
Region 9 Report-2000

November 2000

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INTRODUCTION

The Region 9 Economic Development District of Southwest Colorado, Inc. provides economic and community development services to a five county area, which includes Archuleta, Dolores, La Plata, Montezuma and San Juan Counties. Region 9 encompasses 6,594 square miles, 6.3% of the total land area in the State of Colorado (104,247 sq. miles). Geographically the area is located in a transitional zone between the southwestern edge of the Rocky Mountains and the eastern edge of the Colorado Plateau.

This *Report* summarizes demographic and economic information for the region as a whole, as well as for each of the individual counties. General information on tribal populations within the planning and management area is also presented. The purpose of this *Report* is to present some of the significant aspects of the Region 9 economy and to identify trends that may add insights into the regional economy.

The regional economy encompasses the entire "Four Corners" area, including southwest Colorado, northwest New Mexico, northeast Arizona, and southeast Utah. People in the region often commute long distances to take advantage of better employment opportunities, better shopping opportunities, or lower real estate prices. The *Report* is not intended to be a comprehensive regional economic study, but serves as an overview.

The population within the five counties of Region 9 has grown at a rate of 19% from 1993 to 1999. Much of this growth can be attributed to what is being termed "amenity migration". Newcomers are moving in to take advantage of the area's unique natural resources, quality of life, and other amenities that the region offers. Many of these newcomers are retirees or 2nd home- owners that bring along their pensions and other retirement benefits. This "new" money benefits the local economy as it is spent on new homes and goods and services, creating employment opportunities.

Population growth has affected land use planning as well as the overall economic picture of the region. Most of the growth has occurred in unincorporated areas of the counties, reflecting the conversion of agricultural land to rural subdivisions. Population growth has also created a demand for municipalities to provide services such as water and sewer, and infrastructure improvements such as new schools and transportation systems to newly annexed commercial and residential areas. These service demands are increasing, while the local governments are searching for ways to set spending priorities in the face of decreasing property tax revenues resulting from declining oil and gas production.

Historically industries such as mining, agriculture and forestry formed the base supporting the local economy. Currently the historic major industries of mining, agriculture and forestry provide less than 7% of employment earnings in the regional economy. These base industries have been replaced over time by tourism. The Archuleta and La Plata County economies are based primarily on tourism and retail trade. Agriculture related services and forestry remain significant sources of employment for certain parts of the region, especially Dolores and Montezuma counties. Since the closure of the Sunnyside Mine in Silverton, San Juan County is almost entirely dependent on income and employment generated from tourism.

Economic diversification is a high priority for Region 9. Local and regional economies need to develop more diversity to improve the number, quality and variety of jobs that are available to local residents. The service and wholesale/retail trade sectors provide the largest proportion of income and employment, although they offer the lowest wages of the various sectors. Infrastructure improvements such as advanced telecommunications, the development of industrial parks for light manufacturing, and improved air and overland freight routes could help diversify the regional economy. The agricultural sector could also benefit by the provision of economic incentives to farmers and ranchers to preserve rural lands. The preservation of a rural lifestyle and landscape has been identified as priorities in all discussions of economic development in the region.

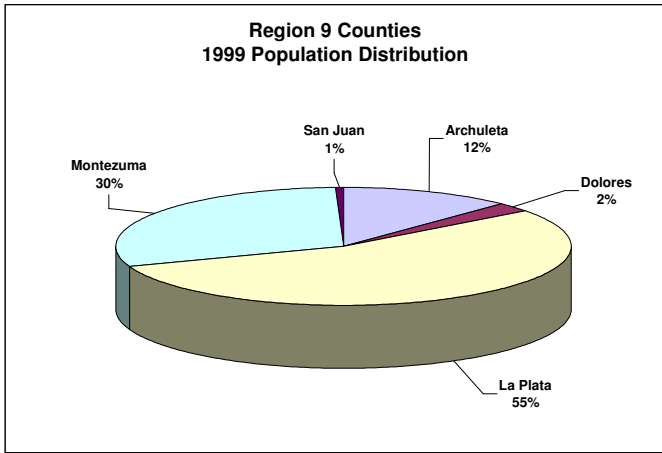
Notes on Sources

The Demography Section - Colorado Division of Local Government (CDLG) is the source of demographic information. The demographic data presented in this *Report* is either actual census data or estimates of population prepared by the State Demographer (July 2000). The Demography Section also provided employment and income projections using 1998 data from the Colorado Department of Labor (ES202) and information from the U.S. Bureau of Economic Analysis (BEA). Please note that there are some limitations with using BEA data to establish agricultural employment income. Other sources are noted in text.

REGION 9 OVERVIEW

Population

Of the 77,665 people living in Region 9 in 1999 more than half resided in La Plata County, followed by Montezuma, Archuleta, Dolores, and San Juan Counties.



In 1999 the largest municipality in Region 9 was the City of Durango in La Plata County (14,796); followed by the City of Cortez in Montezuma County (8,406); and the Town of Pagosa Springs in Archuleta County (1,825). The smallest population center is the Town of Rico (185) in Dolores County.

A look at the annual average population change for each county gives a historical perspective of growth and decline in the region from 1970 to 1999.

County	Avg. Annual % Change		
	1970-80	1980-90	1990-99
Archuleta	3.4%	4.6%	8.8%
Dolores	0.1%	-0.9%	2.7%
La Plata	4.2%	1.9%	3.5%
Montezuma	2.7%	1.4%	2.6%
San Juan	0.0%	-1.1%	-3.1%
Region 9	3.3%	1.8%	3.6%

Between 1995 and 1999 Region 9 grew by 11%. Archuleta County has seen the most growth at 36%, and is one of the fastest growing counties in the state. After a period of population decline in the early 90's, due to mine closures, the population of San Juan County has stabilized.

County	Population Estimates					% Change
	1995	1996	1997	1998	1999	
Archuleta	7,057	7,861	8,450	9,142	9,581	36%
Dolores	1,584	1,657	1,706	1,822	1,876	18%
La Plata	38,888	39,865	40,504	41,896	42,506	9%
Montezuma	21,791	22,206	22,466	22,800	23,163	6%
San Juan	551	549	549	539	539	-2%
Region 9	69,871	72,138	73,675	76,199	77,665	11%

Employment and Income

The number of jobs based in the region is an economic indicator that is viewed by many analysts as a reliable indicator of the local economy. In keeping with population growth, the Region 9 labor force grew by about 4,723 workers from 1994 to 1999.

Although the unemployment rate in the region is declining, it is still greater than the statewide average.

REGION 9	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	1,924	2,151	2,239	2,106	2,419	1,776
Employed	34,925	36,310	37,054	37,711	38,959	39,796
Total Labor Force	36,849	38,461	39,293	39,817	41,378	41,572
Unemploy. Rate	5.2%	5.6%	5.7%	5.3%	5.8%	4.3%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

The following figure presents the proportionate numbers of jobs and employment income by sector for Region 9. These data are drawn from 1998 projections made by the Demography Section (CDLG) that include proprietors and self-employment as well as wage earners. Please note that income figures are presented in thousands of dollars.

1998 Total Employment Region 9	# of Jobs	% of Jobs	Income (\$000)	% of Inc.
Agricultural Products&Services	2,438	5%	\$ 12,221	1%
Mining	486	1%	\$ 20,655	2%
Construction	5,799	12%	\$ 157,457	15%
Manufacturing	1,875	4%	\$ 40,073	4%
Transportation, Communication & Public Utilities	1,680	3%	\$ 62,760	6%
Wholesale & Retail Trade	12,753	25%	\$ 181,448	18%
Finance, Insurance & Real Estate	2,245	4%	\$ 61,737	6%
Services	16,713	33%	\$ 320,143	31%
Government	6,250	12%	\$ 170,727	17%
Total	50,240	100%	\$ 1,027,221	100.0%

1998 data is the latest available at time of publication

In 1998 the largest employment sector was the service industry (33%), which also provided the most employment income (31%). This figure reflects the dependency of the Region on tourism as a primary economic force. Unfortunately, wages in the service industry are generally low.

Employment (25%) and employment income (18%) in the wholesale/retail trade sector are also important in the regional economy.

Total Personal Income

The sum of income accruing to all residents of Region 9 is referred to as Total Personal Income (TPI).

Employment earnings are derived from all employment within the region (farm & non-farm).

