



City of Gillette Development Summary

Second Quarter 2015

April 1st – June 30th



Construction of Towneplace Suites By Marriott on West 2nd Street

**City of Gillette Planning Division
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First Interstate Bank Under Construction at Intersection of Lakeway Road and South Douglas Highway

Commercial Project Horizon

Project	Status
Stocktrail Elementary School	Under Construction
FCA Travel Plaza – Garner Lake Road	Under Construction
LaQuinta Inn and Suites – Boxelder Road	Permits Issued
New ANB Bank – 7 th St./S. Douglas Highway	Under Construction
Towne Place Suite Hotel	Under Construction
Restroom Building at Camel Stadium	Under Construction
New Accounting Office – Shoshone Avenue	Permits Issued
Gillette Madison Pipeline Pump Station	Under Construction

New Commercial Construction Permits 2015 Year-to-Date and Comparison with Yearly Totals 2011 – 2014

2015 – Year-To-Date Permits 15	2015 – Year-To-Date Valuation \$48,965,638
Entire Year - 2014: 23	Valuation: \$82,610,443
Entire Year - 2013: 27	Valuation: \$30,643,901
Entire Year - 2012: 30	Valuation: \$23,813,746
Entire Year - 2011: 25	Valuation: \$23,272,779

Commercial Additions and Alterations 2015 Year-to-Date and Comparison with Yearly Totals 2011 – 2014

2015 – Year-To-Date Permits 41	2015 – Year-To-Date Valuation \$34,673,682
2014: 90	Valuation: \$24,505,678
2013: 58	Valuation: \$10,323,461
2012: 78	Valuation: \$22,591,121
2011: 66	Valuation: \$14,327,599



New Home in Parkside Estates Subdivision

Housing Horizon

Subdivisions: Preliminary Plat Review Stage

Name	Lots	Location	Neighborhood
Tenth Hole Estates	24 SFD and 80 Duplex	Sinclair – West of Garner Lake Road	Sunburst
Garner Lake Village	73 SFD	East Boxelder Road	Complex
Legacy Ridge, Ph. II	215 SFD	Shoshone Avenue	Lakeway
Pronghorn Ranch, Ph. III	111 SFD and 22 Duplex	Lakeway Road	Paintbrush
Western Sky, Ph. V	50 SFD	Moonshiner/Lakeway	Westover
Total: 575 housing units	473 SFD and 102 Duplex		

Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Pronghorn Ranch, Ph. III	27 SFD	Lakeway Road	Paintbrush
Chara Hills, Ph. III	14 SFD	North of East Boxelder Road	Country Club
Legacy Ridge, Ph. III	55 SFD	West of Tanner Drive	Lakeway
Tenth Hole Estates	16 SFD and 34 Duplex	Sinclair St. West of Garner Lake Rd.	Sunburst
Parkside	36 SFD	West of Butler Spaeth Road	Sunburst
Paradise Pointe	6 SFD	West of Moonshiner Lane	Westover
Western Sky, Ph. IV Filing 3	22 SFD	West of Moonshiner Lane/North of Lakeway Road	Westover
Doud Ranch, Ph. IV	64 SFD	West of Hwy 50/South of Force Road	Donkey Creek
Total: 274 housing units	240 SFD and 34 Duplex		

New Housing
New Housing Units Permitted by Type and Neighborhood
January 1 – June 30, 2015

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Camplex	6				
Collins					
Fox Park	2		5		
Energy Park	8				
Heritage			2		
Northside					
Wagonwheel					
Echeta	3		1		
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	2				
Westover	7				
Country Club	1				
Sunflower					
Donkey Creek					
Lakeway	2	1			
South Park	3				
Sunburst	15				
TOTAL For year	49	1	8		58
% For Year	84%	2%	14%		100%

SFD = Single Family Detached // SFA = Single Family Attached Up To Three Units // Multi-Family = Four or More Units

Valuation: The total valuation for all new housing permits year- to-date is \$23,895,956.

Comparison: New Housing Units Permitted Through 2nd Quarter 2011 – 2015

First Quarter By Year	Total of New Housing Permits Issued Through Second Quarter
2015	58
2014	83
2013	73
2012	107
2011	105

**Residential Final Certificate of Occupancy Issued
Year-to-Date and Comparison with Yearly Totals 2011 – 2015**

Year	Final Certificates of Occupancy Issued
2015 – Year-To-Date	83
2014	151
2013	140
2012	188
2011	303

Note: The Final Certificate Occupancy means that the dwelling is approved for permanent occupancy.

**Residential Additions and Alterations
Year-to-Date and Comparison with Yearly Totals 2011 – 2015**

Year	Number of Permits	Valuation
2015 – Year-to-Date	62	\$1,500,045
2014	103	\$1,886,018
2013	105	\$2,391,665
2012	91	\$1,505,932
2011	80	\$1,701,568

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the second quarter of 2015 has increased to 5.9% from the 3.7% rate of the first quarter of 2015. There are approximately 100 apartment/rental units currently available in the rental stock surveyed in Gillette.

Of the 131 vacant mobile home spaces currently surveyed in Gillette, approximately 111 vacancies are contained within one mobile home park. The vacancy rate in the other parks surveyed (1,060 spaces) is approximately 2%.

Rental Vacancy Rate by Quarter 2011 – 2015 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2011	6.3	6.3	8.5	8.9	7.5%
2012	8.2	7.5	7.5	9.2	8.1%
2013	12.5	9.1	4.9	4.5	7.7%
2014	4.4	1.3	.7	1.3	1.9%
2015	3.7	5.9			
Manufactured and Mobile Home Parks					
2011	8.3	8.3	7.5	7.5	7.9%
2012	7.5	8.4	8.4	7.9	8.0%
2013	7.9	6.6	7.5	6.4	7.0%
2014	6.4	6.3	5.5	4.8	5.7%
2015	9.2	9.1			

Sample Size 2015: apartments/other residential rental buildings at 1,691; manufactured and mobile homes in parks at 1,439 units.

Thank you for your interest in Gillette!

Contact Larry Manning, Planning Manager, at the Planning Division for questions about this summary
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