



City of Gillette Development Summary

First Quarter 2016

January 1st – March 31st



New Stocktrail Elementary School (under construction)

City of Gillette Planning Division
201 East 5th Street
PO Box 3003
Gillette, WY 82717

307-686-5281

www.gillettewy.gov

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New Ruby Tuesday Restaurant (under construction)

Commercial Project Horizon

Project	Status
Thunder Basin High School (expand CCHS So. Campus)	Under Construction
Stocktrail Elementary School	Under Construction
Ruby Tuesday's Restaurant – Boxelder Road	Under Construction
Gillette College Pronghorn Center	Under Construction
Gillette College Student Housing	Under Construction
Legacy Living & Rehabilitation Center – Douglas Hwy	Under Construction
LaQuinta Inn Hotel – Boxelder Road	Under Construction
Orthodontics Clinic – Oakcrest Drive	Under Construction
Marriott Residence Inn – Hwy 50 & US 14/16	Under Construction
New Apartment Complex – Lakeway and Hwy 50	Under Construction
Sportsman's Warehouse – E. Lakeway Road	Under Construction

New Commercial Construction Permits 2016 Year-to-Date and Comparison with Yearly Totals 2011 – 2015

2016 – Year-To-Date Permits: 4	2016 – Year-To-Date Valuation: \$10,790,673
Entire Year – 2015: 29	Valuation: \$78,254,824
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
2016 Year-to-Date and Comparison with Yearly Totals 2011 – 2015**

2016 – Year-To-Date Permits: 11	2016 – Year-To-Date Valuation: \$4,503,810
Entire Year – 2015: 67	Valuation: \$41,655,772
Entire Year – 2014: 90	Valuation: \$24,505,678
Entire Year – 2013: 58	Valuation: \$10,323,461
Entire Year – 2012: 78	Valuation: \$22,591,121
Entire Year – 2011: 66	Valuation: \$14,327,599

*Does not include Commercial Re-Roof Projects.

**Active Utility Account Comparison
End of First Quarter Comparison of Active Utility Accounts by Service Type
2011 through 2016**

Utility Service Type	End of First Quarter					
	2011	2012	2013	2014	2015	2016
Electric						
Residential	11,971	12,504	12,630	12,746	12,931	13,194
Commercial	2,168	2,201	2,246	2,274	2,328	2,516
<i>Subtotal</i>	<i>14,139</i>	<i>14,705</i>	<i>14,876</i>	<i>15,020</i>	<i>15,259</i>	<i>15,710</i>
Water						
Residential	8,051	8,258	8,402	8,508	8,714	8,771
Commercial	1,379	1,410	1,471	1,481	1,521	1,612
<i>Subtotal</i>	<i>9,430</i>	<i>9,668</i>	<i>9,873</i>	<i>9,989</i>	<i>10,235</i>	<i>10,383</i>
Sewer						
Residential	9,586	9,785	9,927	10,046	10,264	10,557
Commercial	1,183	1,200	1,246	1,253	1,286	1,307
<i>Subtotal</i>	<i>10,769</i>	<i>10,985</i>	<i>11,173</i>	<i>11,299</i>	<i>11,550</i>	<i>11,864</i>
Trash						
Residential	9,749	9,994	10,109	10,205	10,517	10,399
Commercial	362	364	384	394	396	407
<i>Subtotal</i>	<i>10,111</i>	<i>10,358</i>	<i>10,493</i>	<i>10,599</i>	<i>10,913</i>	<i>10,806</i>
Yard Waste	1,479	1,640	1,784	1,848	1,952	2,070
Recycle	2,955	3,070	3,083	3,044	3,007	2,980
Active Customers						
Residential	12,790	13,071	13,157	13,267	13,460	13,794
Commercial	2,516	2,563	2,641	2,666	2,730	2,933
TOTAL	15,306	15,634	15,798	15,933	16,190	16,727