Transfer payments consist primarily of retirement and disability benefit payments, medical payments (i.e. Medicare and Medicaid), income maintenance benefits, unemployment insurance, veterans benefits and payments to nonprofit institutions.

Dividend income is that paid in cash and in other assets to stockholders who are residents of an area by corporations in the U.S. or abroad. **Interest** income consists of monies received from money market mutual funds and interest from other sources. **Rental** income consists income from the rental of real property, the imputed net income of owner-occupants of non-farm dwellings, and the royalties received from patents, copyrights, and from the rights to natural resources.

Residency adjustments are made when a person receives income for work performed and paid for from outside their place of residency, i.e. commuters.

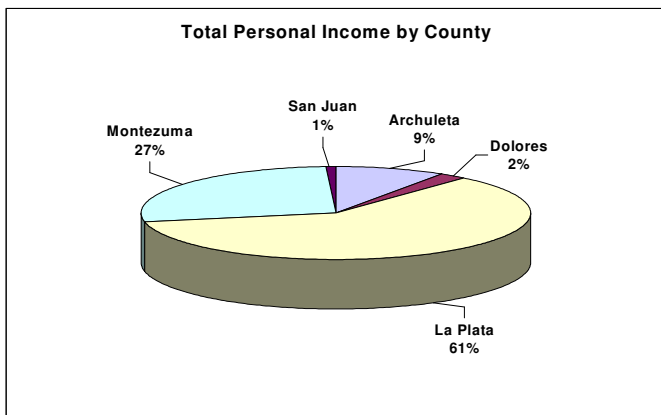
Total Personal Income for the region in 2000 is expected to be more than **1.9 billion** dollars.

Total Personal Income by County - 2000 (forecast)

County	Employment Income	Transfer Payments	Div., Int & Rent	Residency Adjustment	Total (\$000)	% of Total
Archuleta	\$ 98,621	\$ 29,035	\$ 40,085	\$ 15,139	\$ 182,880	9%
Dolores	\$ 14,353	\$ 9,537	\$ 5,895	\$ 16,323	\$ 46,108	2%
La Plata	\$ 802,173	\$ 133,375	\$ 237,546	\$ 29,637	\$ 1,202,731	60%
Montezuma	\$ 315,605	\$ 96,775	\$ 87,022	\$ 40,822	\$ 540,224	27%
San Juan	\$ 8,240	\$ 2,136	\$ 2,108	\$ 4,751	\$ 17,235	1%
Total	\$ 1,238,992	\$ 270,858	\$ 372,656	\$ 106,672	\$ 1,989,178	100%
% of Total	62%	14%	19%	5%	100%	

Source: Center for Business & Economic Forecasting (May 1999)

La Plata County is forecasted to provide the greatest proportion (60%) of TPI within the region.



Retail Sales

Retail sales in Region 9 totaled more than 1.4 billion dollars in 1999. The strongest sector was in retail trade, which accounted for 64.7% of the total. Services (not including lodging), was also a strong sector, providing almost 10% of the total.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Agric., Forestry & Fisheries	\$7,211,000	0.5%
Mining	\$3,486,000	0.2%
Construction	\$65,924,000	4.6%
Manufacturing	\$52,521,000	3.6%
Transp. & Public Utilities	\$96,078,000	6.7%
Wholesale Trade	\$56,197,000	3.9%
Finance, Ins. & Real Estate	\$10,332,000	0.7%
Services-Not Lodging	\$136,277,000	9.5%
Lodging	\$69,942,000	4.9%
Retail Trade	\$932,900,000	64.7%
Other*	\$11,008,000	0.8%
Total	\$ 1,441,876,000	100.0%

* Other includes the sectors not disclosed

Source: Colorado Dept. of Revenue

Retail trade includes a variety of industries, as shown below. Automotive retail trade was the largest sector, accounting for 21.2% of the total, followed by food (18.9%), and miscellaneous retail (12.1%).

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$175,926,000	18.9%
Automotive	\$198,137,000	21.2%
Furniture	\$45,997,000	4.9%
Eat/Drink	\$98,111,000	10.5%
Building	\$112,636,000	12.1%
Gen. Merchandise	\$135,308,000	14.5%
Misc. Retail	\$114,319,000	12.3%
Apparel	\$15,660,000	1.7%
Other*	\$36,806,000	3.9%
Total	\$932,900,000	100.0%

* Other includes the sectors not disclosed

Source: Colorado Dept. of Revenue

ARCHULETA COUNTY

Archuleta County is comprised of 872,960 acres (1,364 sq. miles). Only 34% of lands in Archuleta County are in private ownership. Although Archuleta County is technically not zoned, the county controls the use of land through its recently adopted (March 2000) conditional use process. Tribal lands comprise 14.4% of the county and any decisions regarding their development (i.e. mineral and timber resources) could be crucial to impacts on county resources and economic development. Most of the northern and eastern portions of the county (51.6%) are within the San Juan National Forest and are under the management of the U.S. Forest Service. Federal lands continue to be managed under a policy of multiple use.

Population

Since 1993, Archuleta County has had the highest annual percent population increases in SW Colorado. It is one of the fastest growing counties in the state. Most of the growth is in unincorporated areas. The majority of the county's population is concentrated within the Town of Pagosa Springs and surrounding subdivisions, presenting the challenge of providing adequate facilities and infrastructure to keep pace with the rapid population growth. In 1999 the population was 9,581.

The following figure provides population estimates for unincorporated areas of Archuleta County and Pagosa Springs for the years 1994 to 1999. These population figures, however, do not reflect the large number of seasonal residents.

	Estimates						Avg. Annual % Change
	1994	1995	1996	1997	1998	1999	94-99
Archuleta	6,504	7,057	7,861	8,450	9,142	9,581	9%
Pagosa Springs	1,403	1,471	1,658	1,767	1,818	1,825	6%
Unincorporated	5,101	5,586	6,203	6,683	7,324	7,756	10%

Source: CDLG-Demography Section

The rate of growth is projected to decrease, but the population could almost double in the next 20 years. Rate decrease is based on the assumption that the overall rate of growth of the U.S population will slow by 0.1% each decade.

Archuleta	1980	1990	2000	2010	2020
Population	3,664	5,345	10,107	15,080	19,949
Avg. Ann. % Change		4.6	8.9%	4.9%	3.2%

CDLG-Demography Section

Educational Facilities

Archuleta County District 50 JT; K-12 (Fall 1999 enrollment was 1,525). Two private schools (combined 1999 enrollment was 50). Pueblo Community College- Pagosa Springs Campus (Fall 1999 enrollment was 56). Archuleta County Education Center (enrollment not available). [Colo. Dept. of Education]

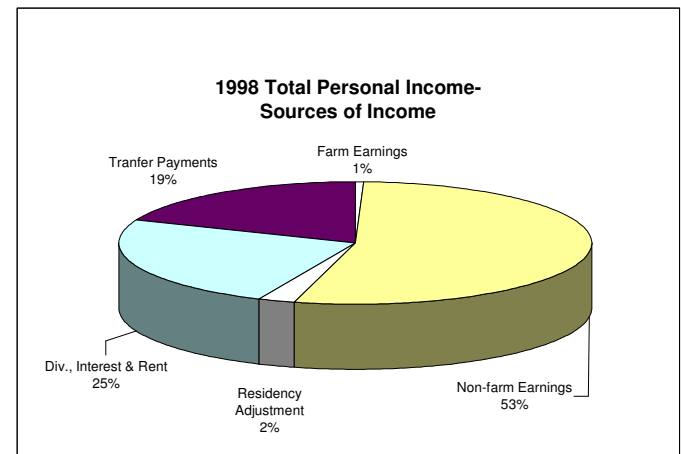
Economic Trends

Archuleta County developed as a result of a unique combination of natural resources and natural attributes, i.e. the Hot Springs located in Pagosa Springs. Initially these resources were "Traditional West" commodities such as timber, cattle and minerals.

In 1970, manufacturing (primarily wood products) provided 30% of the county's total work income and generated \$7.4 million in earnings. Over the next 20 years manufacturing wages decreased. The decline of the timber industry in the late 1970's played a large role in this decrease. The 1980's were a time of relative stability in terms of population and economy, reflecting the "flat" state and national economies. Since that time Archuleta County has been in transition from a traditional rural community to a more urban environment in which tourism is the number one industry. The natural environment, and the amenities it provides, are behind much of the growth and have become the larger region's chief economic asset.

