

Developing Gillette

The Development Summary For January – December 2008



Gillette College Technical Education Center

A Joint Venture By Gillette College, The City of Gillette, Campbell County and The State of Wyoming Legislature

The State Of The Art Learning Center For Industrial Applications In The Rocky Mountain States

Opening Fall 2009

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Gillette College Student Housing Phase I – A Joint Venture By The City of Gillette and Gillette College - Opening Fall 2009

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Mayor’s Art Council – On Gillette Avenue – “The Final Coup”



Iron Horse Subdivision – Phase II

City of Gillette – 2008 Development Highlights

- ▶ There were 391 housing units permitted during 2008.
- ▶ The housing stock increased by 3.5% during 2008. There were 391 residential permits issued and 20 dwelling units annexed into the City. The total housing inventory for the City now stands at 11,758 units. At the end of 2007, there were 11,347 housing units within the City limits.
- ▶ The population of Gillette was estimated at 31,745 people on January 1, 2009. This is based upon a U.S. Census estimate of 2.7 people per housing unit multiplied by the number of new housing units permitted and annexed, then added to the existing population estimate. The City population grew by 3.6% - slightly higher than the historical average of 3.1%.
- ▶ There were 96 multi-family units permitted in 2008.
- ▶ 101 single family attached units (duplex units) were permitted in 2008.
- ▶ 28 manufactured homes were permitted in 2008.
- ▶ 165 single family dwellings were permitted during 2008.
- ▶ The total amount of housing unit capacity within the subdivision review stage or that could apply for a building permit totaled 1,942 at the end of 2008; 2,283 at the end of 2007, and 2,267 at the end of 2006.
- ▶ The vacancy rate for rental buildings was .1% for 2008. For 48 consecutive months the vacancy rate for rental buildings has hovered between zero and two percent. During the same time period 760 multi-family units were permitted with 96 of those units being under construction.
- ▶ The vacancy rate for manufactured home parks was 4.9% for 2008. The vacancy rate has fallen every year over the past three years for manufactured home parks. In 2005 the vacancy rate was 16.3%; in 2006 it was 9.0%, and in 2007 it was 5.4%. During the same time period one manufactured home park was proposed and built.
- ▶ Significant public investment took place in 2008 by the permitting of the Gillette College Technical Education Center, Gillette College Student Housing and the new Hillcrest School.
- ▶ The new Cummins Diesel, Hospice Center, Gillette College Technical Industrial Center, Student Housing at Gillette College, Hillcrest School, Antelope Ridge Apartments, Candlewood Suites, and a 24 units apartment complex in Foothills Subdivision stood out as new construction projects during 2008. There were 32 commercial permits issued for new buildings.
- ▶ 2008 helped set the stage for future development activity. Highway 59 South was completed in the fall of the year. Shoshone Avenue and Sinclair Avenue were completed and opened. The Lakeway, Shoshone, Sinclair and Kluver Road extensions were also completed and opened to traffic. The new roadways make for better traffic flow, provide important cross community connections, and open up more land for future development.

PURPOSE

Developing Gillette provides practical information and background about development changes within the City of Gillette. The report covers the time period from January through December 2008. Housing data; including new residential permits issued and rental vacancy rates by quarter is presented. The number of new construction commercial building permits will be provided, as well as current and historical demographic data. For the second consecutive year, sections include an overview of public and private sector activities that directly aid long term development within Gillette and Campbell County, and employment data for Campbell County.

The City of Gillette Planning Department has completed a Housing and Demographic Survey every year since 1975. Developing Gillette is meant to build upon the Housing and Demographic Survey. This comprehensive reporting document, Developing Gillette, is meant to serve as a “one stop shopping” reference tool for development.

Development is essential to a diversified local economy. For example, commercial development, especially retail, is affected by the number of housing units being built. The number of housing units has a direct link to local employment. Local employment is heavily dependent upon the needs of the mineral extraction industries. Local employment also has a direct link to the availability and cost of housing. Housing, in turn, influences the ability to retain a strong and stable workforce. The capital investments of the public and private sectors also have a direct impact upon the future of development and long term well-being of the local economy.

Many financial commitments by the public and private sectors are aimed toward long term growth and stability. For example, a portion of local government financial resources are focused on community infrastructure; whether it is the new Lakeway Road extension, a new Campbell County Recreation Center, or a new Gillette College Technical Education Center. Actions by local institutions, such as the planning and building for new student housing at Gillette College by the City or a new addition to Campbell County Memorial Hospital, all have positive impacts on the future of Gillette and Campbell County. The major road investments of the City into the Lakeway Road, Shoshone Avenue and Kluver Road extensions have long term positive impacts. The investment and reinvestment into community infrastructure and facilities by the public and private sector demonstrates that the foundation for a stable and diversified economy is, and continues to be, an ongoing commitment.

Developing Gillette is meant to be used by a wide audience as a reference tool. Developers, investors, business people, real estate agents, commercial brokers, appraisers, citizens, elected officials and contractors should all find the document useful for understanding and planning for new development in Gillette. Developing Gillette is available by print and also may be found on the City website at www.ci.gillette.wy.us. Once at the City website, navigate to Departments and link to Planning where the reference tool can be located for your use.

Gillette is the regional hub for goods and services in northeast Wyoming. Having the most recent and up to date information about development is important to support the role of the City. Developing Gillette is such an information tool. Thanks go to the City Departments, Campbell County, other local agencies, and the business community which provided information for this effort.

POPULATION

It is estimated that the total population in the City Limits of Gillette increased from 30,636 in January 2008 to 31,745 at the end of December 2008. This represents an increase of 1,109 people during the calendar year.

Five years ago, Gillette's population was 24,833. From the end of 2004 through the end of 2008, the population increased by 6,912. Over a ten year time span, from January 1999 through December 2008, the population increased by 9,928 in Gillette. Approximately two-thirds of that population increase, or 69%, occurred over the past five years.

The City of Gillette has grown significantly since 1960 when there was a population of 3,580 people, as reported by the U.S. Census Bureau. The community grew to 7,194 people by 1970 according to the U.S. Census. Population estimates are conducted to aid with planning activities in Gillette because it is susceptible to the economic rollercoaster effects of a mineral based economy. Table 1 shows the estimated population for the City of Gillette from 1975 through 2008.

Over the 33-year reporting period there have been three (3) years of population loss: 1986, 1987 and 1997. Throughout 1986 and 1987 the community lost 20.8% of its population, or slightly more than one (1) out of five (5) people. In 1997 Gillette lost .8% of its population. The population losses in 1986 and 1987 are attributed to the end of the last energy boom economic cycle; which was driven by oil. The energy boom, which lasted from 1979 through 1984, boosted the population of Gillette 50.5% in only five (5) years. The population grew from 13,321 in 1979 to 20,057 at the end of 1984. The growth caused a tremendous strain on the social fabric and physical infrastructure of the community. By the end of 1987, the population of Gillette was reduced by 3,003 people and stood at 17,054.

From 1975 through 2008 the City of Gillette grew from 10,236 people to 31,745, a total population increase of 21,509. Gillette has an average growth rate in population of 3.1% per year from 1975 through 2008.

Population projections, based on housing data type, are developed using the average household sizes established by the U.S. Census Bureau. In previous years, household sizes were averaged together over the previous years to prevent possible errors due to the low representation in all housing categories except single family detached units.

In order to match more closely with the U.S. Census Bureau figures regarding average household size, and starting with the 2003-2004 Housing and Demographic Report, family size was adjusted to reflect the average number of people per household, as indicated by the 2000 U.S. Census. This figure shows an average of 2.7 people per household for the City of Gillette. By using this method, the total population estimates are more in line with overall Census figures.

The total population is obtained by taking the average household size (2.7) and multiplying it by the total number of housing units permitted to arrive at an estimated population figure. Vacancy rate data is not used for the population estimate because it is a snapshot of the housing stock and changes over time.

