Public Transportation	\$445.34	\$470.56	5.7%
Records/Tapes/CD Purchases	\$108.87	\$114.99	5.6%
Recreational Equip & Supplies	\$804.57	\$850.05	5.7%
Rental Costs	\$3,155.92	\$3,326.77	5.4%
Roofing & Siding	\$69.09	\$72.78	5.3%
Satellite Dishes	\$6.65	\$7.06	6.2%
Shaving Needs	\$12.32	\$13.01	5.6%
Shelter	\$7,440.89	\$7,847.32	5.5%
Telephone Svc Excl Cell	\$1,051.04	\$1,110.59	5.7%
Televisions	\$92.85	\$98.22	5.8%
Transportation	\$8,648.86	\$9,139.89	5.7%
Tuition	\$596.58	\$629.07	5.4%
Used Car Purchase	\$1,219.89	\$1,292.62	6.0%
Used Truck Purchase	\$696.68	\$736.58	5.7%
Used Vehicle Purchase	\$1,916.57	\$2,029.20	5.9%
VCRs & Related Equipment	\$41.76	\$44.11	5.6%
Vehicle Insurance	\$965.62	\$1,020.94	5.7%
Vehicle Repair	\$946.96	\$999.38	5.5%
Vehicle Repair & Maintenance	\$956.59	\$1,009.55	5.5%
Video & Audio Equipment	\$792.23	\$836.78	5.6%
Video Game Hardware & Software	\$27.01	\$28.50	5.5%
Watches	\$20.40	\$21.59	5.8%
Women's Apparel	\$751.20	\$793.97	5.7%

Resource Team Members

Pine Haven, Wyoming April 6 & 7, 2005

Mary Randolph, Team Leader
Wyoming Rural Development Council
2219 Carey Avenue
Cheyenne, WY 82002
(307) 777-6430
mrando@state.wy.us

Ray Sarcletti
Wyoming Business Council
1400 Dewar Drive, Suite 208A
Rock Springs, WY 82901
(307) 382-3163
rsarcl@state.wy.us

Donna Kinskey
Wyoming Business Council
Board of Directors
1740 S. Mountain View Dr.
Sheridan, WY 82801
(307) 673-5990
donnerkin@yahoo.com

Debbie Hall
USDA Rural Development
1949 Sugarland Drive #118
Sheridan, WY 82802
307-672-5820 ext 4
debbie.hall@wy.usda.gov

Community Contact:
Judy Hurrle
Town Clerk
307-756-9807



RESOURCE TEAM AGENDA

Pine Haven,

Wyoming

of Crook County

Pine Haven Community Assessment, April 2005

City/Region	State	County
Wednesday, April 6, 2005		
<u>Location</u>	<u>Activity</u>	
10:00am to 11:30am Hall	Orientation and Organization	Town
11:30am to 1:30pm	Meeting (Team Members Only) Lunch with Community Resource Team Planners	Dugan's
1:30pm Dugan's	Resource Team leaves for area tour	
6:00pm Dugan's	Resource Team working supper	
7:00pm to 8:00pm Town Hall	Public Listening Session	
Thursday, April 7, 2005		
	<u>Activity</u>	<u>Location</u>
7:30am to 8:30am	Breakfast	Dugan's
8:45am to 9:30am Hall	City/County Law Enforcement	Town
9:30am to 10:00am	Churches	Town Hall
10:00am to 10:45am Hall	Civic Clubs/Seniors	Town
10:45am to 11:30am Hall	Review of Listening Session	Town
11:45am to 1:00pm	Lunch	Dugan's
1:00pm to 2:00pm Hall	Retail/ Business	Town
2:15pm to 3:15pm Hall	Utilities	Town
3:15pm to 3:45 Hall	Break	Town
3:45pm to 4:00pm Hall	Youth	Town
4:00pm to 5:00pm Hall	Team prepares for Town Meeting	Town
5:00pm to 6:30pm	Team working supper – catered	Town Hall

7:00pm to ?
Hall

Town Meeting

Town

***MAJOR THEMES
PINE HAVEN***

Planned Growth

Law Enforcement

Ordinances
Enforcement

Facilities

Town Hall
Post Office
Community Center
Church
Library

Infrastructure

Water
Streets
Sewer
Power
Landfill
Fiber optics

Economic Development

Business Park
Small essential businesses
Elderly services

Recreation Enhancements

Golf Course
Walking/bike path
Youth activities

Communication

Community unification
Between local government & citizens
Between partners (other communities, State Park, Power Company, etc.)

Funding

RESOURCE TEAM MEMBER RECOMMENDATIONS

Mary Randolph, Team Leader

Wyoming Rural Development Council

2219 Carey Avenue

Cheyenne, WY 82002

(307) 777-6430

mrando@state.wy.us

Introduction: I just can't tell you enough how much I enjoyed your town. You certainly are a well kept secret in Wyoming and a part of me says "stay that way!" However, I understand your need to grow and develop to meet the needs of the residents and to take your future growth and planning into your own hands. I want to thank you for your hospitality - the great tour of your community, the food and the friendship. I was not joking when I said I want to move there and I will be there for your 4th of July celebration! Again, thank you and I look forward to working with you in the future on any project.

Theme: Infrastructure

Challenge: As in any growing community Pine Haven has identified the need for improving water and wastewater services for their community. The challenge comes in resources: technical expertise and dollars.

Solution: I suggest contacting Midwest Assistance Program. This is a non-profit corporation interested in improving water and wastewater services for rural communities. MAP's founders determined that this effort would not be to lay pipes or build systems, but rather to have an impact on the way decisions are made in water and wastewater development. Through on-site technical assistance and training, systems are designed and managed with the needs of the rural population in mind. Primary activities focused on the development and management aspects of community water and wastewater systems, and in 1987 the scope of work expanded to include solid waste management.

Resources:

Midwest Assistance Program

Dan Coughlin

P.O. Box 1350

Casper, WY 82601

307-265-0855

307-265-0824 fax

Theme: Law Enforcement

Challenge: Just before coming to the Pine Haven assessment, I sat through a council meeting in Upton and the big topic was enforcing ordinances and in particular junk cars. In Pine Haven, your issue might not be junk cars but you do have other issues. First impressions in a community can make a difference and I understand your need to make your community presentable.

Solution: Mills, Wyoming has done a great job in enforcing their ordinances. They actually hired a "czar" of ordinances. I am not suggesting you hire a person, but they might be able to give you some good insights on how to go about the clean up and the obstacles and challenges they faced.

Resources:

Town Of Mills

Mayor, Joe Dill
P.O. Box 789
Mills, WY 82644
307-234-6679

Theme: Funding

Challenge: For every theme or project brought up in the listening session, funding was needed. There are so many grant opportunities out there and what I find is that it is difficult for communities to stay on top of the opportunities and many times find someone that has the time or expertise to write the grant.

Solution: The Wyoming Rural Development Council sponsors individuals from communities around the state to attend a 40 hour grant writing school in Jackson, Wyoming each November. The course, sponsored by RC&D (Resource Conservation and Development) is an outstanding course. You bring to the session a grant you wish to write and you leave with the grant just about completed. The Wyoming Rural Development Council will pay tuition, travel, and meals for this course (value = \$1200); in return we ask that you "pay back" to the Council 40 hours of grant writing, which I inturn give to another community. It is a great way for you to have someone in the community with great grant writing skills.

Resources:

Wyoming Rural Development Council

Mary Randolph
2219 Carey Ave.
Cheyenne, WY 82002
307-777-6430
mrando@state.wy.us

Theme: Miscellaneous

Challenge: There are many entities in the State and throughout government that can be extremely helpful to communities. This help can come in the form of technical assistance, grant searches, and in some cases funding. If you are not aware, USDA Resource Conservation and Development (RC&D) is a grassroots organization that can assist your community in many aspects including: grant writing, infrastructure, planning and economic development.

Solution: I suggest you contact your RC&D Coordinator if you have not already done so and see what services they can provide.

Resources:

Aaron Waller

760 W. Fetterman Ave.
Buffalo, WY 82834
(307) 684-2590
(307) 684-5972 (FAX)
aaron.waller@wy.usda.gov

Theme: Communication

Challenge: Several challenges were addressed in regards to communication in the community of Pine Haven - a need for more communication between local government and citizens; between partners such as other communities, the State Park, Power Company, etc.); and the major challenge which many times stems from communication was the what many felt, lack of community unification.

Solution: One suggestion I would make to open communication is to create a town newsletter or newspaper. This does take time, some dollars and a good volunteer with creative computer skills. But it can happen! The Town of Kaycee had the same issues and while we were in town doing the assessment, people repeatedly said "lack of communication". So, before we left town, a few folks got together and submitted a mock up of a newsletter. Everyone really liked the idea and thus the "Kaycee Voice" was born! A group of volunteers put it together; charge for ads and subscription (\$12.00 per year) and even held a contest to name it. The Forest Service donated a computer to the group and the Voice is published monthly.