Employment and Income

In 1998, Total Personal Income (TPI) in Archuleta County was \$151,837,000 (adjusted). The largest proportion of TPI is generated through non-farm earnings.



Source: CDLG-Demography Section

Retired persons collect benefits that account for 30% (\$46,241,000) of TPI in Archuleta County. Retirees make significant contributions to the economy by purchasing goods and services with income from outside sources (i.e. transfer payments), bringing "new" money to circulate in the local economy. This new money also creates employment opportunities.

In 1998, Archuleta had a Per Capita Personal Income (PCPI) of \$16,919. This PCPI ranked 57th of 63 in the State, was 56 percent of the State average (\$29,994) and 62 percent of the national average (\$27,203).

The composition of the economy supports a low unemployment rate although seasonal fluctuations are generally seen in the winter months. County unemployment rates are going down, but are not yet on a par with state unemployment rates.

ARCHULETA	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	160	171	198	199	237	177
Employed	3,072	3,190	3,377	3,645	4,042	4,384
Total Labor Force	3,232	3,361	3,575	3,844	4,279	4,561
Unemploy. Rate	5.0%	5.1%	5.5%	5.2%	5.5%	3.9%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

Source: Colo. Dept of Labor

The ratio of earnings to employment indicate which sectors are high earning sectors, on average, compared to those sectors which generate lower earnings. The service sector employs the most wage earners (30%) in the county, and represents 23% of the earnings- although it is a relatively low paying sector at an average annual wage of \$14,099. Wholesale/retail trade jobs account for 27% of total employment and contribute 22% of total income. The highest paying sector is transportation, communication and public utilities, with an average annual wage of \$33,159 though it provides only 5% of income and 3% of employment in Archuleta County.

Archuleta County 1998 Total Employment	# of Jobs	% of Jobs	Income (ooo)	% of Inc.	avg. annual wage *
Agriculture	283	6%	\$ 1,046	1%	\$ 24,940
Mining	28	1%	\$ 788	1%	\$ 19,791
Construction	656	13%	\$ 12,525	15%	\$ 24,587
Manufacturing	89	2%	\$ 1,785	2%	\$ 23,316
T, C & P U	123	3%	\$ 4,036	5%	\$ 33,159
Retail Trade*	1323	27%	\$ 17,774	22%	\$ 13,749
F, I & RE	386	8%	\$ 12,433	15%	\$ 28,946
Services	1,460	30%	\$ 18,930	23%	\$ 14,099
Government	515	11%	\$ 13,058	16%	\$ 23,483
Total	4,864	100%	\$82,374	100%	\$ 19,677

*avg wage for Wholesale Trade is \$43,462

From BEA & ES 202-includes proprietor income

Direct Basic economic activity is defined as that part of a county's total employment (wage and proprietor) and employment earnings that draw new money into the local economy. In Archuleta County there were 1,791 jobs (37% of 4,864) that are attributed to Direct Basic activities in 1998. These jobs were primarily in sectors that support tourism, amenity migration, and agriculture.

Direct Basic employment income contributed \$22,928,000 to total employment income (28% of \$82,374,000). Employment income from the tourism industry was estimated to be as high as 50% of Direct Basic income. Jobs in the amenity migration sector, i.e. real estate and construction, provided about 32% of Direct Basic income. Many of the amenity migrants are people/retirees in high tax brackets. The amenities that follow these individuals - higher end housing, fine restaurants, country clubs, and increased shopping opportunities- are on the rise.

Livable Wages

Operation Healthy Communities (OHC) has determined that in 1998 a minimum of \$8.47/hr provided a livable wage in Archuleta County, although only about 53% of families would be able to purchase a median priced home of \$125,000.

Retail Sales

Retail trade is the strongest sales sector, followed by services (not lodging). These are also the strongest employment sectors. In 1999 there were \$157,632,000 total sales, including the sectors that are not disclosed.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Agric., Forestry & Fisheries	\$ 882,000	0.6%
Construction	\$ 10,707,000	6.8%
Manufacturing	\$ 4,203,000	2.7%
Transp. & Public Utilities	\$ 8,835,000	5.6%
Wholesale Trade	\$ 6,566,000	4.2%
Finance, Ins. & Real Estate	\$ 1,134,000	0.7%
Services-Not Lodging	\$ 12,000,000	7.6%
Lodging	\$ 8,529,000	5.4%
Retail Trade	\$ 102,956,000	65.3%
Other*	\$ 1,820,000	1.2%
Total	\$ 157,632,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

Within the Retail Trade sector food sales is the strongest sector, followed by Building. In 1999 there were \$102,956,000 total retail trade sales, including the sectors that are not disclosed.

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$ 25,740,000	25.0%
Furniture	\$ 3,307,000	3.2%
Eat/Drink	\$ 10,169,000	9.9%
Gen. Merchandise	\$ 2,231,000	2.2%
Apparel	\$ 1,305,000	1.3%
Building	\$ 24,573,000	23.9%
Other*	\$ 35,631,000	34.6%
Total	\$ 102,956,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

DOLOROS COUNTY

Dolores County is comprised of 673,897 acres (1,052 sq. miles). Of these 58% are state and federal lands, and 42% are in private ownership. There are new regulations to establish a permitting process, and performance standards, for public review and approval of certain new development activities and land use changes within the unincorporated area of Dolores County. The performance standards are intended to ensure that new developments do not interfere with existing land uses, especially agricultural operations; and that they comply with a variety of existing county, state and federal regulations.

Population

The county as a whole has seen modest growth in the 1990's, with 5% average annual change from 1994 to 1999. Dolores County has a relatively small population (1,876 in 1999), dispersed within two topographically distinct areas. Dove Creek, the county seat, is primarily within an agricultural area located on the west- side of the county. From 1994 to 1999 Dove Creek has seen growth averaging 4% annually.

The Town of Rico is located in the eastern portion of the county. Mining began in Rico in Eastern Dolores County in 1869. The Town of Rico (elevation 8,827 feet) experienced the booms and busts of hard rock mining until the last mines closed in the 1970s. Rico is beginning to grow again based largely on people who commute to Telluride, which is undergoing rapid expansion as a Ski Town. From 1994 to 1999 Rico has averaged 9% annual growth, To accommodate growth, Rico needs to develop a sewer system and upgrade its water treatment capacity.

	Estimates						Avg. Annual % Change 94-99
	1994	1995	1996	1997	1998	1999	
Dolores	1,516	1,587	1,657	1,706	1,822	1,876	5%
Dove Creek	636	664	696	713	754	774	4%
Rico	126	136	154	163	175	185	9%
Unincorporated	754	787	807	830	893	917	4%

Source: CDLG-Demography Section

A slower growth trend is projected into the next century based on the assumption that the overall rate of growth of the U.S population will slow by 0.1% each decade. However, Dolores County population had already exceeded projections for 2000 in 1999.

Dolores	1980	1990	2000	2010	2020
Population	1,658	1,504	1,827	2,177	2,539
Avg. Ann. % Change		-0.9	2.1%	1.9%	1.7%

Source: CDLG-Demography Section

Educational Facilities

Two separate School Districts serve portions of Dolores County. District RE 2J is located in the Town of Dove Creek on the western side of the county and had an enrollment of 339 students in Fall 1999. Students from the eastern portion of the county are served by District RE - 4A located in the Town of Dolores in Montezuma County.

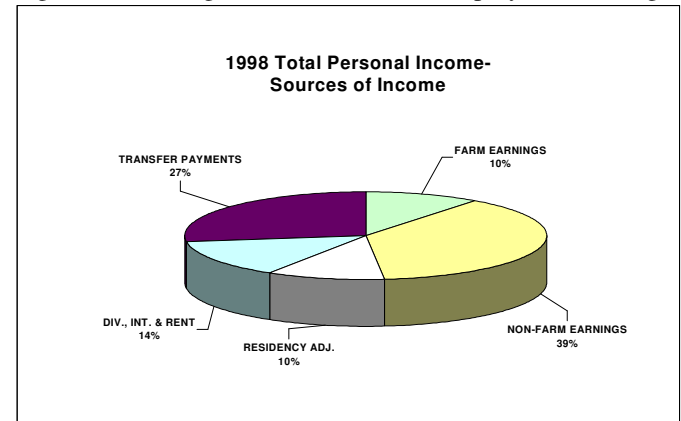
Economic Trends

The Dolores County economy is dominated by agriculture. The agricultural sector in Dolores County was built upon the production of dry land crops. Dove Creek is known as the "Pinto Bean Capitol of the World" for its long-standing production of high quality pinto beans noted for their nutritional content and extended shelf life. New opportunities are being developed in the Dolores County agricultural sector including the introduction of irrigated farming with water from McPhee Reservoir and the development of new crops and value added businesses.