TABLE 1
POPULATION ESTIMATE
City of Gillette
1975-2008

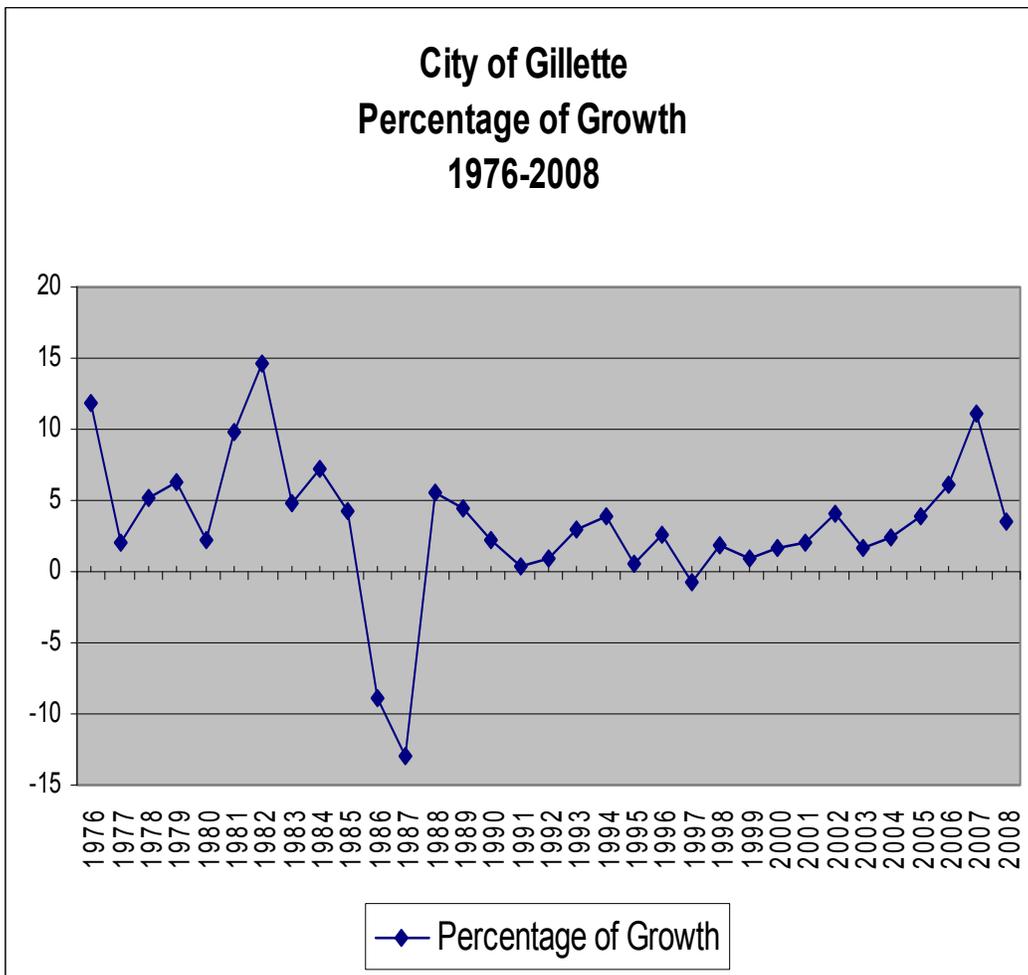
Year	City of Gillette	Population Increase By Number Of People	Population Increase By % Year To Year
1975	10,236	Not Applicable	Not Applicable
1976	11,600	1,364	11.8
1977	11,853	253	2.1
1978	12,487	643	5.1
1979	13,321	834	6.3
1980	13,617	296	2.2
1981	15,115	1,494	9.9
1982	17,703	2,592	14.6
1983	18,622	919	4.9
1984	20,057	1,453	7.2
1985	20,943	886	4.2
1986	19,246	-1,697	-8.8
1987	17,054	-2,192	-12.9
1988	18,039	985	5.5
1989	18,861	822	4.4
1990	19,285	424	2.2
1991	19,353	68	.4
1992	19,521	168	.9
1993	20,099	578	2.9
1994	20,892	793	3.8
1995	21,023	131	.6
1996	21,585	562	2.6
1997	21,410	- 175	-.8
1998	21,817	407	1.9
1999	22,043	226	1.0
2000	22,391	348	1.6
2001	22,867	476	2.1
2002	23,852	985	4.1
2003	24,235	383	1.6
2004	24,833	598	2.4
2005	25,829	996	3.9
2006	27,533	1,704	6.2
2007	30,636	3,113	11.2
2008	31,745	1,109	3.6
	The City Has Grown By 20,400 People From 1975 – 2008	The City Has Grown Its Population, On Average, By 639 People Per Year From 1975 – 2008	Average Population Growth Per Year 1975 – 2008 is 3.1%

SOURCE: City of Gillette Planning Department

The following chart shows the percentage of population growth over time from 1976 through 2008. It demonstrates the effects of the boom – bust cycle. It also shows that most of the growth has been between one and five percent for the past 20 years. The chart illustrates the lessening of the peaks and valleys of the boom bust cycle over the past 20 years. The annual population growth rate for the 33 year period is 3.1%. The shape of the line shown on the chart closely resembles the percentage of population growth for Wyoming over the same time period.

While population growth moderated from 2007 through 2008 in Gillette, it is higher than the state and national averages. The population growth within Wyoming made it the seventh-fastest rate of growth out of all 50 states. The national population growth rate was .9% for the same period.

Chart 1
 Percentage of Population Growth By Year 1976 – 2008
 City of Gillette, Planning Department

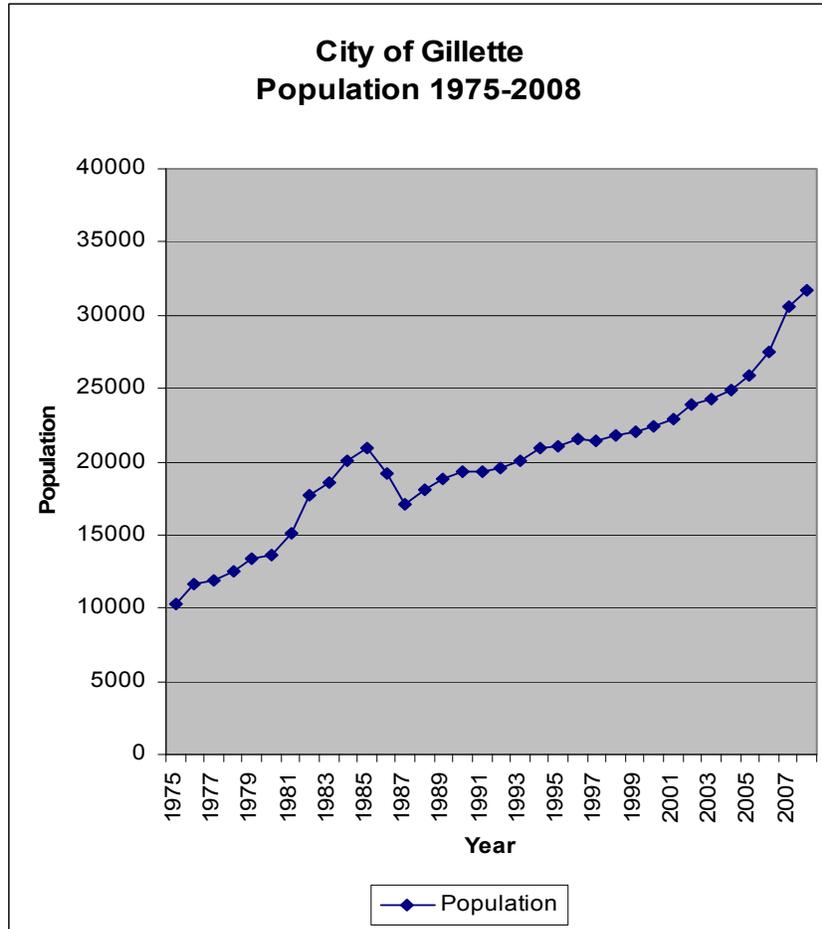


Source: City of Gillette Planning Department

Chart 2 shows population growth for Gillette from 1976 through 2008. As the previous chart illustrates the lessening of the peaks and valleys of the boom bust cycles over the past 20 years, Chart 2 shows the consistency of population growth over the same time period. The consistency demonstrated over the past 20 years is indicative of the lessening of volatility which is inherent of the boom – bust cycle. It shows a maturing of the local economy, but not a diverse economy.