Resources:

Kaycee Community Voice

P.O. Box 135
Kaycee, WY 82639
Lorrene Collins 307-738-2430

Theme: Recreation Enhancements

Challenge: Golf Course - it was mentioned during a few listening session and during the tour that your clubhouse at the Golf Course needed a new face-lift.

Solution: Through the Wyoming Main Street program, we will be offering businesses and communities a loan program for building facades. This is a \$300,000 loan fund and we will be offering \$30,000 loans, 4% for 15 years. The money can be used for planning, design or actual construction.

Resources:

Wyoming Main Street

Randy Adams
2219 Carey Ave.
Cheyenne, WY 82002
307-777-6430

Theme: Planned Growth

Challenge: I commend the community for having the foresight to understand how important it is to plan for your growth. The challenge seemed to be how to do it and how to fund it.

Solution: Planning grants are available and numerous consultants available to do the job. I suggest you work with Dave Spencer of the Wyoming Business Council, who is an outstanding resource for you. Dave can recommend grants, resources and consultants.

Resources:

Dave Spencer

Wyoming Business Council
222 S. Gillette, Suite 406
Gillette, WY 82717
Email: dspencer@wysbc.com
307.685.0283

Theme: Funding

Challenge: Funds are needed for every project or issue brought up to us.

Solution: Wyoming Rural Development Council and the Wyoming Business Council subscribe to a grant search engine called "Grant Station". This engine was developed in

Alaska specifically with rural communities and their issues in mind. We are happy to do searches for you on issues and projects and supply you with grant opportunities.

Resources:

Wyoming Rural Development Council

Mary Randolph
2219 Carey Ave
Cheyenne, WY 82002
307-777-6430
mrand@state.wy.us

Theme: Recreation/Enhancements

Challenge: A sub-theme of this category was youth activities. We heard from people who attended the listening session that they wanted activities for youth. Unfortunately we did not have any youth members attend a session so it is hard to recommend activities for them. It is better if the youth define their needs.

Solution: Because of this, I recommend that you try very hard to have youth at the follow up priority setting meeting so they can have a voice in the planning.

Resources:

Pine Haven Assessment Follow up meeting

Theme: Miscellaneous

Challenge: One comment that was heard over and over had to do with volunteers. Small communities cannot accomplish anything without strong volunteers. However, small communities also suffer from what I call "STP" - Same Ten People. There are ways to find new volunteers and shore up your resources.

Solution: One solution will be at the follow up priority setting meeting. We will help define priorities but also help enlist new volunteers. Sometimes new volunteers are right before your eyes - they just need to be asked. In addition, I would recommend developing a skills inventory of people in your community and what their interests are in volunteering. There is a wonderful program called Asset Based Community Development that helps a community develop inventory skills lists.

Resources:

Wyoming Rural Development Council
2219 Carey Ave.
Cheyenne, WY 82002
307-777-6430

Theme: Miscellaneous

Challenge: Continue community celebrations! I look forward to the 4th of July in Pine Haven.

Solution: I also encourage you to develop new celebrations and if any planned activities or programs for your community involve the arts, here is a grant opportunity for you. It is an annual grant from the National Endowment for the Arts. This year it is due June 1, 2005.

Resources:

Challenge America: Reaching Every Community Fast-Track Grants

John Morgan

morganj@arts.endow.gov

Theme: Recreation Enhancements

Challenge: Pine Haven has such an incredible location and opportunity for recreation!

Solution: The Kroeger Family Charitable Foundation gives grants each each for recreation and general operating and project funds are provided. Grants are from \$100 to \$54,000 and there is no application deadline.

Resources:

Kroeger Family Charitable Foundation

c/o Grace and Company
3117 South Big Bend Blvd.
St. Louis, MO 63143
314-872-3990

Ray Sarcletti

Southwest Regional Director
Wyoming Business Council
1400 Dewar Drive, Suite 208A
Rock Springs, WY 82901
Telephone: (307) 382-3163
FAX: (307) 382-3217
rsarcl@state.wy.us

Introduction

I wish to thank the wonderful people of Pine Haven for the hospitality and friendliness that you showed to me and the other members of the Resource Team. As Council

Member Geri Beckley so aptly said it in the wrap up of the Town Hall meeting, “we now have new friends.” I have lived in Wyoming all of my life, have traveled the state from corner to corner, but I had never known the well kept secret - - Pine Haven. You have a beautiful community, great people– a community with abundant wildlife and natural beauty. My hope is that all of the residents of the community, young and old, will use this document to make Pine Haven the envy of the Great State of Wyoming.

PLANNED GROWTH

Challenge: We heard many times that the rapid growth of Pine Haven is presenting many problems and challenges. Concerns were expressed that the town lacks a clearly articulated development plan; there are problems with the building permitting system; that architectural controls are essentially non-existent and that significant growth impacts the utility providers as well.

Alpine, Wyoming is a small community that is located 30 miles southeast of Jackson. Because of the extremely high cost of living in Jackson, workers in and around that community are forced to live in nearby communities and commute to work. As a result, Alpine has been impacted, and is experiencing similar problems with rapid growth. The town is fortunate to have a planner residing in the community who is working with the community to draft a master plan and a growth management plan. He is incorporating the Wyoming Rural Development Council’s community assessment into that plan. For further information contact:

Tracy Matthews, Town Clerk

Town of Alpine
P.O. Box 3070
Alpine, WY 83128

The Town of Pine Haven is very fortunate to be located within the Northeast Region of the Wyoming Business Council. The Northeast Regional Director, Dave Spencer, is an accomplished planner, and was recently recognized by the Western Planners Association for his top award winning article that was published in the Western Planners magazine. Dave is a valuable resource for your community, and can provide you with the tools to begin your planning process.

Dave Spencer

Northeast Regional Director
Wyoming Business Council
222 S. Gillette, Suite 406
Gillette, WY 82717
Telephone: (307) 685-0283
dspencer@wysbc.com

LAW ENFORCEMENT

Challenge: Concerns were raised in the listening sessions that there is a lack of law enforcement to control speeding, to control the young people from nearby Gillette who come to Keystone to party as well as destruction of property on ranch property adjacent to Pine Haven. I have spoken with leadership in other towns who share your same concerns. Some have attempted to hire a full time police officer, but have found that because of the demand on that person's time a burn-out occurs and the officer resigns or that the town just cannot afford to support a police officer. I have spoken with the Chief of Police in Mountain View, Wyoming who has had significant experience with law enforcement problems in small communities. He is willing to give you his advise as to possible ways to solve your problem.

Jake Williams

Chief of Police

Town of Mountain View

P.O. Box 249

Mountain View, WY 82939

(307) 782-3100

mtnviewtown@hotmail.com

Challenge: There is a lack of ability to enforce the town ordinances that have been adopted by the Town Council. I talked with Chief Williams in Mountain View about this issue, and he says that state statute allows a small community to empower a public works director in a small community to issue citations for ordinance violations. He said it also requires that the town establish a municipal court. Again I suggest that you contact Chief Williams.

FACILITIES

Challenge: We heard in the sessions that there is a strong desire to have several facilities in the community that are necessary and desirable to make Pine Haven a complete town.

Town Hall/Community Center: The residents of Pine Haven expressed the desire to have a town hall and a community center. In the many of the small communities about the size of Pine Haven in Wyoming, the town hall and the community center are combined in a multiple-use facility. Moveable walls can be used to seperate areas in the building to accomodate more than one function in a given day or evening. The walls also allow the size of the meeting areas to be expanded if needed. Grants and loans for a project of this nature can be applied for from the State of Wyoming Federal Mineral Royalty Capital Construction Account, the Community Development Block Grant Program, and the USDA Rural Development programs. Some of these grants require local match dollars, and many communities receive these matching funds through local fund raisers or foundation grants. I would recommend that you contact your Wyoming Business Council Regional Director, who can help you with grant searches.

Dave Spencer

Northeast Regional Director

Wyoming Business Council
222 S. Gillette, Suite 406
Gillette, WY 82717
dspencer@wysbc.com

Post Office: Many participants in the listening sessions stated the need for a local post office. In my research on this project, my source at the United States Postal Service indicated that because of national budget constraints, this project may be difficult, but not impossible. He suggested that the community begin at the district level. Pine Haven is within the jurisdiction of the Colorado/Wyoming District with headquarters in Denver, Colorado. I suggest that you contact the District Manager and invite him to your community to discuss the possibility.

Ellis Burgoyne, District Manager

United States Postal Service District Office
7500 East 53rd Place, Room 1131
Denver, CO 80266-9998

Church: We heard at the listening sessions that you have a minister who conducts church services in Pine Haven, and the ones that we heard from are very pleased with the ministry. I would suggest that your minister is the best source for information as to the source of funds for a building.