Historically, the mountainous (eastern) parts of Dolores County supplied a number of small saw mills and was the site of gold, silver, copper, lead, zinc and molybdenum mining in the Rico area. Uranium mining in Western San Miguel County to the North provided important supplemental income to the Dolores County economy until the mines closed in the mid-1980s. It is said that many farm mortgage payments were made with the help of a winter job in the uranium mines. Access to scenic public lands in the county provide recreational opportunities, however, the tourist base is served primarily by businesses outside of the county.

Employment and Income

In 1998 Total Personal Income (TPI) in Dolores County was \$33,604,000 (adjusted). The largest proportion (47%) of TPI is generated through farm and non-farm employment earnings.



Source: CDLG-Demography Section

Retired persons collect benefits that account for 32% (\$10,767,000) of TPI in Dolores County. Retirees make significant contributions to the economy by purchasing goods and services with income from outside sources (i.e. transfer payments), bringing "new" money to circulate in the local economy. This new money also creates employment opportunities.

In 1998 Dolores County had a Per Capita Personal Income (PCPI) of \$18,363. This PCPI ranked 52nd of 63 in the state, was 61% of the state average (\$29,994), and 68% of the national average (\$27,203.)

The composition of the economy defines a relatively high unemployment rate with seasonal fluctuations. In 1999 Dolores County had an average unemployment rate of 7.9%. In comparison the statewide average was 2.9%.

DOLORES	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	58	59	76	83	75	57
Employed	620	569	553	533	580	663
Total Labor Force	678	628	629	616	655	720
Unemploy. Rate	8.6%	9.4%	12.1%	13.5%	11.5%	7.9%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

Source: Colo. Dept of Labor

Government sector employment provides the greatest proportion of employment (23%) and employment income (23%). Most of these jobs are in local government, which includes the schools and the county.

Agricultural products and services also play a large role in the Dolores County economy, providing 20% of employment and 21% of employment income. Dolores is the only county in Region 9 that has consistently shown positive net agricultural income since 1980 (96' was a bad year). In 1997 the net income was \$2,043,000. Much of the \$8.5 million in production expenses is spent locally. The intangible benefits of agriculture include wide- open vistas, rural lifestyles and small town living.

The Trade sector is also strong, providing 20% of jobs but only 12% of employment income. Wholesale trade is a small but well paying sector. Jobs in Eating & Drinking places are the largest segment, but with very low wages.

Dolores County 1998 Total Employment	# of Jobs	% of Jobs	Income (ooo)	% of Inc.	avg. annual wage *
Agriculture	161	20%	\$ 3,258	21%	\$ 19,087
Mining	24	3%	\$ 1,358	9%	\$ 35,891
Construction	99	12%	\$ 450	3%	\$ 15,846
Manufacturing	17	2%	\$ 205	1%	\$ 24,661
T,C & PU	92	11%	\$ 3,998	26%	\$ 26,017
¹ Wholesale & ² Retail Trade	162	20%	\$ 1,918	12%	**
F,I & RE	12	1%	\$ 230	1%	D
Services	51	6%	\$ 611	4%	\$ 11,611
Government	187	23%	\$ 3,523	23%	\$ 15,791
Total	805	100%	\$15,552	100%	\$ 17,388

* from ES202, ** ¹Wholesale \$32,001; ² Retail \$10,225

D= non-disclosure

Direct Basic economic activity is defined as that part of a county's total employment (wage and proprietor) and employment earnings that draw new money into the local economy. In Dolores County there were 289 jobs (36% of 805) that were attributed to Direct Basic activities in 1998. These jobs were primarily in sectors that support agriculture.

Direct Basic employment income contributes \$6,361,000 to total employment income (41% of \$15,552,000). Employment income from the agricultural sector is estimated to be as high as 49% of Direct Basic income.

Livable Wages

Operation Healthy Communities (OHC) has determined that in 1998 a minimum of \$7.37/hr provided a livable wage in Dove Creek, with about 83% of families able to purchase a median priced (\$35,500) home in 1998.

In Rico the livable wage was \$8.53/hr, although only about 51% of families would be able to qualify for a median priced home of \$99,800.

In rural Dolores County about 66% of families would be able to purchase a median priced (\$68,250) home in 1998.

Retail Sales

In 1999 there were \$14,392,000 total sales, including the sectors that are not disclosed. Retail trade is the strongest sales sector, accounting for almost 58% of total sales.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Manufacturing	\$ 140,000	1.0%
Transp. & Public Utilities	\$ 881,000	6.1%
Finance, Ins. & Real Estate	\$ 308,000	2.1%
Services-Not Lodging	\$ 653,000	4.5%
Retail Trade	\$ 8,326,000	57.9%
Other*	\$ 4,084,000	28.4%
Total	\$ 14,392,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

Within the Retail Trade sector, automotive sales are the strongest sector accounting for about 57% of the total. In 1999 there were \$8,326,000 total retail trade sales, including the sectors that are not disclosed.

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$ 737,000	8.9%
Automotive	\$ 4,707,000	56.5%
Eat/Drink	\$ 813,000	9.8%
Building	\$ 1,338,000	16.1%
Misc. Retail	\$ 706,000	8.5%
Other*	\$ 25,000	0.3%
Total	\$ 8,326,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

LA PLATA COUNTY

The county is comprised of 1,083,085 acres (1,692sq. miles). Of these 43% are private lands, 16% are tribal lands (Southern Ute and Ute Mountain Ute), and 41% are state and federal lands. The foremost issue that the county currently faces is population growth. Implications of growth include increased demand for services; infrastructure needed to serve development; changes to the environment; and impacts on the overall quality of life in the county.

Population

There is a considerable awareness of the growth occurring in La Plata County due to an expanded tourism economy, oil and gas development, retiree immigration, and many recreational opportunities.

	Estimates						Avg. Annual % Change 94-99
	1994	1995	1996	1997	1998	1999	
La Plata	36,985	38,940	39,865	40,504	41,896	42,506	3%
Durango	13,582	13,713	14,095	14,151	14,488	14,796	2%
Bayfield	1,356	1,452	1,562	1,590	1,607	1,599	4%
Ignacio	749	747	773	788	792	784	1%
Unincorporated	21,298	23,028	23,435	23,975	25,009	25,327	4%

Source: CDLG-Demography Section

Between 1994 and 1999 the La Plata County averaged 3% annual growth, with most of the growth occurring in Bayfield and unincorporated areas of the county. A primary goal for Bayfield is to provide for orderly growth in a way that does not adversely affect the community's small town character, while providing the infrastructure for expansion.

The City of Durango grew by 2% annually and is also currently dealing with infrastructure issues. These include: how to provide services to accommodate visitor and residential growth within the city limits; how to respond to the need for water and sewer services in potential service areas outside of the city; and how to improve traffic circulation and congestion.

In the Town of Ignacio growth has also been moderate (1% annually), but with the advent of Casino Gambling on the Southern Ute Reservation and other expanding tribal enterprises, growth is probably inevitable. Since Ignacio is surrounded by Southern Ute Reservation land there is limited room for expansion so the use of remaining land must be carefully considered.

La Plata	1980	1990	2000	2010	2020
Population	27,195	32,284	44,556	56,087	63,987
Avg. Ann. % Change		1.9	3.8%	2.6%	1.4%

Source: CDLG-Demography Section

A slower growth trend is projected into the next century based on the assumption that the relocation boom currently being experienced will subside, and growth will more closely mirror that anticipated for Colorado as a whole.

Educational Facilities

La Plata County is served by 3 school districts; *Durango 9-R* (Fall 99' enrollment 4,850), *Bayfield 10 JT-R* (1,047) and *Ignacio 11 JT* (1,028). The *Southern Ute Tribe* is currently constructing it's own educational facility near Ignacio. Higher education facilities include *Ft. Lewis College* (4,358) and *Pueblo Community College-Durango Campus* (659).