The State of Wyoming has a similar pattern of growth over the period of time shown by Chart 2.

Chart 2
Population 1975 – 2008
City of Gillette



Source: City of Gillette Planning Department

Public investment is key to quality of life and economic development. In 1975 the level of infrastructure in the community was lacking. Public investment has transformed the community to the regional hub for goods and services in northeast Wyoming. The City of Gillette and Campbell County have made significant investments in transportation, sewage treatment facility, planning for regional water, recreation facilities, fire department, public health facilities, detention center and parks. The investments have helped provide a consistent rate of growth.

Infrastructure planning is entering a new era with the continued work towards a regional water system. Long term water security secures a long term solution to a basic community need and will allow us to grow and prosper. The continued investment into public infrastructure provides the base for long term community stability and prosperity.

ANNEXATIONS

During 2008 here were six annexations to the City of Gillette. The six annexations added 1,159.68 acres of land, or 1.81 square miles, to the corporate limits of the City. There were 20 residential units added to the City through annexation during 2008. Table 2 shows annexation information for the reporting period. At the end of December 2008, with annexations during the year added, the City was 11,629 acres in size, or 18.17 square miles. There were two annexations in the review process at the end of 2008.

TABLE 2
ANNEXATIONS TO THE CITY OF GILLETTE
January – December 2008

Annexation Name	Date of Annexation And Ordinance	Acreage of Annexation	Type and Number of Dwelling Units	Population of Annexed Area
Force Road Addition	2/4/2008 Ord. # 3531	119.59	Single family Dwelling - 20	54*
WYDOT Warner Pacific Addition	2/4/2008 Ord. #3532	181.02	0	0
Ash Meadows Addition	2/19/2008 Ord. #3535	55.1	0	0
Legacy Ridge Addition	5/21/2008 Ord. #3546	82.69	0	0
East Lakeway Addition	10/16/2008 Ord. #3589	57.83	0	0
Stonepile Addition	11/13/2008 Ord. #3598	663.45	0	0
TOTALS	6 Annexations	1,159.68 acres Annexed to City	20 dwelling units Included	54 residents in annexed areas

SOURCE: City of Gillette Planning Department

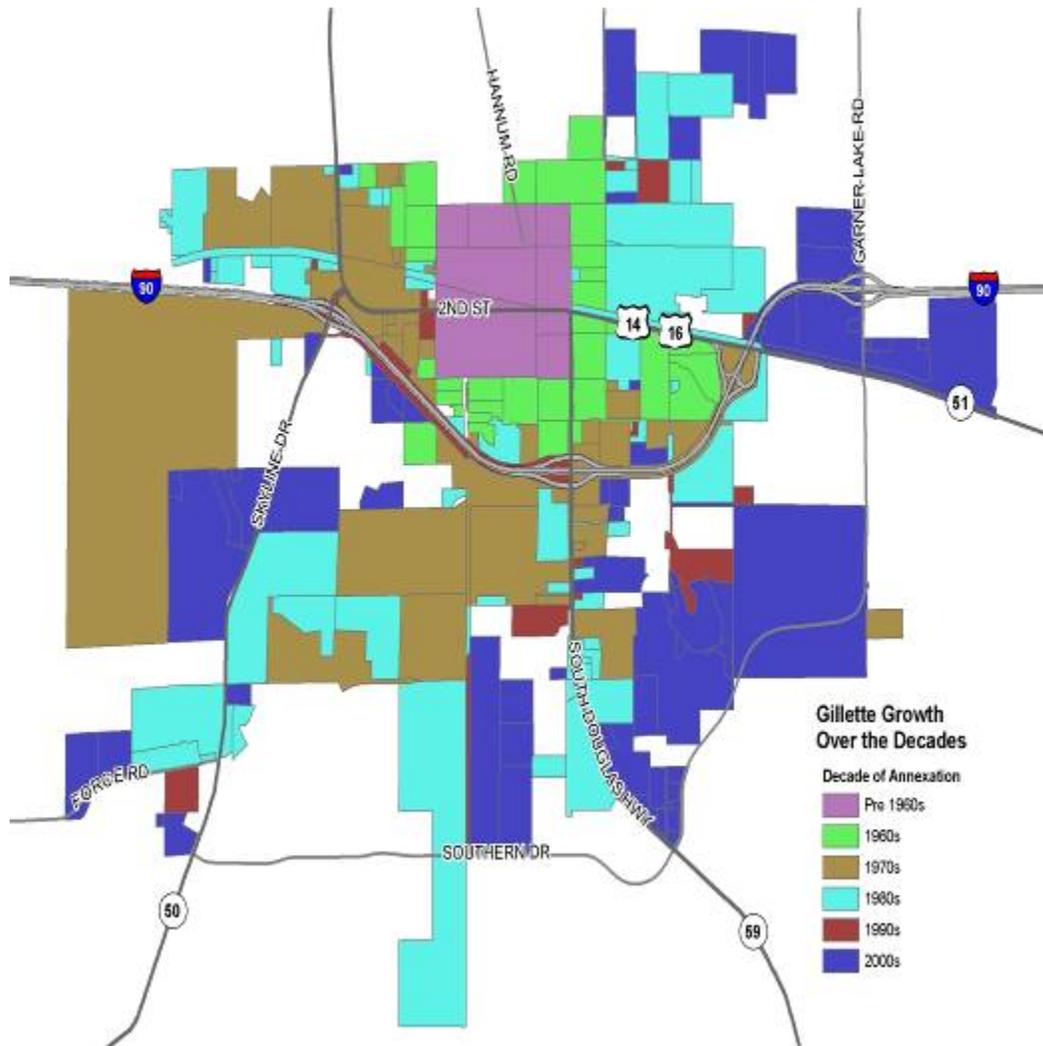
* Population estimate uses 2.7 persons per dwelling unit – from 2000 US Census

The following map is a representation of the growth of Gillette through annexation. The map shows the City of Gillette in the pre 1960s as an area of land adjacent to the railroad, where it was originally founded in 1891. City life centered on the railroad and the surrounding ranches. The northern boundary, at that time, was Burlington Lake where cattle were led to drink when stock was moved by railroads. During the 1960s the map shows Gillette growing on all sides, with most of the growth occurring on the east and west sides of South Douglas Highway, opening up commercial and residential areas. During the 1970s growth followed the opening up of Interstate 90 and the start up of present day coal mining in Campbell County. Large areas of land around and near the Highway 50 Interchange and the South Douglas Highway Interchange were annexed into the City. The map also shows the residential growth of the 1970s when present day coal mining came to Campbell County. The Westover, Echeta and Paintbrush neighborhoods were formed during this time.

The 1980s opened up areas through annexations such as Energy Park, Heritage Village, South Park, the west Lakeway area, and added more commercial along South Douglas

Highway. The 1990s opened up land for infill annexations. Since 2000 significant industrial, commercial, and residential areas have been annexed. These include Promontory Park along South Douglas Highway, residential and commercial land along Garner Lake Road, which is now served by the new Butler Spaeth Road, industrial lands on the east side of Gillette, and residential areas on the north and west sides of the City.

Map 1
City of Gillette Growth Over the Decades Showing Annexations



HOUSING UNITS PERMITTED

During 2006 there were 631 housing units permitted. This was a new record for housing units permitted. During 2007 this record was re-established, with 1,112 housing units permitted. Also, there were 41 housing units annexed into the City during 2007. Over the 2007 calendar year, the housing inventory in Gillette increased from 10,194 units to 11,347 units; an increase of 11.3%. In 2008 there were 391 housing units permitted and 20 housing units annexed into the City. This represents an increase of 411 housing units added to the housing stock of Gillette during 2008.

At the end of 2005, the Bureau of Land Management issued estimates of needed housing in Campbell County from 2003 through 2020. The estimates contained in the Task 3C Report for the Powder River Basin Coal Review Cumulative Social and Economic Effects were developed by using two (2) scenarios based upon future coal production levels. The two (2) scenarios are a lower production level and a higher production level of coal. The results indicate a range of economic activity with associated social and economic effects. The range of housing units needed over the time period of 2003 through 2020 in Campbell County is from 6,470 units at the lower production level to 7,987 housing units at the higher production level. The range of housing needed on the average for each year of the 18 year period at the lower production level is 359 units. The range of housing needed on the average for each year of the 18 year period at the higher production level is 443 units per year.