Library: There are several small communities in my region that are actively seeking funds to construct a library. Alpine, Wyoming requested that the Wyoming Business Council do a grant search for the funds necessary to construct the building. The community is very fortunate to have a lady in the community who has agreed to purchase the books for the library once the building is available. Grants may be available through the McMurray Foundation in Casper, Wyoming. Again I would suggest that you use Dave Spencer, your Northeast Regional Director of the Wyoming Business Council to assist you in this effort.

INFRASTRUCTURE

Challenge: We heard that major challenges in the community are related to the need for better infrastructure including improved water, sewer and power. They also expressed concerns for the lack of paved streets, concerns about the landfill and the desire to have fiber optic broad band service available to the residents.

The Town Council made a successful application to the State of Wyoming for a Business Ready Community Grant that will provide the money to construct water and sewer lines to a sewer lagoon system. Many of the problems and concerns will be addressed as a result of this grant.

Powder River Energy Corporation is a member owned cooperative. Rural electric coops have programs available to address problems that the residents were concerned with in

the listening session. Michael Easley indicated that he is the contact.

Michael E. Easley, Chief Executive Officer

Powder River Energy Corporation
221 Main Street
P.O. Box 930
Sundance, WY 82729-0930
Telephone: 800-442-3630
mikee@precorp.coop

The telecommunications and fiber optics challenges can best be addressed by contacting RT Communications, Inc.

Jeffrey D. Fowler

Marketing Administrative Representative
130 So. 9th St.
Worland, WY 82401
Telephone: 1-888-640-7070
jfowler@trib.com

ECONOMIC DEVELOPMENT

Challenge: Many residents have a strong desire to commercial services available in the town so that they don't have to drive several miles to obtain them. The projects that they would like to see is a business park that will incorporate small essential businesses and services for the elderly. As I mentioned above, the town has received a Business Ready Communities Grant from the State of Wyoming that will bring the infrastructure to the area in the town that will be used for commercial development. The owner of grocery stores in nearby communities will be constructing a grocery store on the designated property, and that area is suitable for other small businesses such as a small engine repair service and niche stores that will be suitable for the community. Again I urge you to use the expertise of Dave Spencer, the Northeast Regional Director whose contact information I have referenced above.

RECREATION ENHANCEMENTS

Challenge: An additional 9 holes to the existing 9 hole golf course, walking /bike paths, and recreational activities for the youth were desired projects that the community would like to have. Since the only available land to construct an additional 9 holes on the golf course is on state park lands, I recommend that you work very closely with the Director of Keystone State Park as well as your local legislative delegation. Your local legislative delegation will be able to determine through the Wyoming State Legislative Service Office if legislation would be required to allow the development of the 9 holes on state park lands. They also may be able to obtain state funds to assist with the construction as

well.

The Wyoming Department of Transportation has provided grant funds for bike and walking paths in other small communities in my region. The Town of Kemmerer, Wyoming has just made application for such a project. Your Wyoming Department of Transportation District Engineer is your source for information concerning the application and qualification for those grants.

The Town of Diamondville, Wyoming has just completed a skate board park and playground for the youth of that town. They obtained grants for those projects. Dave Spencer, Northeast Regional Director, Wyoming Business Council, can assist you with a grant search for projects such as these.

FUNDING

Challenge: The lack of funds for needed projects in the community came up time after time in the listening sessions. Funding is a universal problem in all of the local governments in the State of Wyoming. Sales tax is the number one source of funds for cities and towns, and 31 percent of the state sales taxes are distributed back to the cities, towns and counties. The state statutes provide for local option taxes; a one percent General Revenue tax that is distributed to the county imposing the tax and its cities and towns in the same manner as the state sales and use tax; a one percent Specific Purpose tax that requires an election, and the distribution and total eventual yield must be specified. The state retains one percent of the local option tax collections as an administrative fee. According to the Wyoming Tax Payers Association, Crook County has a General Purpose County Option Tax and a Special Purpose County Option Tax in effect.

The Ad Valorem Tax (Property Tax) is another source of funds for towns, but they must operate within an 8 mill constitutional limit. Special District Levies can be levied on property. They are made by special purpose districts as the result of voter approval. Water and Sewer Districts can levy up to 8 mills, fire protection up to 3 mills, Senior Citizen Service District 2 mills and Improvement and Service districts may levy property taxes for bonds and interest only.

Nine and one-quarter percent of the Severance Tax Distribution goes to cities and towns.

The above mentioned taxes are mainly used by the cities and towns to to fund the everyday operation of the town and to provide the residents with basic services.

There are grants and loans available to communities from the State Loan and Investment Board, the Wyoming Business Council and various foundations. One source of foundation funds that small communities in my region rely on are rural electric, railroad and large corporate foundations related to the mineral extraction industries. Ben Avery, State Loan/Portfolio Manager, Wyoming Business Council, has compiled a financial guide that lists virtually every funding source available in the State of Wyoming. You

can locate the financial guide on the internet website, www.wyomingbusiness.org. If you click on the Business and Industry (B & I) Division located on the left side of the website, you will find the Financial Guide located in that section.

Donna Kinskey

Wyoming Business Council
Board of Directors
1740 S. Mountain View Dr.
Sheridan, WY 82801
(307) 673-5990
donnerkin@yahoo.com

Introduction:

I would like to thank the Town of Pine Haven and the surrounding area for the generous hospitality we received during our visit. Without a doubt, Pine Haven is a wonderful place to visit, and is a great community in which to live. Based on what we saw and heard, Pine Haven has some really outstanding assets including the natural beauty, a small town atmosphere, a wonderful golf course, and the most enthusiastic community members willing put their time and efforts into their community.

Again, thank you for the opportunity to visit and share in the plans for Pine Haven's future. I look forward to many future visits to your community, whether it is on behalf of this assessment, the Wyoming Business Council, or to swing a golf club.

Theme: Economic Development

Challenge:

Pine Haven seems set at the edge of wonderful opportunities. While it is a small, friendly, and clean community, the needs are great to go to the next level. Therefore I feel it is imperative that steps are taken as soon as possible to develop your community's plan for growth and it's strategic plan, sometimes called a "Community Development Plan", or a Master Plan. The elements of a Master Plan and the process for it's development are outlined in WS 15-1-501 to 15-1-512; the elements pertaining to development of zoning are in WS 15-1-601 to 15-1-611.

Determine what you want Pine Haven to be – how do you want to tell others about Pine Haven. Is it a recreational get-away? Is it a bedroom community to the Gillette growing energy market? I'm sure there are numerous others to ask. Answers to these questions will help you to determine how you want to develop your future growth, and zoning ordinances.

Solution:

You have individuals within your community who are currently working on zoning and planning in other surrounding areas, willing to put energies into their home community. If at all possible, invest the resources necessary to further train these individuals. Send them to grant writing programs.

Resource:

Mary Randolph, WRDC Executive Director

2219 Carey Avenue
Cheyenne, Wyoming 82002
(307) 777-6430; FAX (307) 777-6593
E-mail: mrando@state.wy.us

Challenge:

There is a need to clearly articulate Pine Haven's development plans.

Solution:

Coordinate activities with your regional rep with the Wyoming Business Council for assistance with economic planning and development. This is at no charge to your community. These people have dealt with many other communities with similar needs, and they are knowledgeable on the numerous requirements and regulations, as well as where resources exist to facilitate action.

Resource:

Dave Spencer

Wyoming Business Council Regional Director
(Campbell, Sheridan, Johnson, Crook & Weston Counties)
201 W. Lakeway, Suite 1004
Gillette, WY 82718
Email: dspencer@wysbc.com
307-685-0283

Solution:

Contact Wyoming Association of Municipalities and discuss your planning needs. If you determine that recreation/tourism plays an integral part in your future planning, use the resources of the Wyoming Department of Tourism. Your community can leverage off their travel promotions to assist your area.

Resources:

George Parks, Executive Director

Wyoming Association of Municipalities
PO Box 3110
Cheyenne, WY 82003
Email: wam@wyomuni.org

Diane Shober, Director
Wyoming Travel and Tourism
I-25 at College Drive
Cheyenne, WY 82002
Email: dshobe@state.wy.us
307-777-2808

Challenge:

To help the community decide what Pine Haven should look like in the future.

Solution:

Pine Haven should apply for a planning grant through the Investment Ready Communities Division of the Wyoming Business Council. This CDGB grant could be used to contract with a consultant to identify a general community theme that you would like the business buildings, parks, sidewalks and overall community appearance to resemble.

Resource:

Steve Achter
Director of Investment Ready Communities
Wyoming Business Council
214 West 15th St.
Cheyenne, WY 82008
Email: sachte@state.wy.us
307-777-2811

Challenge- Businesses:

We heard from the community about a general lack of businesses within Pine Haven. We heard you'd like a business park, some small essential businesses, and businesses pertaining to elderly services. Where do you get started?