Source: City of Gillette Customer Service Division

Housing Horizon

New Housing

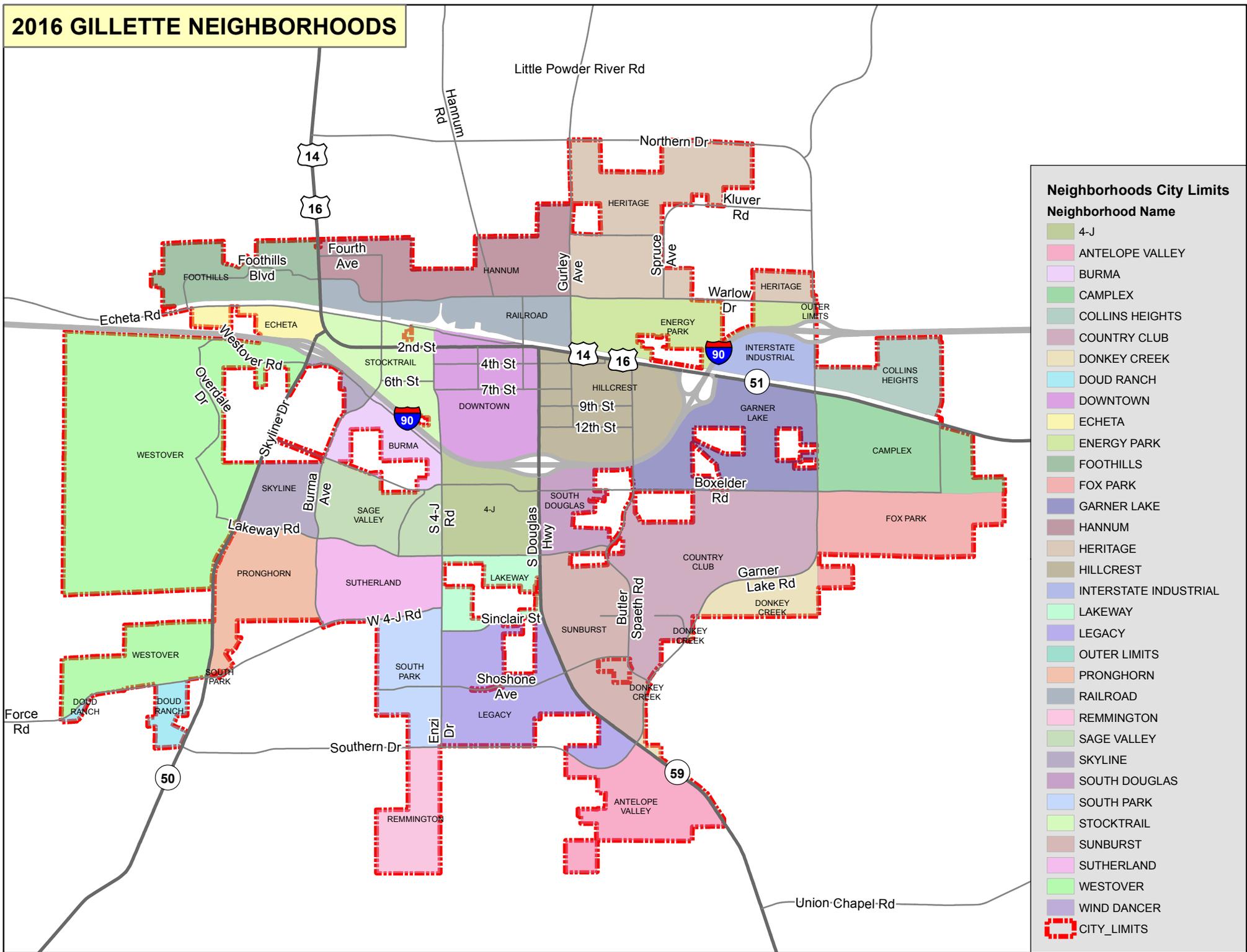
New Housing Units Permitted by Type and Neighborhood

January 1 – March 31, 2016

NEIGHBORHOODS (See Map)	SFD	SFA	Manufactured/ Mobile Home	Multi-Family	Total
4-J					
ANTELOPE VALLEY					
BURMA					
CAMPLEX					
COLLINS HEIGHTS					
COUNTRY CLUB					
DONKEY CREEK					
DOUD RANCH					
DOWNTOWN					
ECHETA					
ENERGY PARK					
FOOTHILLS					
FOX PARK					
GARNER LAKE	1				1
HANNUM					
HERITAGE			1		1
HILLCREST					
INTERSTATE INDUSTRIAL					
LAKEWAY					
LEGACY					
OUTER LIMITS					
PRONGHORN					
RAILROAD					
REMINGTON					
SAGE VALLEY					
SKYLINE					
SOUTH DOUGLAS					
SOUTH PARK					
STROCKTRAIL					
SUNBURST		12			12
SUTHERLAND					
WESTOVER					
WIND DANCER					
TOTAL For Year	1	12	1	0	14
% For Year	7%	86%	7%	0%	100%