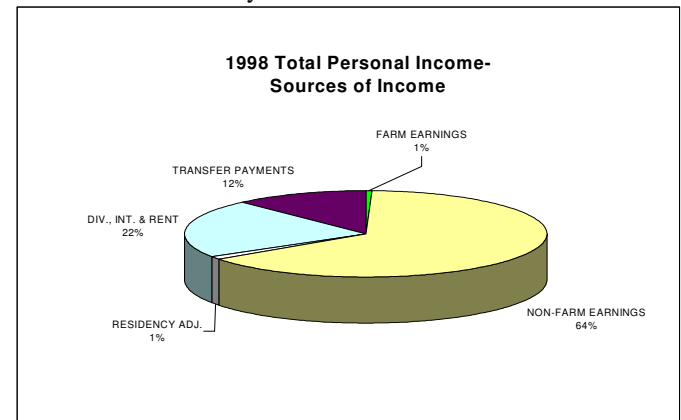
Economic Trends

Historically, La Plata County developed as a result of "traditional west" commodities such as minerals, cattle and timber. Since the 1970's La Plata County has been in transition from a traditional rural county to a more urban environment in which tourism is the number one industry. People moving in for quality of life issues or "amenity migration" drove population growth in the 1990's.

Because of its location within the larger region Durango has developed as a tourist crossroads and regional trade center. Bayfield has served as a supply town and social center for area farmers and ranchers, and more recently as a bedroom community for Durango. At present Ignacio remains a tri-ethnic community, composed of Southern Utes, Hispanic and Anglos. Today the town serves as a supply center for the surrounding reservation and ranches and is a crossroads for the gas and oil industry. The Southern Ute Tribal Headquarters is located just north of the town limits and provides administration and services to tribal members.

Employment and Income

In 1998, Total Personal Income (TPI) in La Plata County was \$1,025,710,000 (adjusted). The largest proportion of TPI is generated through non-farm employment earnings. Retired persons collect benefits that account for 8% (\$82,987,000) of TPI in La Plata County.



Source: CDLG-Demography Section

In 1998, La Plata County had a Per Capita Personal Income (PCPI) of \$25,241. This PCPI ranked 20th of 63 in the state, was 84% of the state average (\$29,994), and 93% of the national average (\$27,203.)

The composition of the economy supports a low unemployment rate although seasonal fluctuations are generally seen in the winter months. The unemployment rate is going down, but still is not on a par with state unemployment rates.

LA PLATA	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	929	1,081	1,139	1,056	1,262	926
Employed	20,885	22,028	22,372	22,922	23,318	23,249
Total Labor Force	21,814	23,109	23,511	23,978	24,580	24,175
Unemploy. Rate	4.3%	4.7%	4.8%	4.4%	5.1%	3.8%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

Source: Colo. Dept of Labor

Wage and employment information can be used to measure the strength of the various economic sectors. The ratio of earnings to employment indicate which sectors are high earning sectors, on average, compared to those sectors which generate lower earnings. The service sector accounts for 36% of earnings and 34% of jobs.

Wholesale/Retail, on the other hand, represents 26% of the counties' employment and only 17% of the earnings- reflecting a relatively low paying sector. Government sector jobs (12%) are fairly well paying but may be decreasing due to a downsizing trend in state and federal agencies.

La Plata County 1998 Total Employment	# of Jobs	% of Jobs	Income (ooo)	% of Inc.	avg. annual wage *
Agricultural Products&Services	1,137	4%	\$ 5,729	1%	\$ 17,269
Mining	309	1%	\$ 13,246	2%	\$ 41,438
Construction	2,953	10%	\$ 93,753	14%	\$ 27,491
Manufacturing	1,122	4%	\$ 25,847	4%	\$ 22,877
T,C & PU	993	3%	\$ 38,454	6%	\$ 34,139
¹ Wholesale & ² Retail Trade	7,924	26%	\$114,947	17%	**
F,I & RE	1,354	4%	\$ 39,368	6%	\$ 30,646
Services	10,811	36%	\$228,259	34%	\$ 22,596
Government	3,617	12%	\$106,121	16%	\$ 28,098
Total	30,220	100%	\$665,724	100%	\$ 23,081

Source: BEA and ES202, includes proprietor income; * from ES202

**¹ \$33,619; ² \$14,152

Direct Basic economic activity is defined as that part of a county's total employment (wage and proprietor) and employment earnings that draw new money into the local economy. In La Plata County there were 12,679 jobs (42% of 30,330) that are attributed to Direct Basic activities in 1998. These jobs were primarily in sectors that support tourism and amenity migration.

Direct Basic employment income contributed \$225,873,000 to total employment income (34% of \$665,724,000). Employment income from the tourism industry was estimated to be as high as 45% of Direct Basic income. Jobs in the amenity migration sector, i.e. real estate and construction, provided about 17% of Direct Basic income. Many of the amenity migrants are people/retirees in high tax brackets. The amenities that follow these individuals - higher end housing, fine restaurants, country clubs, and increased shopping opportunities- are on the rise.

Livable Wages

Operation Healthy Communities (OHC) has determined that in 1998 a minimum of \$8.95/hr provided a livable wage in Durango, with about 46% of families able to purchase a median priced (\$180,000) home in 1998. In Bayfield the livable wage was \$8.24/hr, with about 61% of families able to purchase a median priced home of \$127,000. In Ignacio the livable wage was \$7.95/hr, with about 67% of families able to purchase a median priced home of \$109,000. In rural La Plata County about 49% of families would be able to purchase a median priced (\$167,175) home in 1998.

Retail Sales

Retail trade is the strongest sales sector, followed by services (not lodging). These are also the strongest employment sectors. In 1999 there were \$883,846,000 total sales, including the sectors that are not disclosed.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Agric., Forestry & Fisheries	\$ 6,329,000	0.7%
Construction	\$ 39,842,000	4.5%
Manufacturing	\$ 36,291,000	4.1%
Transp. & Public Utilities	\$ 56,278,000	6.4%
Wholesale Trade	\$ 36,369,000	4.1%
Finance, Ins. & Real Estate	\$ 5,592,000	0.6%
Services-Not Lodging	\$ 97,141,000	11.0%
Lodging	\$ 49,903,000	5.6%
Retail Trade	\$ 553,114,000	62.6%
Mining	\$ 2,223,000	0.3%
Other*	\$ 764,000	0.1%
Total	\$ 883,846,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

Within the Retail Trade sector automotive sales is the strongest sector, followed by food sales. In 1999 there were \$553,114,000 total retail trade sales, including the sectors that are not disclosed.

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$ 96,192,000	17.4%
Furniture	\$ 32,922,000	6.0%
Eat/Drink	\$ 57,630,000	10.4%
Misc. Retail	\$ 83,210,000	15.0%
Gen. Merchandise	\$ 92,120,000	16.7%
Apparel	\$ 13,353,000	2.4%
Automotive	\$ 116,334,000	21.0%
Building	\$ 61,353,000	11.1%
Total	\$ 553,114,000	100.0%

Source- Colo. Dept of Revenue

MONTEZUMA COUNTY

Montezuma County is comprised of 1,333,888 acres (2,084sq. miles). Of these, 30% are private lands, 33% are tribal (Ute Mountain Ute), and 37% are state and federal lands. The most fundamental issues addressed by the Montezuma County Comprehensive Plan involve the protection of private property rights and the protection of private property values.

The primary tool for protection of these right and values is called Landowner Initiated Zoning (**LIZ**). Landowner Initiated Zoning is a unique approach that attempts to adapt conventional zoning to the circumstances, values and goals of Montezuma County.

Population

At the end of World War II, Dolores, Mancos and Cortez were about the same size. The growth that Cortez experienced was spurred by the development of the Aneth Oil Field in Southeastern Utah, which was accessed via McElmo Canyon. With Cortez as the nearest “full service” town many of the workers and their families made it their home. The development and paving of Highways 666 and 160 opened up Cortez as a regional trade center for the surrounding agricultural areas and Indian Reservations. The development of the Montezuma Valley and Mancos Valley rural water systems beginning in the 1960’s led to increased residential densities in rural parts of the county.