The time period during which most of the housing demand in Campbell County is to take place is from 2003 through 2010, according to the Task 3C Report. At the lower production scenario, according to the report, 4,308 new housing units will be needed in Campbell County from 2003 through 2010. At the higher production scenario, 5,010 new housing units will be needed. At the lower production scenario, over the eight year period from 2003 through 2010, the 4,308 housing units needed averages out to 538 units a year being needed. At the higher production scenario, over the eight year period, 5,010 units are needed, which averages out to 626 units per year to meet housing needs in Campbell County. At this time it is not possible to determine the amount of new housing in Campbell County.

From January 2003 through December 2008 there were 3,045 housing units permitted in the City of Gillette. This is an average of 507 housing units permitted per year over the six year period. The average from January 2003 through the end of 2008 is closely aligned with the lower production scenario as reported in the BLM Task 3C Report about coal production in the Powder River Basin. One out of every four dwelling units is new to the City over the past six years.

TABLE 3
HOUSING UNITS ADDED BY TYPE AND
DISTRIBUTED BY NEIGHBORHOOD
Includes Units Permitted and Annexed
City of Gillette
January – December 2008

Neighborhood	SFD	SFA	Manufactured/ Mobile Home	Multi-Family	Other	Total
Echeta	44		2	24		70
Wagon Wheel	1					1
Northside	1					1
Heritage			23			23
Westside						
Stocktrail	1					1
CBD						
Meadowlark	1		2			3
Hillcrest		2				2
Westover	15	6		72		93
Paintbrush	2					2
Sunflower						
Sunburst	50	92				142
Country Club	2					2
Donkey Creek	30*					30
Lakeway	3					3
"E"						
South Park	29	2				31
Energy Park	6					6
Complex			1			1
Collins						
TOTAL	185	102	28	96		411
TOTAL %	45%	25%	7%	23%		100%

SOURCE: City of Gillette, Building Inspection and * means 20 housing units added by annexation

Table 4 depicts the total housing inventory within each City neighborhood. The neighborhoods may be seen on Map 2: City of Gillette Neighborhood Map.

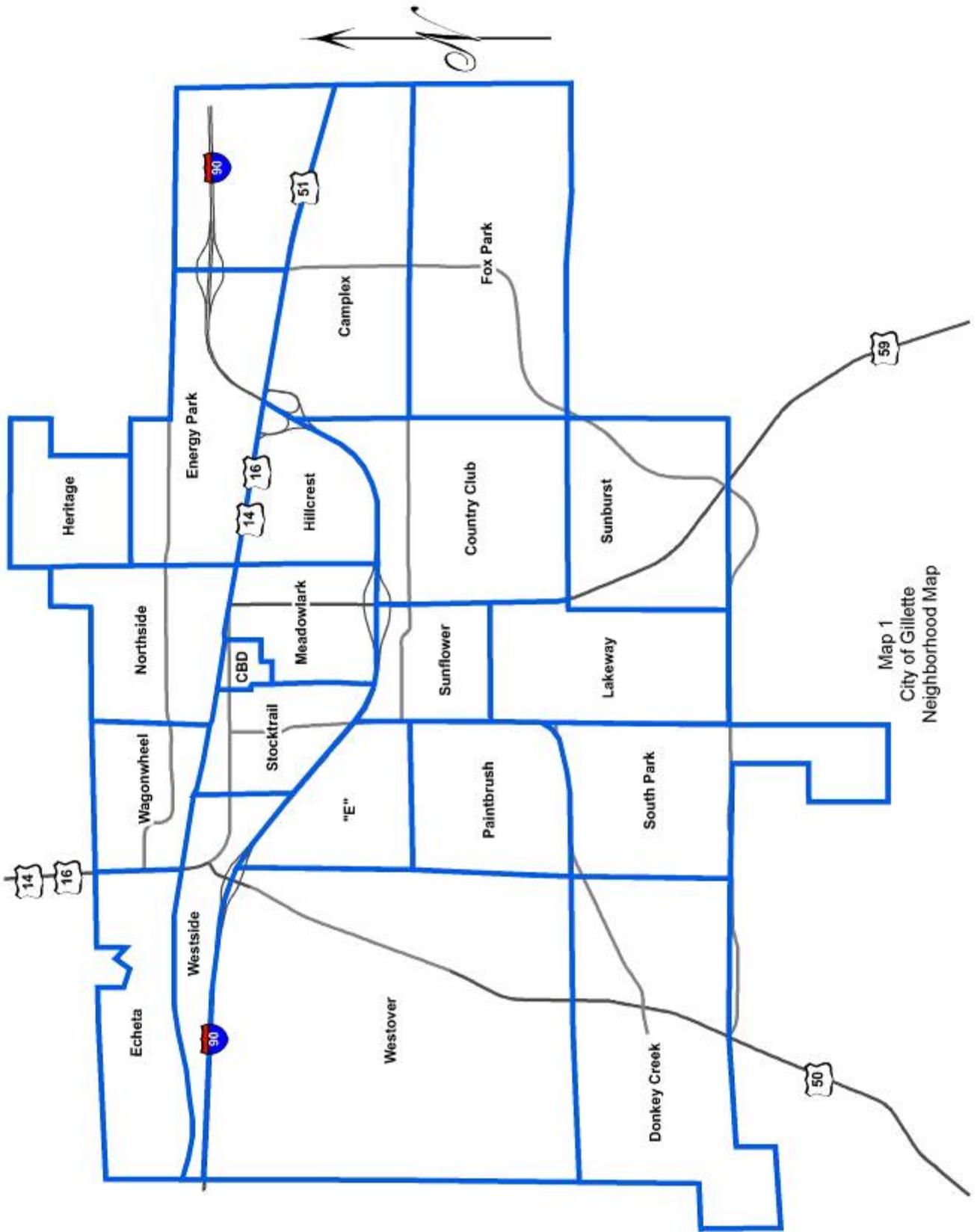
TABLE 4
TOTAL HOUSING INVENTORY BY TYPE
DISTRIBUTED BY NEIGHBORHOOD
City of Gillette
December 2008

<u>Neighborhood</u>	<u>Single Family Detached</u>	<u>Single Family Attached</u>	<u>Mobile/ Manufactured Homes</u>	<u>Multi- Family</u>	<u>Other</u>	<u>Total</u>
Echeta	339	86	301	196	0	922
Wagon Wheel	155	2	90	82	0	329
Northside	188	0	117	70	8	383
Heritage	280	0	439	294	0	1,013
Westside	15	4	193	0	0	212
Stocktrail	510	106	39	198	105	958
CBD	53	4	4	24	10	95
Meadowlark	351	59	195	251	0	856
Hillcrest	289	228	264	330	0	1,111
Westover	483	198	3	164	0	848
Paintbrush	1,179	86	0	76	0	1,341
Sunflower	379	303	0	292	0	974
Sunburst	220	268	103	42	0	633
Country Club	60	28	0	136	79	303
Donkey Creek	213	3	46	0	0	262
Lakeway	143	10	80	0	0	233
"E"	0	0	2	0	0	2
South Park	186	21	1	552	0	760
Energy Park	125	10	177	0	0	312
Complex	0	0	2	0	0	2
Collins	141	0	42	0	0	183
TOTAL	5,311	1,414	2,100	2,731	202	11,758
TOTAL %	45.1%	12.0%	17.8%	23.2%	1.9%	100%

SOURCE: City of Gillette Planning Department

The top five (5) neighborhoods with the most housing units are: Paintbrush, Hillcrest, Heritage, Sunflower, and Stocktrail. In comparison, five years ago at the end of 2003, the Paintbrush, Hillcrest, Stocktrail, Meadowlark and Echeta neighborhoods had the most housing units.