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

2016 GILLETTE NEIGHBORHOODS



- Neighborhoods City Limits**
- Neighborhood Name**
- 4-J
 - ANTELOPE VALLEY
 - BURMA
 - CAMPLEX
 - COLLINS HEIGHTS
 - COUNTRY CLUB
 - DONKEY CREEK
 - DOUD RANCH
 - DOWNTOWN
 - ECHETA
 - ENERGY PARK
 - FOOTHILLS
 - FOX PARK
 - GARNER LAKE
 - HANNUM
 - HERITAGE
 - HILLCREST
 - INTERSTATE INDUSTRIAL
 - LAKEWAY
 - LEGACY
 - OUTER LIMITS
 - PRONGHORN
 - RAILROAD
 - REMMINGTON
 - SAGE VALLEY
 - SKYLINE
 - SOUTH DOUGLAS
 - SOUTH PARK
 - STOCKTRAIL
 - SUNBURST
 - SUTHERLAND
 - WESTOVER
 - WIND DANCER
 - CITY_LIMITS

Valuation: The total valuation for all new housing permits issued year-to-date is **\$4,121,137.00**.

Comparison: New Housing Units Permitted Through First Quarter 2011 – 2016

First Quarter By Year	Total of New Housing Permits Issued During First Quarter
2016	14
2015	35
2014	22
2013	25
2012	47
2011	58

**Residential Final Certificate of Occupancy Issued
Year-to-Date and Comparison with Yearly Totals 2011 – 2016**

Year	Final Certificates of Occupancy Issued
2016 – Year-to-Date	20 (Compared to 36, 1st Qtr 2015)
Entire Year – 2015	160
Entire Year – 2014	151
Entire Year – 2013	140
Entire Year – 2012	188
Entire Year – 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 – 2016**

Year	Number of Permits	Valuation
2016 – Year-to-Date	34	\$1,008,635
Entire Year – 2015	134	\$2,970,439
Entire Year – 2014	103	\$1,886,018
Entire Year – 2013	105	\$2,391,665
Entire Year – 2012	91	\$1,505,932
Entire Year – 2011	80	\$1,701,568

*Does not include Residential Re-Roof Projects.

**Single Family Real Estate Summary - Total Active Residential Listings per Zip Code
End of First Quarter 2016 as of 3/31/2016 @ 11:00 am**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	4	2	6
\$ 100,000.00	\$ 199,999.99	56	71	127
\$ 200,000.00	\$ 299,999.99	51	119	170
\$ 300,000.00	\$ 399,999.99	6	61	67
\$ 400,000.00	\$ 499,999.99	2	29	31
\$ 500,000.00	\$ 599,999.99	0	5	5
OVER	\$ 600,000.00	1	5	6
TOTAL		120	292	412

Source: Campbell County Board of Realtors and the Multiple Listing Service (MLS)

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the first quarter of 2016 has increased to **12%** from the **9.3%** rate of the fourth quarter of 2015, and is above the vacancy rate of **3.7%** for the first quarter of 2015. There are approximately **201** apartment/rental units currently available in the rental stock surveyed in Gillette.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the first quarter of 2016 has increased to **9.9%** compared to **9.2%** in the first quarter of 2015. There are approximately **141** mobile/manufactured home units in manufactured home parks currently available in the rental stock surveyed in Gillette.

Rental Vacancy Rate by Quarter 2011 – 2016 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	9.3	6.8%
2016	12.0				12.0%
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	9.1	9.3%
2016	9.9				9.9%

Sample Size 1st Qtr 2016: apartments/other residential rental buildings = 1,677; manufactured/mobile homes in parks = 1,431 units.

The **combined, average rental vacancy rate** for all rental stock surveyed at the end of the first quarter of 2016 is **11.0%**.



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