From 1994 to 1998 Montezuma county as a whole has seen steady population growth, with 2% average annual change. Unincorporated areas include tribal populations, i.e. Ute Mountain Utes.

	Estimates						Avg. Annual % Change 94-99
	1994	1995	1996	1997	1998	1999	
Montezuma	21,139	21,820	22,206	22,466	22,800	23,163	2%
Cortez	7,949	8,156	8,191	8,209	8,274	8,406	1%
Dolores	992	1,031	1,042	1,045	1,021	1,074	2%
Mancos	988	999	1,001	1,010	1,051	1,111	2%
Unincorporated	11,210	11,634	11,972	12,202	12,454	12,572	2%

Source: CDLG-Demography Section

The rate of growth is projected to decrease, based on the assumption that the overall rate of growth of the U.S population will slow by 0.1% each decade.

Montezuma	1980	1990	2000	2010	2020
Population	16,510	18,672	24,319	30,079	35,848
Avg. Ann. % Change		1.4%	3.0%	2.4%	1.9%

Source: CDLG-Demography Section

Educational Facilities

Montezuma County is served by three school districts; *Montezuma/Cortez RE1* (Fall 99' enrollment 3,474), *Dolores RE 4A 1* (656) and Mancos RE6 (507). Other facilities include: *Pueblo Community College- Cortez Campus* (270); San Juan Basin Vocational-Technical (300). *The Crow Canyon Archaeological Center* also provides educational opportunities for all ages (enrollment by course/program varies).

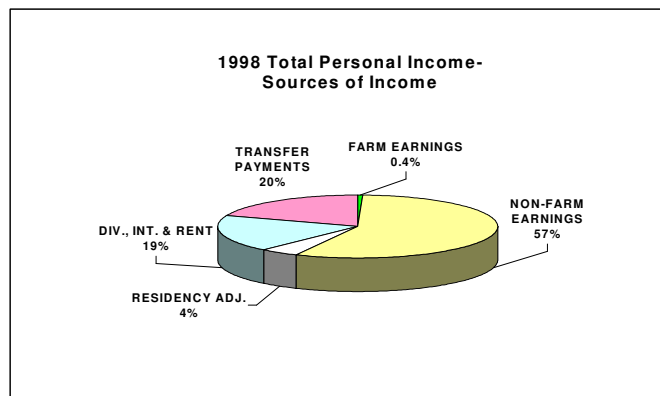
Economic Trends

Historically, Montezuma County developed as a result of providing mining towns in the San Juan Mountains with supplies. The extensive timber resources in the Dolores area were harvested to supply mine timbers and building lumber. The Town of Mancos built up around cattle raised to feed the mining communities. The lower elevations of the Montezuma Valley supplied agricultural products, with the City of Cortez developing as a center due to the creation of the Montezuma Valley Irrigation Company.

By the turn of the 20th century the mining boom had played out and the remaining settlers turned to subsistence agriculture and the export of agricultural and timber products. In the 1980’s, the construction of McPhee Reservoir (the Dolores Project) and its extensive irrigation systems allowed increased agricultural production and enhanced recreational opportunities for locals and tourists.

Employment and Income

In 1998, Total Personal Income (TPI) in Montezuma County was \$447,078,000 (adjusted). The largest proportion of TPI is generated through non-farm employment earnings. Retired persons collect benefits that account for 15% (\$65,429,000) of TPI in Montezuma County.



Source: CDLG-Demography Section

In 1998, Montezuma County had a Per Capita Personal Income (PCPI) of \$20,464. This PCPI ranked 45th of 63 in the state, was 68% of the state average (\$29,994), and 75% of the national average (\$27,203.)

The 1990's have seen relatively high unemployment rates in Montezuma County. Although rates declined 2% between 1998 and 1999, the county is still not on a par with state unemployment rates.

MONTEZUMA	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	732	794	786	741	799	583
Employed	10,082	10,286	10,538	10,396	10,777	11,251
Total Labor Force	10,814	11,080	11,324	11,137	11,576	11,834
Unemploy. Rate	6.8%	7.2%	6.9%	6.7%	6.9%	4.9%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

Source: Colo. Dept of Labor

The service sector accounts for 31% of jobs and 28% of wages; trade represents 22% of the counties' employment and only 17% of the earnings- both sectors are relatively low paying.

The importance of agriculture in Montezuma County is not adequately reflected in these employment data. The agricultural sector has been expanding in terms of the number of farms, land in farms, cropland harvested, and the average size of farms. Irrigation water available from the Dolores Project is a major factor in this expansion. There is also expansion in value-added enterprises such as food processing and wineries. There is an emphasis on agricultural viability in the *Montezuma County Comprehensive Plan*, although more work needs to be done to develop a complete picture of the economic status of agriculture.

Montezuma County 1998 Total Employment	# of Jobs	% of Jobs	Income (ooo)	% of Inc.	avg. annual wage *
Agricultural Products&Services	856	6%	\$ 2,189	1%	\$ 17,541
Mining	125	1%	\$ 5,115	2%	\$ 42,163
Construction	2,071	15%	\$ 50,267	20%	\$ 34,598
Manufacturing	643	5%	\$ 12,195	5%	\$ 20,223
T.C & PU	461	3%	\$ 15,347	6%	\$ 30,209
¹ Wholesale & ² Retail Trade	3,106	22%	\$ 44,065	17%	**
F,I & RE	459	3%	\$ 9,668	4%	\$ 23,543
Services	4,356	31%	\$ 71,759	28%	\$ 17,929
Government	1,854	13%	\$ 46,335	18%	\$ 23,517
Total	13,932	100%	\$256,941	100%	\$ 21,465

* from BEA and ES202-includes proprietors

** ¹ Wholesale \$23,176; ² Retail Trade \$14,286

Direct Basic economic activity is defined as that part of a county's total employment (wage and proprietor) and employment earnings that draw new money into the local economy. In Montezuma County there were 5,455 jobs (39% of 13,932) that are attributed to Direct Basic activities in 1998. These jobs were primarily in sectors that support tourism, government, and amenity migration.

Direct Basic employment income contributed \$82,185,000 to total employment income (32% of \$256,941,000). Employment income from the tourism industry was estimated to be as high as 42% of Direct Basic income. Jobs in the government sector, provided about 14% of Direct Basic income.

Livable Wages

Operation Healthy Communities (OHC) has determined that in 1998 a minimum of \$8.53/hr provided a livable wage in Cortez, with about 67% of families able to purchase a median priced (\$76,900) home in 1998.

In Dolores the livable wage was \$7.94/hr, with about 56% of families able to purchase a median priced home of \$106,250.

In Mancos the livable wage was \$8.81/hr, with about 64% of families able to purchase a median priced home of \$83,750.

Retail Sales

Retail trade is the strongest sales sector, followed by Transportation, Communication & Public Utilities (T,C & PU). In 1999 there were \$372,031,000 total sales, including the sectors that are not disclosed.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Construction	\$ 15,375,000	4.1%
Manufacturing	\$ 11,887,000	3.2%
Transp. & Public Utilities	\$ 29,295,000	7.9%
Wholesale Trade	\$ 13,362,000	3.6%
Finance, Ins. & Real Estate	\$ 1,109,000	0.3%
Services-Not Lodging	\$ 25,633,000	6.9%
Lodging	\$ 10,766,000	2.9%
Retail Trade	\$ 259,635,000	69.8%
Mining	\$ 1,191,000	0.3%
Other*	\$ 3,778,000	1.0%
Total	\$ 372,031,000	100.0%

* Other includes the sectors not disclosed

Source- Colo. Dept of Revenue

Within the Retail Trade sector automotive sales is the strongest sector, followed by food. In 1999 there were \$259,635,000 total retail trade sales

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$ 52,428,000	20.2%
Furniture	\$ 9,768,000	3.8%
Eat/Drink	\$ 26,158,000	10.1%
Misc. Retail	\$ 27,059,000	10.4%
Gen. Mercha	\$ 40,752,000	15.7%
Apparel	\$ 1,002,000	0.4%
Automotive	\$ 77,096,000	29.7%
Building	\$ 25,372,000	9.8%
Total	\$ 259,635,000	100.0%

Source- Colo. Dept of Revenue

SAN JUAN COUNTY

San Juan County is comprised of 250,880 acres (392 sq. miles). Of these, 12% are private lands and 88% are state and federal lands. Community development issues include economic development that will diversify and expand local economic sectors, retention and enhancement of the town's historical character and traditional values, the provision of community services and facilities, and the preservation of the ecological and aesthetic qualities of the area.