Fortunately, during our visit we heard that the grant through the Wyoming Business Council for the infrastructure to assist the construction of a new grocery store in Pine Haven had been given approval by the State Land and Investments Board. It was suggested that this location may also be a good location for other businesses to be built, now or at some time in the near future.

Solution:

Now would be the time to determine the needs of the community and develop the plans for these additional businesses. Develop a plan for attracting the types of businesses you want in Pine Haven. Utilize the free business assistance programs available through the

Wyoming Business Council. The assistance includes business plan assistance, accounting, marketing, and grant and loan application preparation.

Resource:

Dave Spencer

Wyoming Business Council Regional Director
(Campbell, Sheridan, Johnson, Crook & Weston Counties)
201 W. Lakeway, Suite 1004
Gillette, WY 82718
Email: dspencer@wysbc.com
307-685-0283

Challenge:

Lack of small or essential businesses

Solution:

You can refer Pine Haven women entrepreneurs to the Wyoming Women's Business Center. They offer business planning services and a micro loan program (\$500 to \$10,000) to help fund business start-ups or expansions. They also assist with additional business owner needs, including access to business counseling, training, technical assistance and networking opportunities.

Resource:

Rosemary Bratton, Executive Director

Wyoming Women's Business Center
PO Box 764
Laramie, WY 82073
307/766-3084 or toll-free (within WY) 888/524-1947
Fax: 307/766-3085
Email: wwbc@uwyo.edu

Solution:

Use the resources of the Gillette office of Wyoming Small Business Development Center. Any individual can get assistance going through all aspects of their business planning to be sure they have thought of everything, before starting up a new business venture. This resource can also be utilized by already existing businesses, to help determine their long-term success.

Resource:

Judith Semple

Wyoming Small Business Development Center
222 S. Gillette Ave., Suite 402
Gillette, WY 82717
Email: sbdc@vcn.com

Theme: Facilities

Challenge:

We heard throughout the listening sessions the need for facilities such as an enlarged Town Hall, your own Post Office, a library/multimedia center, and a Community Center which could be used for multiple uses such as a Church and activities center. This is not the entire list, just those which we heard repeated by the participants in the listening sessions.

Solution:

The Town might start with a survey of local residents to determine what type of facility is wanted or needed most for the community. Ranking these projects can help the residents determine which to be undertaken immediately, and which will need longer-range planning.

The town of Pine Haven then needs to identify a possible location for any of these facilities. When looking at zoning you could, *for example*, locate your community activities centers near your current Town Hall and Community Golf Course, while locating the business/retail activities in the vicinity of the new grocery store.

Next, the community needs to determine what is needed to acquire the land, and any specifics of the building needed – what size, type (new construction or prefabricated or renovated), what amenities to include, etc. May I suggest that the Town look into acquisition of the vacant property across from the golf course (referred to as the “old grocery store”), which is now used only for boat storage? The location appears large enough and the only visible unoccupied building could be put to use.

Resources:

Your own community volunteers! Depending on the projects selected, remember the variety of talented people in Pine Haven. If you decide the community center has top priority, enlist volunteers to build a community center. Form a committee. Involve as many people from as many parts of the town as possible. If you determine you want a combined Church/Community Center, remember to involve the Minister and active members of that congregation, as well as all other community volunteers.

Solution:

The Rural Information Center provides information and referral services for rural communities and citizens. This is an excellent site for funding resources, grant writing resources, publications and statistical information

Resource:

Rural Information Center
10301 Baltimore Avenue, Room 304
Beltsville, MD 20705-2351
1-800-633-7701
FAX (301)504-5181
ric@nal.usda.gov

<http://www.nal.usda.gov/ric/>

Theme: Infrastructure

Challenge:

A considerable number of citizens addressed the topic of infrastructure improvements. The needs in Pine Haven are great for all types of infrastructure, such as water and sewer improvement, street repairs and paving, sidewalk installations, etc. Fortunately, Pine Haven is at a wonderful position to rank and plan the improvements and really get it right before you get started.

Solution:

We heard that the streets are an issue and challenge, but that you do have a plan and are working on it. An additional item to consider may be the formation of special improvement district (SID). The process to establish a SID does require lengthy legal proceedings and an election of the majority of the homeowners in the district. The SID allows for assessments for capital improvements such as street improvements, water and sewer lines, curbs and gutters. Wyoming Association of Municipalities can help you navigate through this process.

Resource:

George Parks, Executive Director
Wyoming Association of Municipalities
PO Box 3110
Cheyenne, WY 82003
Email: wam@wyomuni.org

Challenge:

Undoubtedly, one of the biggest challenges for Pine Haven to address these infrastructure issues is the availability of funds to carry out these projects.

Solution:

The State Mineral Royalty Grant Program has grant programs to fund the planning, construction, acquisition, improvement, or replacement of essential public services.

Resource:

Brad Miskimins
Office of State Lands and Investments
Herschler Building, 3rd Floor West
Cheyenne, WY 82002
307-777-7331
Website: <http://lands.state.wy.us/>

Solution:

The Wyoming Water Development Commission has both grant and loan programs available to help with construction, rehabilitation and improvement of publicly owned water supply systems.

Resource:

L. Mike Besson, Director

Wyoming Water Development Commission

6920 Yellowtail Road

Cheyenne, WY 82002

Ph. (307) 777-7626

Fax (307) 777-6819

Website: <http://wwdc.state.wy.us/>

Theme: Communication

Challenge:

We heard in almost every listening session about a lack, or perceived lack, of communication within the community. Comments mentioned:

- the need to get the word out to visitors that this is a “town” not a recreation site
- lack of or poor communication between citizens and the Pine Haven government
- lack of communication between the other partners such as the State Parks, Power Company, and other surrounding communities.

This challenge is not unique to Pine Haven. Almost all communities I have visited feel they suffer from a lack of communication. You can read it in many of the Community Assessments Reports previously issued. However, each community does need to find their own unique method of communication.

Solutions:

One of the assets mentioned repeatedly is the Pine Haven citizens’ involvement to the betterment of the community. Tap into that resource! See if a number of individuals may be willing to put together a community newspaper or newsletter. The City Government has an insert in utility bills pertaining to City run issues. Pine Haven has a local Chamber of Commerce; explore the idea that this group may be willing to undertake a community-wide newsletter. At this point the Chamber is made up of individuals as well as businesses, so there is the possibility this publication would focus on aspects other than only business issues, as is the case with most other community Chamber newsletters.

Publishing a newsletter may be too costly to undertake without additional funds. Look into getting a foundation grant to help finance some of the activities through the Wyoming Community Foundation. Costs could be reduced for the distribution of this letter through e-mail. Residents’ using e-mail would have to register for this with the group to notify them of their address, while all others would then need to be hand

delivered, or mailed. This will enable those citizens who spend time seasonally away from the community access to news and happenings.

You also have an already existing City Web site, <http://pinehaven.lwyo.net/>. You might want to explore the possibility of a link on this site for local citizen access to community news. You can explore the idea of this also being undertaken by local volunteers.

You can help these volunteers through training on internet or technical training. Wyoming Rural development council sponsors a program called Internet Masters, designed to provide affordable internet training to community members. While this program requires 10-20 participants registered, you may be able to put this together with other small communities. Contact Mary Randolph for additional information on Internet Masters.

Resources:

Wyoming Community Foundation

221 Ivinson Ave.
Laramie, WY 82070-3038
307-721-8300
307-721-8333 (fax)
Email: wcf@wycf.org
Website: www.wycf.org

Internet Masters Program

Mary Randolph, WRDC Executive Director
2219 Carey Avenue
Cheyenne, Wyoming 82002
(307) 777-6430; FAX (307) 777-6593
Email: mrando@state.wy.us

Challenge:

There was an expressed concern improve communications with other communities, State Park, and the utilities serving Pine Haven.

Solutions:

Another asset repeated throughout the sessions was Pine Haven's proximity to Keyhole State Park. Not only are you blessed with the recreational and natural beauty, you are also fortunate that you currently have the good relationship with your neighboring Parks Supervisor. Nurture that relationship. Individuals will change within the community and at the Park, so planned efforts to continue to communicate with this group is necessary. Be sure to communicate your local news to these people, whatever method you choose to undertake. Consider appointing a community liaison to the Park Services so as to assure the continued open door between Pine Haven and Key Hole State Park.

Consider having a Pine Haven-Keyhole State Park Appreciation event, to celebrate the good will.

Do the same with your utility companies – power and telephone/telecommunications. They are an active member of your community, through the services they provide. They need to know what is needed and wanted within Pine Haven. They seem willing to partner with the community. Nurture the relationship and communications through the same solutions you undertake with the rest of your citizens.

One point of interest to me was there did not seem to be a real strong relationship between the community leaders and your Crook County Commissioners. It is imperative that in order to strengthen your law enforcement with the Sheriff's department, you need to have a good strong relationship with you County Commissioners. You have a wonderful asset in the golf course and the access to the lake. Invite your County Commissioners to come to Pine Haven, as often as possible. You can host events for them. Open up the lines of communications by requesting they come to visit your community – host a tour much like you did for us on the assessment, to let them see how important they are in the success of Pine Haven.