During 2008, in order, the Sunburst, Westover, Echeta, South Park and Donkey Creek neighborhoods grew the most; adding 366 new housing units. There are now three neighborhoods with over 1,000 housing units: Paintbrush, Hillcrest and Heritage. Approximately one out of every five housing units in Gillette is situated in one of these three neighborhoods.



Map 1
City of Gillette
Neighborhood Map

Table 5 shows the Gillette housing inventory from 2003 through 2008. Table 5 also shows multi-family inventory increased by 30% in 2007. Single-family attached, or duplexes, grew by 12%. This growth shows Gillette is offering more housing choices.

TABLE 5
COMPARISON OF DWELLING UNITS TOTALS
 City of Gillette
 2004-2008

UNIT TYPE	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	Increase In Units From Jan. through Dec. 2008	%
Single Family:							
Detached	4,369	4,522	4,882	5,126	5,311	185	3.6%
Attached <small>includes duplexes, townhouse or twin home</small>	1,080	1,090	1,172	1,312	1,414	102	7.7%
Multi-Family	1,875	1,947	2,033	2,635	2,731	96	3.6%
Mobile/Manufactured Home	1,728	1,802	1,905	2,072	2,100	28	1.3%
						411	Units Added in 2008
SUB-TOTAL	9,052	9,361	9,992	11,145	11,556		
Conventional Housing Units							
	202	202	202	202	202		
Other Units - <small>Includes extended stay rooms and bunkhouses</small>							
TOTAL	9,254	9,563	10,194	11,347	11,758		

SOURCE: City of Gillette Planning Department

RENTAL VACANCY RATES

Rental housing continued to be in shortage during 2008, like the three previous years. Table 6 shows the vacancy rates by quarter for the time period 2005 through 2008. The rental housing vacancy rate has been extremely low for four consecutive years.

TABLE 6
RENTAL VACANCY RATES BY QUARTER
City of Gillette
2005 – 2008

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2005	2.1	1.7	.5	.3	1.1%
2006	.2	.2	.2	0	.1%
2007	.1	.1	.1	.1	.1%
2008	.1	.1	.1	.1	.1%
Manufactured Home Parks					
2005	19.6	16.9	16.1	12.8	16.35 %
2006	10.3	8.9	8.9	8.1	9.05 %
2007	8.0	7.8	3.0	2.0	5.20 %
2008	4.8	4.9	5.1%	5.1	4.9 %

Sample Size 2005: 1,351 apartments and other buildings and 1,321 manufactured home rental spaces
Sample Size 2006-2008: 1,351 apartments and other buildings and 1,388 manufactured home rental spaces

SOURCE: City of Gillette Planning Department

The vacancy rate for apartments and other buildings remained very low during the course of 2008. There were 624 units that were completed and occupied during 2008. The vacancy rate for manufactured home parks remained close to the same vacancy rate as the previous year. The combined effect is the availability of rental housing remained as difficult in 2008 as it was during 2007.

On December 31, 2008 there were 96 multi-family units under construction. All of the multi-family housing units under construction are expected to be completed and available by the end of 2009. There were no manufactured home parks or RV parks under construction at the end of 2008.



Elm Court Apartments on Gurley Avenue – opened summer of 2008

RESIDENTIAL DEVELOPMENT ACTIVITY

There are 1,193 single-family, EMH, manufactured home, duplex, multi-family and triplex housing units, along with 50 acres zoned R-4 located in subdivisions that are in the Sketch, Preliminary or Final Plat Review stage. There is an estimated 749 housing units that can apply for a building permit. The total number of housing units within the subdivision review stage and that may apply for a building permit is 1,942 at the end of the fourth quarter of 2008. By comparison, at the end of the fourth quarter of 2007, the amount of housing units within the subdivision review stage and that could apply for a building permit was 2,283. At the end of the 2006 fourth quarter the total amount in the housing pipeline was 2,267.

Developments: Approved And Building Permit May Be Applied For – As Of 12/31/08

Name	Lots Available To Build On- Estimated	Location	Price Range- Based On Best Available Information From Real Estate Agents	Neighborhood
RC Ranch I	15 SFD 26 Duplex	Enzi Drive	\$300 - \$375,000 SFD \$200 - \$225,000 Duplex	South Park
Westgate	8 SFD	West end of Westover Road	\$400,000 – 600,000	Westover
Castle Heights I	25 SFD 18 Duplex	Lakeway west of Bluffs Ridge	\$290,000 – 375,000	Paintbrush
College Park I	8 SFD	East of College Campus	\$160,000 – 220,000	Lakeway
Doud Ranch III	10 SFD	West of Highway 50	\$250 - \$380,000	Donkey Creek
Western Sky I,II,III	25 SFD	Across the street from Big Horn Estates on Overdale	\$350,000 – 450,000	Westover
Celestial Estates	7 SFD	Lakeway – east of Oakcrest	Start at \$250,000	Paintbrush
Remington Estates II	40 SFD 32 Duplex	South of Southern Drive	\$200 - \$295,000 SFD	SouthPark
Moon Shadow No. 2, First Filing	38 SFD	East of Moon Shadow	?	Sunburst
Sawgrass, First Filing	47 SFD 80 Duplex	West of Garner Lake	\$165,000 - \$185,000	Sunburst
Moon Meadow Estates #3	20 Duplex	West of Garner Lake	\$165,000 on up	Sunburst
Moon Shadow 2, 2 nd Fil.	30 SFD	East of Moon Shadow	?	Sunburst
RC Ranch II	99 SFD	Enzi Drive	?	South Park
Pronghorn I	27 SFD, 34 Duplex	Lakeway Road	?	Paintbrush
Lakeland Ph. II	68 SFD	Warlow Drive	?	Energy Park
Ash Meadows I	100 MH	Kluser Road	\$125,000 - \$165,000	Heritage
Crestfield II	5 SFD	Force Road	?	Donkey Creek
Rimrock II	12 EMH	West of Foothills Blvd.	\$165,000 - \$195,000	Foothills
Copper Ridge, I	60 SFD, 30 Duplex, 12 ac. R-4	West end of Westover Road	Westover	
Total comes to 597 units	512 SFD 240 Duplex 112 MH			

Subdivisions: Final Plat Review Stage – As Of 12/31/08

Name	Lots	Location	Neighborhood
Sawgrass 2 nd Filing	15 SFD 68 Duplex	West of Garner Lake	Sunburst
Iron Horse III & IV	85 SFD	Foothills Blvd.	Echeta
Remington Estates III & IV	144 SFD	South end of Enzi Drive on Southern Drive	South Park
College Park II	20 SFD 72 MF	East of Gillette College Campus	Lakeway
Bittercreek II	192 MH	Kluser Road	Heritage
Total comes to 596 housing units	264 SFD 68 Duplex 72 MF 192 MH		

Subdivisions: Sketch Or Preliminary Plat Review Stage – As Of 12/31/08

Name	Lots	Location	Neighborhood
Lakeland Hills, Phase III and IV	115 SFD, 42 Duplex	North of Warlow, east of Gurley Ave.	Energy Park
Western Skyline IV and V	80 SFD	West of Moonshiner	Westover
Pronghorn Ranch II	90 SFD, 20 Duplex and 12 acres of R-4	South of Lakeway	Paintbrush
Copper Ridge II	108 SFD	Westover Road	Westover
Ash Meadows II	100 MH	Kliver Road	Heritage
Canyon Estates	2 SFD	Crestline Circle	Echeta
Legacy Ridge	150SFD, 30 Duplex and 4 triplexes (12 units)	North of Southern Drive	Lakeway
Total comes to 749 housing units and 12 acres R-4	545 SFD 100 MH 92 Duplex 12 triplex 12 acres of R-4		



Antelope Ridge Apartments – Opening Early 2009



Ash Meadows Subdivision on Kliver Road

COMMERCIAL BUILDING ACTIVITY

There were 32 commercial building permits issued for new construction during 2008. Significant commercial projects for 2008 included: Hospice Center, Hillcrest School, Gillette College Housing, Gillette College Industrial Technical Center, Candlewood Suites, Antelope Ridge Apartments and a 24 unit apartment complex in Foothills Subdivision. Total valuation for all new commercial projects in 2007 came to \$99,279,904.00.