The overall economic health of the county in the future may depend on the development of sectors other than tourism that will diversify the economy, and provide year-round, livable wages while addressing the key issues of life in San Juan County.

Population

The population of San Juan County peaked at about 5,000 in 1910. Since that time the population has followed the boom and bust cycles that are characteristic of mining communities, fluctuating between 750 and 1,000 people from 1960 until the last working mine closed in 1991.

The population has stabilized at about 539 year-round residents, primarily within the Town of Silverton (the only town in the county). There has also been an influx of seasonal/summer residents, who purchase 2nd homes in the area in order to enjoy the rural amenities of life in the high country. This phenomenon, known as "amenity migration" has produced wide -ranging economic impacts on the community.

	Estimates						Avg. Annual % Change 94-99
	1994	1995	1996	1997	1998	1999	
San Juan	548	551	549	549	539	539	0%
Silverton	532	538	542	532	515	512	-1%
Unincorporated	16	13	7	17	24	27	14%

Source: CDLG-Demography Section

This slow growth trend is projected to continue into the next century as well. The following figure provides estimates of average annual (%) population change for the years 1980 to 2020.

San Juan	1980	1990	2000	2010	2020
Population	833	745	588	722	837
Avg. Ann. % Change		-1.1%	-2.1%	2.3%	1.6%

Source: CDLG-Demography Section

Educational Facilities

Declining population figures are generally mirrored by school enrollment figures. School District No.1 saw a drop from 155 students in 1990 to 84 students in 1999. Faced with the challenge of maintaining a quality K-12 educational program the schools have implemented "cutting edge" technology by setting up a computer lab that is also used by the community.

Economic Trends

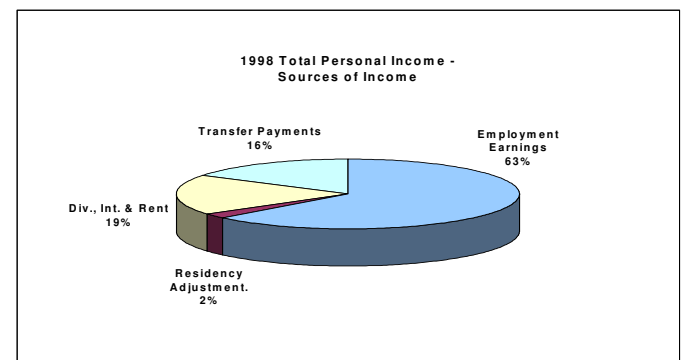
The discovery of gold in the county by Charles Baker in 1860 was followed by a late breaking gold rush in the 1870's. By 1873 more than 1500 mining claims had been staked. After the signing of the Brunot Treaty with the Ute Indians in 1874 the Town of Silverton was established, it remains the only community in San Juan County.

In the early days one of the greatest difficulties was to get supplies across the high mountains into Silverton. The Denver and Rio Grand Railroad reached Silverton from Durango in 1882, allowing for the movement of large quantities of supplies and the transport of ore to the smelter in Durango. With the dedication of the "Million Dollar Highway" in July of 1924 the transportation of gold, silver, lead, copper and zinc moved from the narrow gauge train to Highway 550 which connects Silverton to Montrose (60 miles to the north) and to Durango (50 miles to the south). Beginning in the late 1950s the rail line that had carried ore down to Durango began, instead, to carry tourists up from Durango to enjoy the spectacular scenery and the heritage that has made Silverton a National Registered Historic Landmark.

At the present time San Juan County has become almost entirely dependent upon tourism, primarily during the summer months when the train is running. Train ridership to Silverton reached nearly 213,000 in 1999. Visitors by train are supplemented by people who come to Silverton via Highway 550, which is part of the "San Juan Skyway," one of the premier scenic by-ways in the United States.

Employment and Income

In 1998, Total Personal Income in San Juan County was \$10,511,000. The largest proportion of TPI is generated through employment. Retired persons collect benefits that account for 8% (\$869,000) of TPI in San Juan County



Source: CDLG-Demography Section

In 1998, San Juan County had a Per Capita Personal Income (PCPI) of \$22,141. This PCPI ranked 36th of 63 in the state, was 74% of the state average (\$29,994), and 81% of the national average (\$27,203).

In 1990 San Juan County had an average unemployment rate of 7.9%. By 1992, after the closure of the Sunnyside Mine, this figure had risen to 35.1%. While the unemployment rates have been declining, they are still among the highest in the state.

SAN JUAN	Labor Force					
	1994	1995	1996	1997	1998	1999
Unemployed	45	46	40	27	46	33
Employed	266	237	214	215	242	249
Total Labor Force	311	283	254	242	288	282
Unemploy. Rate	14.5%	16.3%	15.7%	11.2%	16.0%	11.7%
State Unemploy. Rate	4.2%	4.2%	4.2%	3.3%	3.8%	2.9%

The composition of the economy of San Juan County has changed considerably in the 1990's. In 1990 mining contributed 72.8% of earnings and 40% of employment, in 1994 the mining industry had declined to the point that income and employment information was suppressed. Until the Sunnyside Mine closed in 1991, tourism supplemented the mining industry and filled gaps during low points in the mining cycle.

San Juan County 1998 Total Employment	# of Jobs	% of Jobs	Income (ooo)	% of Inc.	avg. annual wage *
Agricultural Products&Services	-	0%	\$ -	0%	\$ -
Mining	-	0%	\$ 148	2%	\$ -
Construction	21	5%	\$ 462	7%	\$ 26,268
Manufacturing	4	1%	\$ 40	1%	D
T,C & PU	10	2%	\$ 925	14%	D
Wholesale & Retail Trade	238	57%	\$ 2,744	41%	\$ 11,352
F,I & RE	34	8%	\$ 39	1%	D
Services	35	8%	\$ 583	9%	\$ 10,876
Government	77	18%	\$ 1,689	25%	\$ 23,806
Total	419	100%	\$ 6,630	100%	\$ 17,316

Source: BEA & ES202, includes proprietors income; D= non-disclosure of data
* from ES202: avg wage for wholesale trade is not disclosed

Presently, trade related to tourism contributes the greatest proportion of jobs (57%) and employment income (41%) to the local economy. State and local government jobs are also an important sector for jobs (18%) and income (25%).

Direct Basic economic activity is defined as that part of a county's total employment (wage and proprietor) and employment earnings that draw new money into the local economy. In San Juan County there were 215 jobs (51% of 419) that are attributed to Direct Basic activities in 1998. These jobs were primarily in sectors that support tourism.

Direct Basic employment income contributed \$2,660,000 to total employment income (49% of \$6,630,000). Employment income from the tourism industry was estimated to be as high as 83% of Direct Basic income.

Livable Wages

Operation Healthy Communities (OHC) has determined that in 1998 a minimum of \$8.37/hr provided a livable wage in San Juan County, although only about 62% of families would be able to qualify for a median priced home of \$100,000.

Retail Sales

Historically, most of the retail sales in San Juan County have migrated out to towns in neighboring counties, i.e. Durango and Montrose, which offer many more shopping choices.

Retail trade is the strongest sales sector, followed by services (not lodging). These are also the strongest employment sectors. In 1999 there were \$13,975,000 total sales, including the sectors that are not disclosed.

1999 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Transp. & Public Utilities	\$ 789,000	5.6%
Finance, Ins. & Real Estate	\$ 2,189,000	15.7%
Services-Not Lodging	\$ 850,000	6.1%
Retail Trade	\$ 8,869,000	63.5%
Lodging	\$ 744,000	5.3%
Other*	\$ 534,000	3.8%
Total	\$ 13,975,000	100.0%

* Other includes the sectors not disclosed

Data Source- Colo. Dept of Revenue

Within the Retail Trade sector Miscellaneous Retail sales is the strongest sector, followed by Eating & Drinking. This reflects the strong reliance of the local economy on tourism.

In 1999 there were \$8,869,000 total retail trade sales, including the sectors that are not disclosed. Miscellaneous retail and eating & drinking establishments are the largest sectors.