Resources:

Community Volunteers

Community-appointed Liaison to the State Parks

Open Invitations to Crook County Commissioners

Theme: Funding

Challenge

Pine Haven is early in the process of developing numerous needs such as paved streets, curbs, gutters, and additional water and sewer lines. All these projects, and more, take a great deal of financial resources. There are numerous governmental agencies which have grant and loan programs available for these needs. These resources are mentioned in other Team reports.

Solutions:

Applications for grants and loans throughout all the differing governmental programs are extremely important and helpful. They can also be very draining on the resources of the volunteers and community members working on these programs.

In addition to these programs, Pine Haven should consider utilizing the resources of Kaiser and Company. Kaiser and Company is a Wyoming Company specializing in Wyoming public finance consulting, municipal bond underwriting, and brokerage services. They have provided financial services to almost every governmental agency within the State of Wyoming since their startup in 1974. Their experiences have covered

such projects as street improvements, libraries, jails, sanitary sewer systems, and water systems – just to name a few. Their expertise in public financial services has enabled governing bodies to meet current needs while building a foundation for the future—something very important to Pine Haven. They have also been underwriters to Wyoming Community Development Authority and to the University of Wyoming.

Resources:

Dan Baxter

Sr. Vice President/Manager
Kaiser and Company
6101 Yellowstone Road, Suite 100
Cheyenne, WY 82009
307-634-1547

Debbie Hall

USDA Rural Development
1949 Sugarland Drive #118
Sheridan, WY 82802
307-672-5820 ext 4
debbie.hall@wy.usda.gov

Introduction: As a member of the resource team, I would like to personally thank the town of Pine Haven for the warm welcome and hospitality during our stay in your community. Often during the listening sessions, we heard that the community's residents were its greatest asset. I can honestly say that after spending two days in the community, this is clearly evident. I also want to say how pleasingly impressed I was by the great turnout at the listening sessions and the open, constructive, and honest input from those

involved. This report is organized around some of the major themes identified by the resource team and will hopefully provide some additional resources.

Theme: PLANNED GROWTH

Challenge: Included in the listening sessions regarding “major problems and challenges” we heard: Rapid Growth, Town lacks clearly articulated development plan, Planning Ahead, Lack of a clearly articulated long range integrated plan, and Managing potential growth.

Solution: Formulate a clear development plan for the town of Pine Haven.

Resources:

By requesting and participating in this Community Assessment you have targeted a great resource for planning the development of Pine Haven. The Wyoming Rural Development Council works to assist rural communities in visioning and strategic planning and serve as a resource for assisting communities in finding and obtaining funds for rural projects. The contact is none other than your Community Assessment Resource Team Leader, Mary **Randolph**.

Wyoming Rural Development Council

2219 Carey Avenue

Cheyenne, WY 82002

307.777.6430 FAX:

307.777.6593

mrand@state.wy.us

website = www.wyomingrural.org

The following list of web resources may also be extremely valuable for smaller communities:

1. National Center for Small Communities: Contains a database of successful economic development strategies employed by communities across the country. The database is searchable by multiple categories. www.natat.org/ncsc
2. The Rural Information Center provides a comprehensive list of web sites dealing with rural development by topic. www.nal.usda.gov/ric
3. The Community and Rural Development Institute provides useful “how to” information in the areas of community planning, economic development, main street revitalization, community benchmarking, government policies, and agriculture development. www.cardi.cornell.edu

The Northeast Wyoming Resource Conservation and Development (RC&D) is a non-profit organization providing assistance to local governments and community groups by promoting utilization of natural resources and economic development. The contact is:

USDA NRCS RC&D Office Buffalo Service Center

Aaron Waller, Northeastern Wyoming RC&D Coordinator

760 West Fetterman

Buffalo, WY 82834

(307) 684-2590

FAX: (307) 684-5972

e-mail address = aaron.waller@wy.usda.gov

Theme: ECONOMIC DEVELOPMENT

Challenge: Business Park, Small Essential Businesses, Elderly Needs. The need for new businesses was something the team heard on several occasions, as-well-as planned development for elderly needs. Entrepreneurial training for existing business owners as well as owners of start-up business is essential, and can go a long way toward strengthening the viability of new or expanding businesses.

Solution: The Wyoming Small Business Development Center (SBDC) provides a wealth of assistance to business owners. The assistance includes business plan assistance, accounting, marketing, government procurement, grant and loan application preparation, and all business questions. USDA, Rural Development has a Value-Added Agricultural Product Development Grant Program. This is designed to help farmers and ranchers expand their customer base on new and emerging agricultural markets. The funds are to finance a portion of marketing studies, feasibility studies and in some cases working capital, for producers to determine if it is economically feasible to add value to an agriculture product. USDA, Rural Development, Rural Business-Cooperatives Service (RBS) has a Rural Economic Development Loan/Grant (REDLG) Program for Rural Utilities Service borrowers. The funds are used to finance a broad array of projects, including for profit businesses to promote rural economic development and/or job creation projects including start up costs and incubator projects. USDA, Rural Development, Rural Business-Cooperatives Service (RBS) also offers Business and Industry (B&I) Guaranteed Loans, where we guarantee loans made by eligible lenders to rural businesses. Also, we have Intermediary Re-lending Program (IRP) Loans which consist of loans made by the RBS to intermediaries to provide loans to ultimate recipients for business facilities and community development projects in a rural area. The Wyoming Business Council (WBC) provides business information and resources. Their mission is to facilitate Wyoming's economic growth. They can help communities become business ready. The regional offices partner with representatives from the Wyoming Business Council, the Small Business Development Center, the Mid-America Manufacturing Technology Center, and local economic development groups. They also have Community Grant and Loan Programs.

Resources:

SBDC – Judith Semple

Regional Director (Region V)

201 West Lakeway Road, Suite 1004

Gillette, WY 82718

e-mail address = sbdc@vcn.com
(307) 682-5232
Toll-Free in Wyoming (888) 956-6060
FAX: (307) 686-5792

Serving the following counties: Sheridan, Johnson, Campbell, Crook, and Weston
website = <http://www.uwyo.edu/sbdc>

USDA – Value Added

USDA, Rural Development

Janice Stroud, Area Supervisor
100 East “B” Street, Room 1005
P.O. Box 11005
Casper, WY 82602-5006
e-mail address = janice.stroud@wy.usda.gov
(307) 233-6710
website = <http://www.rurdev.usda.gov> and
<http://www.rurdev.usda.gov/wy>

USDA – REDLG Contact your local Rural Electric or Telephone Association

Powder River Energy Corporation
Michael E. Easley, Chief Executive Officer
221 Main Street
P.O. Box 930
Sundance, WY 82729-0930
e-mail address = mikee@precorp.coop
(307) 283-3531 or 1-800-442-3630
FAX: (307) 283-1167

USDA – B&I and IRP USDA, Rural Development

Lola J. Lucero Rural Development Manager
1949 Sugarland Drive, Suite 118
Sheridan, WY 82801
e-mail address = lola.lucero@wy.usda.gov
(307) 672-5820, Ext. 4
website = <http://www.rurdev.usda.gov> and <http://www.rurdev.usda.gov/wy>

Wyoming Business Council

Dave Spencer, North East Regional Director
(307) 685-0283
e-mail address = dspencer@wysbc.com

Theme: FACILITIES

Challenge: Town Hall, Post Office, Community Center, Church, Library. Bringing these kinds of Community Facilities to Pine Haven. During the listening sessions we heard that you would like to have a recreation hall for special events, a post office – zip code (a town is not a town without a zip code) among other facilities.

Solution: USDA, Rural Development, Rural Housing Service (RHS) offers Community Facility Loans and Grants for essential community facilities in rural areas. Funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services. A division of the Wyoming Business Council, called the Investment Ready Communities Division, works with communities to enhance their capabilities to meet community and economic development needs through such programs as Community Development Block Grants and Business Ready Community Grant and Loan Program.

Resources:

USDA, Rural Development

Lola J. Lucero Rural Development Manager

1949 Sugarland Drive, Suite 118

Sheridan, WY 82801

e-mail address = lola.lucero@wy.usda.gov

(307) 672-5820, Ext. 4

website = <http://www.rurdev.usda.gov> and <http://www.rurdev.usda.gov/wy>

Wyoming Business Council

Website = www.wyomingbusiness.org

Steve Achter, Director

307.777.2811

e-mail address = sachte@state.wy.us

Terry Koerwitz, Community Dev. Program Manager

307.777.2812

Julie Kozlowski, Economic Dev. Grants Program Manager

307.777.2821

Shawn Reese, Business Ready Community Grant & Loan Program Manager

307.777.2813

Karen P. Fate, Grant & Loan Sr. Specialist

307.777.2827

Theme: INFRASTRUCTURE

Challenge: Water, Sewer, Streets, Power, Fiber Optics, Landfill. The need for funding to complete road and street repairs and paving, water and sewer system improvements, and solid waste disposal was another major need that was identified by many citizens at the listening sessions.