New Cummins Diesel Facility at Prestige Park

CITY OF GILLETTE CAPITAL INVESTMENTS

Significant and consistent attention is given to long term development of public infrastructure by the City of Gillette. The current 2007-2022 Strategic Plan for the City has the improvement of City infrastructure as the first goal. The objectives of Goal One include: an adequate long term water supply, quality water treatment, expansion of the wastewater treatment plant, expansion of a quality electrical distribution system, increasing water conservation, and a long-term infrastructure plan with sustainable funding sources. The Strategic Report may be viewed on the City Website: www.ci.gillette.wy.us.

2008 was a very busy year for infrastructure improvements within the City. The transportation portion included the extension of Kluver Road, Lakeway Road, Shoshone Avenue and Sinclair Road. These roadway improvements cost approximately 22.7 million dollars and provide more connections through Gillette as well as providing access to Highway 59. The widening of Highway 59 south of Interstate 90 was also completed by WYDOT in 2008.



Lakeway Road Extension – Opened fall of 2008

Future roadway design work is being carried out for the Burma Road Extension and the West Boxelder Extension.

The Wastewater Treatment Facility was upgraded and completed during 2007. The upgrade means the facility can manage a population of 50,000 people. The Stonepile Creek Sewer Trunk Line was upgraded to handle more capacity in 2008 at a cost of 1.7 million dollars.

Water supply is always important. The City is currently replacing the existing S-20 Fort Union Formation well adjacent to Foothills Boulevard. The well will utilize the reverse-circulation method with a desire to improve production. The Level II Water Supply study evaluated all the City's long-term water supply options and was completed in June of 2007. The City is currently using the study to work toward a long-term solution. The Burma Avenue Raw Water Transmission Line was completed in 2008 at a cost of 2.1 million dollars.

The Water-Wise Conservation program entered its third year during 2008. The program is an extension of the City's commitment to ensure we have adequate water supplies for domestic use, fire suppression, and irrigation. City Council adopted an ordinance establishing a water conservation rate, which establishes higher tiered rates for water consumption by individual residential customers in excess of 35,000 gallons per month. Council also adopted a resolution requesting that residential customers voluntarily set a watering schedule based on odd/even addresses and limit outside watering between 7 at night to 7 in the morning.

The City of Gillette provides electrical service within the City limits. The City Electrical Services Department began expansion of the 69kV transmission lines during 2007. This project is being carried out to replace older infrastructure, improve service reliability, and extend service to growth areas. The project is expected to be completed in 2009.

During 2008 the Sunburst Drainage Improvements project was also completed. The improvements help drain the west side of Highway 59 from Arapahoe to Donkey Creek.

The City also constructed the new Health Sciences Center at Gillette College during 2007-2008. The facility houses the nursing program at the College and provides training areas to be used by Campbell County Memorial Hospital. Classrooms, labs, faculty offices, and a presentation area are included as part of the building. The cost of this educational addition at Gillette College came to approximately nine million dollars.

The City of Gillette, Campbell County, and Gillette College partnered on a number of projects during 2007 – 2008. The new Health Science Center, the new Campus Housing Complex, and the new Industrial Technical Education Center are all examples of extraordinary cooperation between the three entities. The City of Gillette and Campbell County partnered on the new County Recreation Center. The City provided the land; the County became the developer and owner. In turn, Campbell County created a partnership with the School District and Gillette College for joint use of the building and parking lots as a way to handle parking issues during large events. The School District also provided part of the funding necessary to build the facility.

CAMPBELL COUNTY CAPITAL INVESTMENTS

2008 was a busy capital investment year for Campbell County. Construction of the new Cam-plex addition, The Wyoming Center, was completed in October. Completion of the 177,000 square foot addition totaled a little less than 42 million dollars.

The red brick facility is capable of holding 9,000 people for a spectator event or 3,000 for a sit down dinner. When trade show space is needed more than 650 booths can be provided under one roof. The Wyoming Center also boasts a NHL regulation ice rink which seating for 2,5000 spectators. Conference rooms and large space gathering areas are also available in the Wyoming Center.

The Wyoming Center was first conceived in 2003 when Cam-plex staff found they were turning away over 150 events a year. The Wyoming Center is the newest of seven complex facilities. These facilities are capable of hosting local, state and national events such as the National High School Rodeo Finals, the World Fireworks Conference, RV rallies and the Energy Exposition Coalbed Methane Fair.



The Wyoming Center - New Cam-Plex Addition

During 2008, the new Campbell County Recreation Center in Enzi Drive started to be built. It is approximately 186,000 square feet. The total cost for the building is estimated at 52.5 million dollars. The new recreation center is to have workout rooms, an indoor track, climbing walls, indoor tennis courts, racquet ball courts, squash courts, a Senior Walking Track, and an indoor dive and lap swimming pool. The County Recreation Center is a joint project between Campbell County, the City of Gillette and the Campbell County School District. It is scheduled to be opened in the Spring of 2010. The new Recreation Center is expected to add significantly to the recreational opportunities within the community.





Campbell County Recreation Center Under Construction - Fall 2008
Expected to be opened Spring 2010

Campbell County recently completed the new Public Health Building. It was constructed primarily to centralize services for the public. During 2006, the County Courthouse renovations were completed to modernize the building and promote efficient service for the community. Major infrastructure projects during 2008 - 2009 include the development of Northern Drive, the expansion of the Campbell County Landfill, various road projects such as Cow Creek Crossing, library renovation work in Wright, airport renovation projects and the addition to the County Detention Center.

The Campbell County Detention center is increasing its capacity to manage 72 more adults and 16 juveniles. The estimated cost of the addition is approximately \$26 million dollars. The new Detention Center will be approximately 137,000 square feet and hold 216 people. The facility will include not only new housing but also new intake, booking, and medical area along with a new laundry and an expanded kitchen. There will be an expanded Sheriff's office and 911 dispatch along with replacing mechanical and electrical equipment.



Campbell County Detention Center Addition

SCHOOL DISTRICT CAPITAL INVESTMENTS

The Campbell County School District initiated a Capital Facilities Plan during 2007. There are two new elementary schools under construction at this time. Hillcrest Elementary is being built on Butler Spaeth Road just north of Interstate 90. Prairie Wind Elementary in the Westover neighborhood is in the site preparation stage of construction. More information about the school district may be found at www.ccsd.k12.wy.us.

INSTITUTIONAL CAPITAL INVESTMENTS

Campbell County Memorial Hospital

Campbell County Memorial Hospital is in the planning stages for a nearly 168,000 square foot expansion and renovation project. According to information provided by the hospital, the project includes: a new walk-in clinic, new inpatient and outpatient surgery area, new outpatient pharmacy, 73 new rooms for Medical/Surgery, ICU and OB, new lobby, new gift shop, new patient registration area and a new 180 space parking structure. A new parking garage has also been approved and should start construction in 2009. Information about the hospital may be found at www.ccmh.net



Gillette College

Gillette College is in the construction stage for the new Industrial Technical Education Center. Partial funding was received from the Wyoming State Legislature. Fifty percent of the cost is picked up by local taxpayers through an increase in the mill levy. The Industrial Technical Education Center will house an Industrial Electronics, Welding, and Diesel Mechanics curriculum. Gillette College is dovetailing this project by the introduction of college dormitories to the campus. The dormitories are a joint venture between the City of Gillette and Gillette College. There will eventually be 400 beds in 17 buildings. Construction started on both projects during 2009. The campus housing is expected to be opened in the Fall of 2009 and the Industrial technical Education Center is scheduled to be opened in January 2010.

The campus is connected together by streets and sidewalks. The vehicular and pedestrian circulation pattern makes for efficient and safe movement. The Industrial Technical Education Center is tied to the remainder of the campus by a walking bridge that would allow for small maintenance equipment. Parking is designed to encourage students and staff to keep their vehicle in one location during the day. Parking near campus housing also encourages students to walk to class.

The Gillette College Campus Master Plan, the planning and construction of student housing, and the Industrial Technical Education Center are demonstrative of the community's desire to develop the College into a permanent asset. Gillette College not only offers educational opportunities to individuals, but works with local business interests to dovetail educational curriculum that assists the local economy. The estimated public investment for the first phase of campus housing and the Industrial Technical Education Center is approximately 45 million dollars.

