



City of Gillette Development Summary

Third Quarter 2015

July 1st – September 30th



Menards Project Nearing Completion on East Lakeway Road

**City of Gillette Planning Division
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LaQuinta Inn Project Located on East Boxelder Road

Commercial Project Horizon

Project	Status
Ruby Tuesday's Restaurant – Boxelder Road	Permits Issued – Sitework Commenced
Gillette College Education and Activities Center	Permits Issued - Under Construction
New Commercial Shop – Magnuson Blvd.	Permits Issued – Under Construction
Mt. Pisgah Cemetery – Improvements Project	Permits Issued - Under Construction
Orthodontics Clinic – Oakcrest Drive	Permits Issued - Under Construction
Commercial Storage Building – Ross Avenue	Permits Issued - Under Construction
New Accounting Office – Shoshone Avenue	Under Construction
Cold Storage Building – Enterprise Avenue	Permits Issued Under Construction

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

2015 – Year-To-Date Permits 26	2015 – Year-To-Date Valuation \$70,611,219
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 52	2015 – Year-To-Date Valuation \$38,779,182
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 Paradise Pointe 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 Filing 1A	11 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, PUD	25 SFD	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	233 SFD		

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

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Camplex	6				
Collins					
Fox Park	2		7		
Energy Park	9				
Heritage			3		
Northside					
Wagonwheel					
Echeta	3		1		
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	3				
Westover	11				
Country Club	5				
Sunflower					
Donkey Creek	1				
Lakeway	11	1			
South Park	3				
Sunburst	16	4			
TOTAL For Year	70	5	11		86
% For Year	81%	6%	13%		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 \$34,638,056.

Comparison: New Housing Units Permitted Through 3rd Quarter 2011 – 2015

Third Quarter By Year	Total of New Housing Permits Issued Through Third Quarter
2015	86
2014	137
2013	104
2012	156
2011	161

**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	119
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	83	\$1,848,212
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 8.2% from the 5.9% rate of the second quarter of 2015. There are approximately 138 apartment/rental units currently available in the rental stock surveyed in Gillette.

Of the 138 vacant mobile home spaces currently surveyed in Gillette, approximately 117 vacancies are contained within one mobile home park. The vacancy rate in the other parks surveyed (1,060 spaces) continues to be 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	8.2		
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	9.6		

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 Dustin Hamilton, P.E., Development Services Director, for questions about this summary
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