Solution: The State of Wyoming, Office of State Lands and Investments Board (SLIB) has loan and grant funds available to cities, counties, and other political subdivisions of

the state for capital construction and infrastructure development. These programs are used primarily for public water and sewer projects; streets, roads, and bridges; public health, safety, and medical facilities; and jail and law enforcement facilities. The Wyoming Water Development Commission has both loan and grant programs available to help with construction and rehabilitation of publicly owned water supply systems. USDA, Rural Development, Rural Utilities Service (RUS) administers a water and wastewater loan and grant program to improve the quality of life and promote economic development in rural America. USDA, Rural Development, Rural Utilities Service (RUS) also administers Solid Waste Management Grants. With this program, grants are made to public and private nonprofit organizations to provide technical assistance and/or training to associations located in rural areas to cities and towns with a population of 10,000 or less to reduce or eliminate pollution of water resources and improve planning and management of solid waste facilities. Assistance may be provided to enhance operator skills in operations and maintenance, identify threats to water resources, and reduce the solid waste stream. As noted above under the “facilities” theme, USDA, Rural Development, Rural Housing Service (RHS) offers Community Facility Loans and Grants for essential community facilities in rural areas. Funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services. Funds may be used for sidewalks and street improvements along with many other essential community facility projects.

Resources:

SLIB – Brad Miskimins

Grants & Loans Section Business/System Specialist
Supervisor Office of State Lands and Investments
Herschler Building, 3rd Floor West
122 West 25th Street
Cheyenne, WY 82002
e-mail address = bmiski@state.wy.us
(307) 777-6646
website = <http://lands.state.wy.us>

WWDC – Wyoming Water Development Commission

Lawrence M. Besson, Director
6920 Yellowtail Road
Cheyenne, WY 82002
e-mail address = lbesso@state.wy.us
(307) 777-7626
FAX: 307.777.6819
website = <http://wwdc.state.wy.us>

USDA – Water & Waste and Solid Waste Management Grants

USDA, Rural Development
Jerry Tamlin, B&CP Director
100 East “B” Street, Room 1217
P.O. Box 11005

Casper, WY 82602

e-mail address = jerry.tamlin@wy.usda.gov

(307) 233-6720

website = <http://www.rurdev.usda.gov> and <http://www.rurdev.usda.gov/wy>

USDA – Community Facilities Loans & Grants USDA Rural Development

Lola J. Lucero, Rural Development Manager

1949 Sugarland Drive, Suite 118

Sheridan, WY 82801

e-mail address = lola.lucero@wy.usda.gov

(307) 672-5820, Ext. 4

website = <http://www.rurdev.usda.gov> and <http://www.rurdev.usda.gov/wy>

Theme: FUNDING

Challenge: Numerous comments were made during the listening sessions regarding the lack of funds for needed projects.

Solution: Locating funding sources for projects, improvements, etc. Many of the resources listed below have been mentioned earlier in this report, and some have not been.

Resources:

1. Wyoming Rural Development Council. Serve as a resource for assisting communities in finding and acquiring grants for rural projects.

Mary Randolph, Executive Director.

2219 Carey Avenue

Cheyenne, WY 82002.

Phone: 307.777.6430

FAX: 307.777.6593

e-mail address = mrand@state.wy.us

website = www.wyomingrural.org

2. USDA, Rural Development. Has numerous funded community programs (loans & grants), some listed earlier in this report.

Lola Lucero, Rural Development Manager of the Northeast Area Office

1949 Sugarland Drive, Suite 118

Sheridan, WY 82801

Phone: 307.672.5820 ext. 4

FAX: 307.672.0052

e-mail address = lola.lucero@wy.usda.gov

website = www.rurdev.usda.gov & www.rurdev.usda.gov/wy

3. Wyoming Business Council. Administers the Community Development Block Grant (CDBG) program for economic & community development projects and the Business Ready Community Grant & Loan Program.

Dave Spencer, North East Regional Director

The main WBC office is located at:

214 West 15th Street

Cheyenne, WY 82002-0240

Dave's Phone: 307.685.0283

e-mail address = dspencer@wysbc.com website = www.wyomingbusiness.org

4. Office of State Lands and Investments (SLIB). Loan and grant funds available to cities, counties, and other political subdivisions of the state for capital construction and infrastructure development.

Brad Miskimins, Grants & Loans Section, Business/System Specialist Supervisor

Herschler Building, 3rd Floor West

122 West 25th Street

Cheyenne, WY 82002

Phone: 307.777.6646

e-mail = bmiski@state.wy.us website = <http://lands.state.wy.us>

5. Wyoming Water Development Commission.

Loan and grant funds available to help with construction and rehabilitation of publicly owned water supply systems.

Lawrence M. (Mike) Besson, Director

6920 Yellowtail Road

Cheyenne, WY 82002.

Phone: 307.777.7626

FAX: 307.777.6819

e-mail address = lbesso@state.wy.us website = <http://wwdc.state.wy.us>

6. Wyoming 2005 Catalog of State Grant Programs. The catalog is a compilation of data gathered from state agencies that disburse or award grants.

Department of Administration and Information, State Library Division

2301 Capitol Avenue

Cheyenne, WY 82002.

Phone: 307.777.6333

To obtain copies of the catalog, call 307.777.5453

(or) the publication is also available at the WSL Web site at: <http://www-wsl.state.wy.us/sis/grants/index.html>

7. Wyoming State Parks & Cultural Resources.

2301 Central Avenue, 4th Floor

Cheyenne, WY 82002

Phone 307.777.6323.

Grant funds for outdoor recreation projects are available from the Land and Water Conservation Program through the Recreational Trails Grant Program and the Motorboat Grants Program.

Contact Mary Moore, Grants Specialist.

Phone: 307.777.5598

FAX: 307.777.6005

e-mail address = mmoore@state.wy.us

website = <http://wyospcr.state.wy.us> and click on grants.

8. State Parks & Historic Sites. Has the Land and Water Conservation Fund Program that funds outdoor projects such as pedestrian/biking trails.

Contact

Mary Moore, Grants Specialist,

Division of State Parks & Historic Sites

2301 Central Avenue

Barrett Building

Cheyenne, WY 82002.

Phone: 307.777.5598

e-mail address = mmoore@state.wy.us

website = <http://wyoparks.state.wy.us/1&wcf.htm>

SUMMARY

In closing I would like, again, to express my thanks to the Town of Pine Haven. It became clear during my stay that the Town recognizes its greatest strength – THE PEOPLE OF PINE HAVEN. Thank you to the team members, it was great to work with you. And thank you to those who organized the assessment process. I hope that our report is helpful in your efforts to make improvements in your community.

MAJOR PROBLEMS AND CHALLENGES

- No sidewalks for foot traffic
- Snow/ice removal
- Rapid growth.
- Ditto
- Law enforcement
- Pendleton Dr – road is horrible (people get stuck, slide up and down it, no gravel)
- People – those who want their opinion heard but opt out of learning what the town is actually doing
- No zip code for Pine Haven Post Office
- Linked to Moorcroft
- Lack of communication
- Poor communication
- Town lacks clearly articulated development plan
- Communication
- Ditto
- ditto
- ditto
- Division in Town – won't work as one team.
- Ditto
- Ditto
- Repairs – Infrastructure – Roads, wastewater treatment etc. –
- Ditto
- ditto
- ditto
- Lack of Law Enforcement
- Lack of Funds for needed projects.
- Ditto/
- Ditto
- ditto
- ditto
- Lack of good volunteers.
- Ditto
- Small town highly impacted by mineral communities.
- Ditto
- Population that is not present a lot of the time.