Gillette College Master Plan 2008



The Gillette College Campus Master Plan shows Enzi Drive on the west side and Sinclair Street going through the campus in an east/west direction. The proposed Industrial Technical Education Center is located at the north end of the campus. The existing main building along the north side of Sinclair is shown near the center of the campus. South of Sinclair, and to the east, the Master

Plan shows campus housing. West of the proposed campus housing there are eight academic buildings. The Campbell County Recreation Center is shown on the south end of the master plan.

POWDER RIVER BASIN – POWER GENERATION, COAL MINING AND RAILROAD CAPITAL INVESTMENTS

Coal-Fired Electrical Generating Projects

The Powder River Basin is a major energy development area according to the U.S. Department of Energy. Gillette and Campbell County are the heart of the basin. The Powder River Basin provides 40% of all coal used in the United States for electrical power generation. Significant coal bed methane deposits are also located in the Powder River Basin.

There are significant investments being made in the Powder River Basin for electrical power generation, further development of coal mining, and upgrades to the existing railroad infrastructure; which moves the coal to all parts of the United States.

Electrical Power Generation

There are four new coal fired electrical power generation projects underway in Campbell County. The projected investment into three of the projects has been estimated at 2.1 billion dollars. The cost of the fourth project is unknown at this time.

The U.S. Department of Energy, Energy Information Administration has indicated that coal is expected to grow to serve 57% of the nation's electrical supply beyond 2015. Today, coal provides right at 50% of the demand for electricity across the country.

WyGen II, located east of Gillette, went into service in December of 2007. The owner is Black Hills Corporation. It has an output of 90 megawatts and cost 169 million dollars. There are 20 permanent jobs through the expansion.

WyGen III is also located east of Gillette and is owned by Black Hills Corporation as well. The planned output for this electrical generation project is 90 megawatts. Costs, construction jobs, and permanent jobs are not known at this time. It is awaiting regulatory approval.

Two Elk Power Generation Facility is located 13 miles east of Wright at a mine-mouth location and will use waste coal from Black Thunder Mine. The coal used will be the Powder River Basin sub-bituminous. The facility will have a gross output of 320 megawatts. The owner is Two Elk Generation Partners, an affiliate of North American Power Group. There are 550 construction jobs expected and 50 permanent jobs at the plant once it is completed. The estimated cost is 750 million dollars. The air quality permit has been approved and extended for Two Elk.

Basin Electric Power Cooperative broke ground in November 2007 for the Dry Fork Station. The Dry Fork Station is located five miles north of Gillette. The gross output of the power plant will be 320 megawatts. The plant will have 75 permanent jobs. Its cost is estimated at 1.3 billion dollars. The artist's rendition follows.



Coal Mining

Wyoming is the largest coal producing state. It has worked to hold this title since 1988. Wyoming accounts for almost three-fourths of all coal produced in the Western United States. Campbell County is in the heart of the Powder River Basin, a major energy development area in the United States. There are 16 operating coal mines located in Campbell County which provide 40% of all coal used in electrical generating power plants across the United States. The Powder River Basin is the largest coal providing area in the United States. The top ten employers in Campbell County include four coal mining companies. North Antelope Rochelle Mine, located in Campbell County, is the largest coal mine in North America. There is an estimated 250 to 350 year reserve of coal in the Powder River Basin.

From 2003 through 2007, according to data from the Mine Safety and Health Administration, coal production in Campbell County increased from 363.5 million tons to 436.6 million tons. Out of the 1.148 billion tons produced in the United States during 2007, according to the Department of Energy Information Administration, Campbell County produced slightly more than 40 percent of the total national production. The National Mining Association is forecasting a two percent increase in coal production during 2008 for the Powder River Coal Basin. It has been estimated that there was a three percent increase in coal mining production during 2008, according to the US Energy Information Administration.

The Bureau of Land Management produced a regional study of the Powder River Basin in 2005. The purpose of the study was to identify current conditions in the Powder River Basin, reasonably forecast coal, coal-related, and other industrial development through 2020, and predict cumulative impacts. It reviews and analyzes data in order to project future development of coal leasing and other industrial development in the basin. Approximately 90% of all coal in the Powder River Basin is owned by the Federal Government.

Mine-related capital investment, according to the BLM study: Powder River Coal Review, under the projected lower and higher coal production scenarios for the North Gillette, South Gillette and Wright Mine Subregions, is substantial. The mine-related capital investments range from 163 million dollars for the low production scenario to 274 million dollars at the high production scenario between 2003 and 2010. By 2015 the mine-related capital investment rises to 285 million dollars at the low production end to 333 million dollars at the upper production level. The study may be found at www.blm.gov. Once at the website follow the links to Wyoming, then to programs, then to energy, and then to coal.



Cordero Rojo Mine

State and Local Coal Initiatives

On March 4, 2008 Wyoming became the first state to enact carbon sequestration legislation. The new statutes enable a framework for underground storage of carbon dioxide and other emissions from coal-fired power plants. The legislation is a part of Wyoming's effort in developing new clean coal technologies.

In October 2008, GE Energy and the University of Wyoming reached agreement to build the High Plains Gasification Advanced Technology Center. The center will enable researchers to advance Gasification and "cleaner coal" technologies for Powder River Basin coals and other coals. Work carried out at the center is meant to keep coal in the mix of cleaner energy resources to be used in the future. The site selection process is now underway.

In early January 2009 the Buckskin Mining Company and White Energy Coal America announced a joint venture to build a coal upgrade plant just north of Gillette. The \$80 million investment is to create a facility which is meant to expand the Powder River Basin coal market. The coal upgrading process involves pressure to remove moisture from the coal. The product to be delivered is briquettes with a heating value which is 35% higher than the raw Powder River Basin coal. Permitting of the facility is underway and it is expected to be in service sometime during 2010.

During 2008 Arch Coal built two new silos which are the largest in the basin. Each has a capacity of 17,500 tons, and is designed to meet the longer train sets which serve mining operations.



Rio Tinto Mining Operation

Railroads

The Powder River Basin is served by the Burlington Northern Santa Fe (BNSF) and the Union Pacific (UP) Railroads. There was a joint agreement between the two railroads to spend about 300 million dollars between mid 2006 and mid 2008 on rail line improvements in the basin. The Powder River Basin is the largest U.S. rail market in terms of volume.

BNSF and Union Pacific have spent more than \$200 million since 2005 on adding two tracks along the 75 mile joint line in the Powder River Basin. There are now a total of four tracks jointly used in the basin by BNSF and Union Pacific. Should expansions move forward, total production and rail capacity delivery could reach the 500 million tons by 2012.

There are approximately 65 unit trains that leave Campbell County daily laden with Powder River Coal, a sub-bituminous variety that is favored since it burns cleaner than hard coal from the eastern United States. It has been estimated that each unit train, at 115 cars long, will grow to 150 cars, according to BNSF and Union Pacific officials.



BNSF – Hauling coal from the Powder River Basin

EMPLOYMENT DATA

Table 7 shows the major employers in Campbell County. Most of the major employers are directly related to mineral extraction activities, equipment, and support services

TABLE 7
MAJOR EMPLOYERS
Campbell County 2007 and 2008

Employer	2007 - Employees	2008 - Employees
Rio Tinto Energy America	1,855	1,890
Campbell County School District	1,673	1,642
Peabody Energy	1,583	1,766
Arch Coal	1,236	1,307
Campbell Co. Memorial Hospital	950	980
Foundation Coal West	580	624
Campbell County	579	634
Hettinger Welding	454	370
Walmart	430	530
Buckskin Mining	300	335
City of Gillette	250	261
L & H Industrial	200	225
P & H Mine Pro Services	130	148
Total Employees	10,220	10,487

SOURCE: Campbell County Economic Development Corporation, 2008

Table 8 shows the change in employment by number of employees working from January 2000 through November 2008. It also shows the unemployment rate by percent for the same period. The total number of employees grew by 40% in Campbell County over the time period. During the same time, housing units in Gillette rose from 8,075 in 2000 to 11,347 in 2007, an increase of 40 percent.