1999 Retail Trade		
Industry	\$ Sales	% Total
Food	\$ 829,000	9.3%
Eat/Drink	\$ 3,341,000	37.7%
Gen. Merch.	\$ 205,000	2.3%
Misc. Retail	\$ 3,344,000	37.7%
Other*	\$ 1,150,000	13.0%
Total	\$ 8,869,000	100.0%

* Other includes the sectors not disclosed

Data Source- Colo. Dept of Revenue

TRIBAL POPULATIONS

History- The planning and management area of Region 9 includes two Indian reservations, the Southern Ute and the Ute Mountain Ute Indian Tribes. Historically, the Utes roamed throughout Colorado, Utah and New Mexico in a hunter-gatherer society. As a result of the formation of bands in the historic period, there were several distinct Ute subdivisions in Colorado. The White River Utes ranged across Northern Colorado. The Tabeguache or Uncompahgre Utes lived in the central mountains of Colorado, including the area of South Park, the Gunnison and Uncompahgre Valleys.

The Southern Ute divisions were the Muache, Capote and Weminuche. The Muache lived in the mountains of the Colorado Front Range. The Capote occupied the area between the Sangre De Cristo Mountains on the east and the continental divide on the west. The Weminuche were located west of the Continental Divide and north of the San Juan River, which generally marked their boundaries with the Navajos. Their normal territory extended westward to the Blue Mountains and Canyonlands of Southeast Utah.

In the last half of the 1800's the land base of the Ute peoples was continually decreased by intrusion from Anglo-American culture. Through a series of treaties with the U.S. Government (1849, 1855, 1863, 1868, 1873) the traditional land base continued to shrink. During the 1870's Colorado continued to seek further reductions to the Ute Reservation, and the 1879 Meeker Massacre, which involved the White River Utes, provided the opportunity to remove both the White River and Tabeguache Utes to Utah. Efforts were made in 1880 to restrict the Southern Utes Bands (the Muache, Capote and Weminuche) to a small area in the La Plata Valley.

In 1887 Congress passed the General Allotment Act (Dawes Act), which provided for the allotment of 160 acres to adult male Indians. It was believed that land ownership would accelerate the process of "civilizing" the Indians. The subsequent Act of 1895 provided that the Southern Utes should vote on the issue of land allotment. A slim majority decided the issue, and by 1896 approximately 73,000 acres had been allotted to 371 Utes. As a result of the 1895 Act, the reservation was broken into two distinct units. Most of the Muache and Capote Utes accepted allotments in the eastern portion, which became known as the Southern Ute Reservation with agency headquarters at Ignacio. The Weminuche Utes, led by Chief Ignacio, refused to accept allotment and moved to the western portion, which became known as the Ute Mountain Ute Reservation with agency headquarters at Navajo Springs, and later at Towaoc.

Ute Mountain Utes-The Ute Mountain Ute Reservation land is located in Southwest Colorado and Northern New Mexico and covers 553,008 acres (993sq. miles) held in trust by the US Government. Tribal headquarters are in Towaoc, which

lies southeast of Cortez in Montezuma County. The White Mesa community of the Tribe lives in San Juan County Utah, where most of the housing is on tribal lands. The majority of the lands (8,499 acres) there are allotted to tribal members and laid out in a checkerboard pattern. Tribal lands held in trust within this area cover 2,597 acres. The Tribe also holds fee patent title to 41,112 acres of land in Utah and Colorado.

The tribal enrollment in 1998 was 1,960 with the majority of the members living on the reservation in Towaoc and in the White Mesa Community. The tribal census shows the largest part of the membership are in their early twenties and younger.

The Colorado Ute Water Settlement Act of 1988, mandated within the Dolores Project (McPhee Reservoir), brought drinking and irrigation water to the reservation and expanded farming and ranching capabilities. The Weminuche Construction Authority has become one of the most successful and largest construction companies in the Four Corners area. Other tribal resources include income from oil and gas wells and tribal enterprises that revolve around tourism, including a gambling casino, a RV Park, an archaeological park, and a pottery factory. In 1998 the tribe employed 583 people in its enterprises, and an additional 359 people in government. The Ute Mountain Ute Tribe is a major contributor to the regional economy and has prepared a *Ute Mountain Ute Tribe Comprehensive Economic Development Strategy* (June 1999).

Southern Utes -The Southern Ute Reservation encompasses an area of over 750,000 acres in La Plata and Archuleta Counties. Tribal headquarters are located adjacent to the Town of Ignacio. The tribal enrollment in 1998 was 1,330 with the majority of the members living on the reservation in La Plata County. The tribal census shows the largest part of the membership are in their early twenties and younger.

Natural resources on the reservation include extensive gas reserves, coal, timber, and water for agriculture. These resources provide the basis for the establishment of a diversified tribal economic base. Tribal energy resources, particularly in the form of natural gas, have played the largest role in the reservation economy over the past decade (more than 90% of tribal revenues came from energy resource development in 1998).

The reservation's proximity to Durango and the many tourist destinations in Southwest Colorado provide unique opportunities for tourism development. The reservation land base includes seven major rivers, the Navajo State Park, Lake Capote, and, most importantly among other tribal enterprises, the Sky Ute Casino and Motel. Tourist attractions are casino gaming, cultural tours, fishing, hunting, and the Tribal Cultural Center and Museum. These enterprises all play a role in diversifying the overall economy. The Southern Ute Tribe employs over a thousand people and is a major contributor to the regional economy.

Southwest Colorado Region 9

For business relocation assistance contact Region 9 or one of the specific community economic development organizations or Chambers of Commerce listed below. If your business needs technical assistance, the SW Colorado Small Business Development Center offers the following services: SBA/Business Loan Preparation Assistance, Business Plan Reviews, Access to Training Assistance Programs, Seminars on Various Topics, General Consulting, and many other services.

Economic Development Organizations

Archuleta Economic Dev. Assoc.
Mike Alley
P.O. Box 305
Pagosa Springs, CO 81147
Phone (970) 264-4171
Fax (970) 264-4327

Mancos Valley Chamber
Mike Flemming
P.O. Box 494
Mancos, CO 81328
Phone (970) 533-7070
Fax (970) 533-7727

Ute Mountain Ute Indian Tribe
Troy Ralstin
P.O. Box 52
Towaoc, CO 81334
Phone (970) 565-3751
Fax (970) 565-7412

Montezuma County EDC
Bill Argo
P.O. Drawer FF
Cortez, CO 81321
Phone (970) 565-8227
Fax (970) 565-1155

Dove Creek EDC
Bruce Johnson
P.O. Box 486
Dove Creek, CO 81324
Phone (970) 677-2241
Fax (970) 677-2244

La Plata Economic Development
Bobby Lieb
Action Partnership
P.O. Box 3874
Durango, CO 81302
Phone (970) 259-5064
Fax (970) 385-5005

San Juan County EDC
Anthony Edwards
P.O. Box 117
Silverton, CO 81433
Phone (970) 387-5101
Fax (970) 387-0282

Chambers of Commerce

Cortez Chamber of Commerce
Kristine Acott
Box 968
Cortez, CO 81321
Phone (970) 565-3414
Fax (970) 565-4828

Dolores Chamber of Commerce
Ruby Gonzales
P.O. Box 602
Dolores, CO 81323
Phone (970) 882-7717
Fax (970) 882-2224

Silverton Chamber of Commerce
Connie Teague
P.O. Box 565
Silverton, CO 81433
Phone (970) 387-5654
Fax (970) 387-0282

Bayfield Chamber of Commerce
Bob Brooks
P.O. Box 7
Bayfield, CO 81122
Phone (970) 884-6022
Fax (970) 884-2614

Pagosa Chamber of Commerce
Sally Hameister
Box 787
Pagosa Springs, CO 81147
Phone (970) 264-2360
Fax (970) 264-4625

Dove Creek Chamber of Com.
Barb Smith
P.O. Box 613
Dove Creek, CO 81324
Phone (970) 677- 2245
Fax (970) 677-2271

Mancos Valley Association
Mike Flemming
P.O. Box 494
Mancos, CO 81328
Phone (970) 533-7070
Fax (970) 533-7727

Vallecito Chamber of Commerce
Stephanie McClain
P.O. Box 804
Bayfield, CO 81122
Phone (970) 884-9782
Fax (970) 884-9856

DACRA
Jane Zimmerman
P.O. Box 2587
Durango, CO 81302
Phone (970) 247-0312
Fax (970) 385-7884