- Ability to prioritize projects
- Master Water Plan as critical as wastewater treatment plant (cannot sacrifice one for the other).
- Ditto
- More young people with nothing to do, nowhere to go.
- Ditto
- Limited funding will be eaten up by what has been done now with the water & sewer projects.
- Lack of business district or Business Park.
- Ditto
- Lack of ability to enforce ordinances. Regulatory chaos.
- Ditto
- Concern about how the State Park is going – proposed plans, etc.
- Design, architecture, structures (pole barn)
- Lack of signs
- Trespassers coming out from town - Council needs to address
- Ditto – growing problem and concern
- Ditto – county law enforcement issue
- Misdemeanors – we don't have enforcement – time taken to put ordinances together, have gone through 3 readings but we are not in a position to enforce
- Enforcing ordinances – we need to get them tweaked so they can be enforced
- No law enforcement
- Lack of law enforcement – to control speeding
- Ditto
- Kids running around on scooters not being licensed
- Challenge in community: in the past Pine Haven was deregulated, since things have progressed we have changed to a community to live in – original mind set is still here – stay deregulated, but now people that are coming in do want order and that group is growing. When we try to resolve those issues, we are divided and we pin point people and not issue.
- Ditto
- Streets are an issue and challenge – we are working on that – we have a plan and are working on that
- Trying to educate people that this is a “town”, not a recreation site – people still come on private property to camp and recreate
- Speeding, especially during the summer when kids come in to recreate
- Roads are in bad shape
- Lack of street lights in town
- Shift in attitude – change in Town's vision
- Lack of adherence to ordinances – lot of things are Grandfathered in (cannot Un-Grandfather)
- Old mobile homes need to be removed
- Housing – purchase or rent
- Lack of Community involvement in the Church

- Ditto
- Mail delivery unequal
- Mail boxes on the roads are not secure
- Division in the town
- Enforcing the covenants (laws)
- Garbage service
- Lack of funds for projects
- Roads (dust)
- Lack of communication
- Lack of trust
- Lack of support from leadership in the community for a new business
- Challenge: lack of teaming the government organization in our town
- Lack of teaming with federal partners
- Hatfield and McCoy syndrome – need to pull both groups together to make town more prosperous: rules of encourage input, do follow up and do feedback and reasons for the decision
- We need to become more independent and self sufficient
- Land locked and a challenge to grow
- Lack of communication
- Land locked and is a challenge to grow
- Land is owned by ranchers and other people, so we are limited in our land space to grow – need to be prepared and zoned
- Planning ahead
- Building permit issues and values
- Challenge: how do we work with private enterprise to work with us publicly
- Challenge: We usually look at what is going to benefit “us” – need to be focusing not only on ourselves but future generations. Need to incorporate that in our plans too.
- Growing pains – building permit system – something was thrown together quickly to take care of a problem but we treated a symptom rather than a problem
- Concern with building permit system (program)
- Access in and of town – work with Park to get 2 accesses in and out of town
- Lack of funding for projects
- Outlying areas cost the town a lot of money
- Water pressure is geographic in this community
- Lack of following master water, sewer plan
- Building inspector is a local contractor – conflict of interest
- Lack of fiscal responsibility
- Wasted money on previous engineer
- Administrative services not addressing methods to contain costs
- Using litigation before other means are exhausted i.e. one local got an eviction notice
- Infrastructure concerns
- Political friction
- Waste water treatment system is approaching crisis status.

- The Master water plan has been manipulated to the benefit of everyone except those residents for whom it was originally developed.
- Lack of a clearly articulated long range integrated plan
- Poor communication – minutes of council meetings and workshops is not published in local newspaper. Posting minutes in the local pubs – they are abbreviated and lack detail.
- Lack of confidence – mistrust between part of the community and council/mayor
- Regulatory chaos – ordinances, ground-rules and covenants have no connection or end purpose
- Architectural controls – essentially non-existent. Litigation and confrontation seem to be the town's approach to fixing old problems
- Lack of technology – rural town are usually last to get technology
- Low the lake is this year
- Significant growth in this area and impacts Powder River Energy Corporation – community has to decide whether to embrace growth
- Pine Haven could be become a bedroom community
- Managing potential growth
- Power generation, communication, sewer and water – don't see a list of priorities and action plan to make them happen – want to see an integrated plan
- Garbage – very expensive, cheaper to carry to landfill then fill the garbage can (\$23.40 month)
- Ditto
- Complaining about power problems
- Communication between local government and citizens
- Water and Sewer
- Communication within town, hard for leaders to make right decisions
- Garbage – a method of waste disposal
- Streets – dust
- Getting people to work together
- Water, sewer and streets
- No grocery store
- Back up water system
- Too many regulations
- The debt
- Zoning issues
- Impact on Pine Haven's infrastructure:
 - Sewage system
 - Water supply
 - Roads
 - Rapid growth
- Communication-the townspeople not knowing what the governing body is doing
- Council members do not pay attention to needs and wants of townspeople
- Utility fees for water and garbage

STRENGTHS AND ASSESTS

- People.
- Ditto
- Ditto
- Ditto
- Recreation
- Location.
- Ditto
- Fire Department
- Access to water, recreation, winter recreation
- Wonderful views
- Nice people
- Quiet and beautiful
- Strict provisions about houses – no single wides
- Wildlife.
- Ditto
- People – those willing to involve themselves in working to develop our community for the good of “most all”
- Lake
- 2 bars
- Golf course
- Beauty is an asset, expand on it
- Lot of willing workers to help donate their time and money for projects – also their equipment
- Town has come a long way in 5 years
- Diversified people with a lot of talent and strength
- Dedicated & active mayor and council
- Natural beauty.
- Ditto
- People who work together to accomplish projects and willing to work things out.
- Ditto
- Ditto
- Quiet
- Ditto
- Ditto
- Great church
- Ditto
- Volunteers
- Golf course
- Coming grocery store
- Keyhole Reservoir
- Lack of wind

- Fact that the Town has started planning to grow
- Fishing is good on some days
- Proximity - Devils Tower & Black Hills
- 1% tax kicked in the 1st of April. Anxious to see outcome.
- Golf course
- Lake
- Town has a lot of good assets and has potential to be something great
- People – the majority of people that live here care
- Grocery store that is coming
- People that volunteer their time
- Old farts are many of the volunteers in town
- Wonderful people – great group of people and they want to enhance growth in the right direction
- Location
- Very pretty here
- Geographically a little piece of heaven
- Volunteers – if it wasn't for them many things would not exist
- Good people in Government – heart is in the well begin of the community – for the money they make might as well call them volunteers
- Good people looking for the right direction
- Church
- People
- Lake, recreation, tentative businesses (boat rental, ice shack)
- Ditto
- Environment, habitat, rural feeling
- Good water and Christmas decorations
- The beauty
- The friendship and helpfulness of people
- Community gatherings
- Monthly carry-in dinner
- Community service being done
- Strong Christian influence available – a church pride of ownership
- Good committees and volunteers
- Small – we have a say in the community and I can help with the community
- Lake – strongest assets – need to incorporate more into the town
- Volunteer boards – good people around to make a concerted effort to make changes
- Businesses in town - donate materials, supplies for community events and should be commented
- Volunteer boards
- Golf course
- Casino
- Volunteer boards
- Golf course
- People pull together and get things done

- People
- Neighbors
- Monthly carry ins (good communication vehicle)
- Infrastructure – excited to have water!
- Business Ready Community grant for infrastructure for grocery store
- A wealth of knowledge and experienced residents who would gladly support and assist the town with projects
- Location, location, location
- Town fathers have been an asset to the park
- Ditto
- RT (phone company)
- Spirit of volunteerism in this community – everyone wants to do the right thing
- Where we are and what we are – living in the pines next to the water
- Ditto
- Ditto
- Ditto
- Ditto
- Ditto
- Ditto
- Relationship between Powder River energy and town could be an asset if we could establish a stronger relationship. We have some grants and loans that could benefit the community.
- Powder River could be a strength and asset to Pine Haven
- Ditto
- Golf Course
- Golf course
- Recreation areas
- Neat little town
- Fast becoming a retirement town
- People is the major strength
- Wonderful volunteer base of people – people step up everyday – example entrance sign was volunteer
- Great in Pine Haven that people can serve on boards even if they don't have the knowledge about the subject. Everyone in town could be involved in something.
- Location – beautiful, close to interstate
- Ditto
- Quiet
- Neighborly – you can stop and visit wit anyone
- You feel at home when you come to Pine Haven
- Good roads leading to interstate and Moorcroft
- Grocery Store will be a great help for the Park
- A lot of people are willing to give time, money or equipment when needed/volunteer
- Location
- Peaceful, nice people

- Beautiful environment
- Wildlife
- Everyone willing to help everyone else
- Golf Course
- Lake
- Trails for hiking
- Good, responsible, energetic people leading our town including employees
- Several active volunteer groups
- We have many people willing to help where needed
- We have an active fire department, but we need EMT squad and equipment
- Lake, golf course, bars and grilles
- Lake and golf course
- Proximity to the State Park
- Golf course
- Surrounding beauty
- Remoteness
- Ambiance
- Fire department
- Good fire chiefs, firemen and emergency management and auxiliary
- New fire truck
- Volunteers
- Local businesses and tax base
- Church, provides a nondenominational and nonbiased setting to meet with neighbors

PROJECTS

- Post Office
- Two years: bike trails
- Five years: Better airport, law enforcement
- Ten years: Business District
- Twenty years: Beautification well established, business plus incentives
- Churches
- Managed lot sizes
- Golf course expansion
- School
- Spots teams
- Parks/district
- Sidewalks
- Grocery store
- Recreation hall for special events
- Leash laws on dogs
- Walking/bike path