TABLE 8
ANNUAL CHANGE FOR EMPLOYMENT AND UNEMPLOYMENT – CAMPBELL COUNTY
2000 – 2008

Year	Employment	Change	Change By Per Cent	Unemployment Rate By Per Cent
2000	19,299			3.1
2001	20,847	1,574	8.2	2.7
2002	21,418	571	2.7	3.0
2003	20,895	-523	-2.4	3.6
2004	21,212	317	1.5	3.1
2005	22,681	1,469	6.9	2.7
2006	24,279	1,798	7.9	2.1
Nov. 2007	26,155	1,876	3.0	2.1
Nov. 2008	27,129	974	3.7	1.8
Change From 2000 – November 2008	7,830 Total Employees Added From 2000 – November 2008		The number of Employees Grew By 40% From 2000 Through November 2008	2008 is the lowest unemployment rate since 2000

SOURCE: State of Wyoming Department of Employment, Research, and Planning, 2008



Table 9 shows that since 2000, Campbell County has an annual unemployment rate that is less than the unemployment rates for the State of Wyoming and the United States. From 2001 through 2003, the unemployment rate rose for the U.S., Wyoming, and Campbell County. From 2004 through November of 2007 the unemployment rate dropped across the board. Campbell County had less than one-third of the unemployment rate compared to the U.S. and is almost half the statewide average for Wyoming in November 2008.

TABLE 9
UNEMPLOYMENT RATE COMPARISONS 2000 – 2008
 For United States, Wyoming and Campbell County
 By Percent

Year	United States	Wyoming	Campbell County
2000	4.0	3.8	3.1
2001	4.7	3.9	2.7
2002	5.8	4.1	3.0
2003	6.0	4.4	3.6
2004	5.5	3.9	3.1
2005	5.1	3.7	2.7
2006	4.3	3.2	2.1
Nov. 2007	4.5	2.8	2.1
Nov. 2008	6.5	3.2	1.8

SOURCE: Wyoming Department of Employment, Research and Planning



SUMMARY

The national recession, mortgage meltdown, credit card crisis and the availability of credit all played a role to keep new residential construction lower in 2008 than 2007. Gillette did grow by 3.5% which is slightly larger than the 32 year average for growth. Gillette held its own during 2008 as compared to other communities around the country. Almost 1,000 jobs were added locally and there was very close to \$100 million in new commercial construction that was permitted during the year. The population estimate for Gillette is 31,745 as of January 1, 2008.

Employment in Campbell County has grown by 40% from 2000 through November of 2008. The rate of growth for employment closely corresponds with the rate of population growth in Gillette during the same time period. Employment gains are expected during 2009.

The rate of population change has increased rapidly over time. From 1891 to 1981, a period of 90 years, Gillette grew from zero to 15,000 people. It has taken 26 years, from 1981 to 2008, to double the population from 15,000 people to a little more than 31,000.

There is significant investment being made by the public and private sectors in Gillette and Campbell County. More than two billion dollars is expected to be invested into public infrastructure, institutional needs, mining development, power plant construction, and upgrades to railroad facilities in the Powder River Basin between 2003 and 2015. The investments create a larger economy for the region and promote economic diversification for the area.

Indications show that there will be continued growth and development in Gillette. Investment by the public and private sectors will continue during the coming year. Housing will grow, but within the constraints of a tightened mortgage market. Continued investment by companies servicing the mineral extraction industry is expected to grow during the upcoming year. The continuing positive and constructive attitude in dealing with growth is a community attribute that serves it well.

Numbers show that Wyoming added jobs at the fastest pace and had the lowest unemployment rate during 2008 than all of the states. The state economy is expected to moderate during 2009 against a national backdrop of recession. The City of Gillette as well as Campbell County is in the planning process for more public improvements during the upcoming year. The community is continuing its work for long term growth, stability and economic diversification.



Gillette College – Main Building – January 2009

Development Project/Community Information Contacts

Gillette City Planning Lead Agency for City Review Projects	Michael Surface – Lead Staci Beecher Steven McRann	307-686-5281 Michaels@ci.gillette.wy.us
Gillette City Engineering	Dustin Hamilton – Lead CJ Sloan	307-686-5265 Dustinh@ci.gillette.wy.us
Gillette Public Works	Kurt Siebenaler – Lead Parks, Streets, and Solid Waste	307-686-5320 Kurt@ci.gillette.wy.us
Gillette City Utilities	Lori King – Lead Electrical, Water, and Wastewater	307-686-5262 Lori@ci.gillette.wy.us
Gillette Building Inspection	Jim Brown – Lead Building plans examination, building permits and inspection	307-686-5260 Jim@ci.gillette.wy.us
Gillette GIS	Lee Pratt – Lead Addressing and City Growth Map	307- 686-5364 LeeP@ci.gillette.wy.us
Gillette Online Information: Comprehensive Plan, Development Review Schedule, Zoning Ordinance, Subdivision Regulations, Condominium Plats, Development Plans, Rezoning, Engineering Design Standards, Public Improvement Construction Standards, Contractor Licensing, Building Code Information	Go to Department Homepage	www.ci.gillette.wy.us
Campbell County Fire Dept.	Dave Mansur – Lead	307-682-5319 Dmansur@ccfire.us
School District	Boyd Brown	307-682-5171 Website www.ccsd.k12.wy.us
Qwest	Varies	1-800-526-3557
Bresnan	Dan Kelly	307-257-7840
Source Gas – formerly Kinder Morgan	Varies	307-682-5881
U S Post Office - Gillette	Varies	307-682-3727
Powder River Energy	Quentin Rogers	307-685-3516
Campbell County Public Works and Planning- Lead agency for Joint County/City Subdivision Requests	Phillip Giffin – Lead Megan Lehman Courthouse - 500 South Gillette Avenue	307-685-8061 mbl08@ccgov.net pjq08@ccgov.net Online information at www.ccg.co.campbell.wy.us
Campbell County Assessor's Office – For Surrounding Property Owners List	Courthouse 500 South Gillette Avenue	307- 682-7266 Online information at
Campbell County Clerk – For Plat Recording	Located in the Courthouse at 500 South Gillette Avenue	307-682-7285 Online information at www.ccg.co.campbell.wy.us
One-Call of Wyoming	Utility Locates	1-800-849-2476
Town of Wright Zoning Ordinance	201 Wright Blvd. P.O. Box 70 Wright, WY 82732	307-464-1666 City Hall www.wrightwyoming.com

Campbell County EDC	210 W. Lakeway Suite 104 P.O. Box 3948 Gillette, WY 82717	307-686-2603 www.gillettewyoming.com
Campbell County Chamber of Commerce – Julie Simon President	314 South Gillette Ave. Gillette, WY 82716	307-682-3673 frontoffice@gilletechamber.com
Board of Realtors	310 S. Miller Avenue. Suite D Gillette, WY 82716	307-682-2789 cctor@vcn.com Online Information at www.gillettehomebay.com
Northeast Wyoming Contractors Association	314 South Gillette Ave. Gillette, WY 82716	307-682-3673 Katie Alo
Campbell County Airport	2000 Airport Rd. Suite 108 Gillette, WY 82716	307- 686-1042 www.ccg.co.campbell.wy.us Find under Department Listing
CAMPLEX	1635 Reata Drive Gillette, WY 82718	307-682-0552 www.ccg.co.campbell.wy.us Find under Department Listing
Campbell County Memorial Hospital	501 South Burma Gillette, WY 82716	307-688-1551 www.ccmh.net
Wyoming Business Report Wyoming 2007 – Just the Facts! Wyoming Economic Summary State Govt. Revenue Forecast	Follow link to northeast Wyoming Wyoming Dept. of Administration Economic Analysis Division Other links include business, economy, demographics	www.wyomingbusinessreport.com Contact: Amy Bittner 307-777-7161 www.eadiv.state.wy.us and follow the links
Bureau of Land Management	Powder River Basin Coal Review Past, Present and Future Development Activities/ Social and Economic Effects	www.blm.gov Follow links to Wyoming/Programs/Energy/Coal



Gillette and Campbell County help power our world.