- Business friendly community but also community friendly businesses
- Post Office
- Zip code
- A town is not a town without a zip code
- 2 years: a store (grocery, several other businesses like a mall)
- 5 years: Bigger community hall
- A building to house the fire trucks and city trucks
- A bike path from the park to the grocery store and town into the State Park
- 10 years: paved roads on the housing developments
- Stop lights
- 2 - Sewer & water.
- Ditto
- Ditto
- Development of small businesses (ie. Quilt shop, barber shop, beauty shop, recreational service businesses, agri-business)
- Casino
- Community center
- Find way for people to believe in Pine Haven and want to develop and move here.
- Surface streets.
- Ditto
- 18 hole golf course
- Increase working relationship with State Park – marketing
- Walking path
- Store
- Ice cream shop. Ditto/ditto
- Small engine repair business (lot of stuff in need of repairs)
- Exercise place, skateboard park for the kids, bigger tennis court, basketball court, roller skating.
- Infrastructure
- After the infrastructure they can just go nuts – I don't care.
- Senior care facilities (meals on wheels, etc.)
- Improved power grid and communications systems – fiber optics, etc.
- Powder River Energy to bring in new sub-station this Summer
- Control of urban sprawl
- Plans and processes to work together with the rest of the Northeastern area of the State. Tourism, recreation. Share info. With other towns such as Gillette, Sheridan, Buffalo, sharing ideas. Market Northeastern Wyoming.
- 5 years – New fire hall
- Market and involve town volunteers for things such as the Sturgis rallies.
- Iron Man Contest.
- 5-10 years. Post Office
- Bank
- Conference center
- Senior center area, such as assisted living center.

- Working relationship with the State Park. Work together ideas – such as hiking path, motor-cross, etc.
- Dulcimer festival
- Cowboy poets, concerts
- Rental properties, motels, condos, bed & breakfast
- Separate newsletters, continue website
- With growth rate we are experiencing, we need to deal with trespass issues
- Need a “rent a cop” or someone to enforce ordinances
- Part-time person that give out citations
- Put up signs to control speeding – “you will be fined”
- Need funding for law enforcement
- Find someway more people can get involved in community
- Extend bike path and make a loop around town
- Green grass – it gets pretty dry here
- School house
- Post Office
- We can grow but it needs to be a community effort – you get out of it what you put into it
- Good Main Street section with improved roads and walkways
- Golf course enhanced to 18 holes, good clubhouse and use as a drawing card to bring people into the community
- Good entrance into community, planters, eating place...
- Post Office. ditto/
- Larger Town Hall building – this is all we have for community meetings
- Fire Hall
- Community Building
- Library
- We are outgrowing everything (all public buildings)
- Refurbishing old Church on private ranch
- Community center
- Enhancing entrance – possible boulevard
- Growth of other churches
- Public library, media resource center, theatre
- Elementary school, daycare center
- Post office. Ditto
- Bike & walking path. Phase II (construction of bike path to 113)
- Growth of God’s Will in this town.
- Larger community building needed
- Grocery store
- Bike path from town hall to the grocery store
- Upgrading of roads
- More reasonable garbage service (\$)
- Post office
- Locked mail boxes, secure mail delivery

- As a business owner in a small area and remote, difficult to see a profit in a short time frame
- Division in the town - we need people to pull together and have a united goal
- Lack of a grocery store
- Lack of a Gas station
- Lack of infrastructure for development
- Zoning for growth
- Both bars and golf course and trying to change image of Pine Haven (which use to be called wine haven)
- Would be interested to see an infrastructure study completed
- Work with Park to get 2 accesses into town
- Question: is there any money available for developers to put in roads, sidewalks, gutters etc...
- Road to Pine Haven fixed
- Water infrastructure improved and fixed – no water pressure
- Follow up on water pressure problem
- Developers that would be required to develop vacant land to a higher standard, i.e. paved roads
- 20 years: medical facility, assisted care facility, retirement facilities
- Boat slips for storing boats
- 18 hole golf course
- 20 years: regional airport
- School
- New building for church
- Soft-ball field being played on
- Grass for the soft-ball field
- Schools
- Parks
- Water pressure fixed (can buy your own pressure tank)
- Survey lots is an issue
- Subdivisions and requiring developers to put in sidewalks, etc.
- Two years: waste water treatment plant, water master plan, code definition and enforcement, develop and administer a comprehensive long range development plan
- Fire years: power grid and communication system upgrades, street and road upgrades
- Traffic control plans
- Law enforcement plan
- Fire years: Senior citizen care facilities and staff
- Cell phone towers
- Need to include “power” planning in looking at growth of Pine Haven
- New power station
- Need landfill
- Power Company would like to work with community in planning for power. Takes several years to plan and provide new service
- Garbage – charge by the can

- Garbage – incinerators – are they available?
- Need paved streets
- Need to open communications between Powder River and the community
- Medical clinic
- Ditto
- Hardware store – several stores that we really need
- Store
- Hardware stores that the Park could utilize
- Economic development in small retail
- Growth – planned growth
- Assisted care for seniors, elderly care
- Ditto
- Twenty: be alive!
- Shorter term: water, sewer, power - the basics
- Ditto
- Ditto
- Gate and not let anyone else into Pine Haven
- Never have Pine Haven call Power River with problems
- Medical attention
- Basic shopping needs
- Something for teens to do
- Sidewalks
- New clubhouse for golf course
- Bigger town hall
- Community Center
- Traffic control plans
- Law Enforcement plan
- Five years: senior citizen care facilities and staff
- New fire hall
- Cottage type business
- Computer/tech type business
- Paved roads
- Grocery store
- Bike path by the lake
- Library
- Access to Park for Pine Haven residents
- Allow burning if have an approved outdoor burning pit
- Work with Park and surrounding properties to eliminate future growth and traffic problems
- Preventative maintenance program in place to reduce break downs of equipment and systems
- Follow three rules (encourage input, do the follow up, do the feedback) when changing or writing new ordinances, values, zoning, property regulations and residents routines?

- 2 year: community hall, water back up storage supply, industrial park on the east side and residential area on the west side
- 5 to 10 years: Town and park access (work together)
- 20 to 20 years: medical facility, assisted care and retirement facility, marina and boat slips, 18 hole golf course
- ASAP: growth plan showing where the expansions of the town will be located and what will be there; areas for industrial, trailer houses, including double-wides, manufactured homes and custom built homes.
- Ice Cream shop
- Starbucks
- Pay off the debt
- Pave streets, especially spruce st.
- Infrastructure improvements
- Enforcement of ordinances and street regulations
- Logical zoning plan
- Bicycle/running path
- Increase of additional fees for excessive residential use, based on percentage
- Have a verbal report at the Council meetings of how many hours, what issues,etc.
- Reduce the amount of debt incurred for the present infrastructure growth before pursuing other large projects
- Wildlife management-feeding the wildlife in the city limits should be prohibited
- A multi purpose, non vehicle path would be a great asset to our community

20 CLUES TO RURAL COMMUNITY SURVIVAL

1. Evidence of Community Pride:

Successful communities are often showplaces of care, attention, history and heritage.

2. Emphasis on Quality in Business and Community Life:

People believe that something worth doing is worth doing right.

3. Willingness to Invest in the Future:

In addition to the brick-and-mortar investments, all decisions are made with an outlook on the future.

4. Participatory Approach to Community Decision Making:

Even the most powerful of opinion leaders seem to work toward building consensus.

5. Cooperative Community Spirit:

The stress is on working together toward a common goal, and the focus is on positive results.

6. Realistic Appraisal of Future Opportunities:

Successful communities have learned how to build on strengths and minimize weaknesses.

7. Awareness of Competitive Positioning:

Local loyalty is emphasized, but thriving communities know who their competitors are and position themselves accordingly.

8. Knowledge of the Physical Environment:

Relative location and available natural resources underscore decision-making.

9. Active Economic Development Program:

There is an organized, public/private approach to economic development.

10. Deliberate Transition of Power to a Younger Generation of Leaders:

People under 40 regularly hold key positions in civic and business affairs.

11. Acceptance of Women in Leadership Roles:

Women are elected officials, plant managers, and entrepreneurial developers.

12. Strong Belief in and Support for Education: Good schools are the norm and centers of community activity.

13. Problem-Solving Approach to Providing Health

Care: Health care is considered essential, and smart strategies are in place for diverse methods of delivery.

14. Strong Multi-Generational Family Orientation:

The definition of family is broad, and activities include younger as well as older generations.

15. Strong Presence of Traditional Institutions that are Integral to Community Life:

Churches, schools and service clubs are strong influences on community development and social activities.

16. Sound and Well-Maintained Infrastructure:

Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.

17. Careful Use of Fiscal Resources:

Frugality is a way of life and expenditures are considered investments in the future.

18. Sophisticated Use of Information Resources:

Leaders access information that is beyond the knowledge base available in the community.

19. Willingness to Seek Help from the Outside:

People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.

20. Conviction that, in the Long Run, You Have to Do It Yourself:

Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.

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