



City of Gillette Development Summary

Second Quarter 2016

April 1 – June 30



New Synergy Dental Clinic at Lakeway & 4-J (Remodel of old Godfather's Pizza)

City of Gillette Planning Division
201 East 5th Street
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New Meyer-Dana Orthodontics Office on Oakcrest, south of Lakeway

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	Construction Complete / CO Issued
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	Construction Complete / CO Issued
Orthodontics Clinic – Oakcrest Drive	Construction Complete / TCO Issued
Marriott Residence Inn – Hwy 50 & US 14/16	Construction Complete / CO Issued
New Apartment Complex – Lakeway and Hwy 50	Under Construction
Sportsman's Warehouse – E. Lakeway Road	Under Construction
Gillette College Rodeo & Ag Complex (East Boxelder)	Under Construction
Fire Station No. 3 – Enzi Drive (South Fork Apts.)	Under Construction

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

2016 – Year-To-Date Permits: 8	2016 – Year-To-Date Valuation: \$18,401,804
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: 27	2016 – Year-To-Date Valuation: \$6,244,810
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 Second Quarter Comparison of Active Utility Accounts by Service Type
2011 through 2016**

Utility Service Type	End of Second Quarter					
	2011	2012	2013	2014	2015	2016
Electric						
Residential	12,033	12,515	12,635	12,769	12,958	13,085
Commercial	2,188	2,261	2,277	2,294	2,339	2,548
<i>Subtotal</i>	14,221	14,776	14,912	15,063	15,297	15,633
Water						
Residential	8,156	8,333	8,434	8,573	8,797	8,740
Commercial	1,383	1,458	1,482	1,498	1,533	1,662
<i>Subtotal</i>	9,539	9,791	9,916	10,071	10,330	10,402
Sewer						
Residential	9,821	9,850	9,939	10,082	10,314	10,470
Commercial	1,186	1,240	1,252	1,265	1,292	1,310
<i>Subtotal</i>	11,007	11,090	11,191	11,347	11,606	11,780
Trash						
Residential	9,821	10,054	10,140	10,266	10,577	10,301
Commercial	360	387	391	390	403	413
<i>Subtotal</i>	10,181	10,441	10,531	10,656	10,980	10,714
Yard Waste	1,687	1,828	1,905	2,004	2,119	2,138
Recycle	2,994	3,081	3,063	3,032	2,989	2,979
Active Customers						
Residential	12,860	13,066	13,168	13,300	13,469	13,795
Commercial	2,545	2,634	2,668	2,689	2,737	2,949
TOTAL	15,405	15,700	15,836	15,989	16,206	16,744

Source: City of Gillette Customer Service Division

Housing Horizon

New Housing

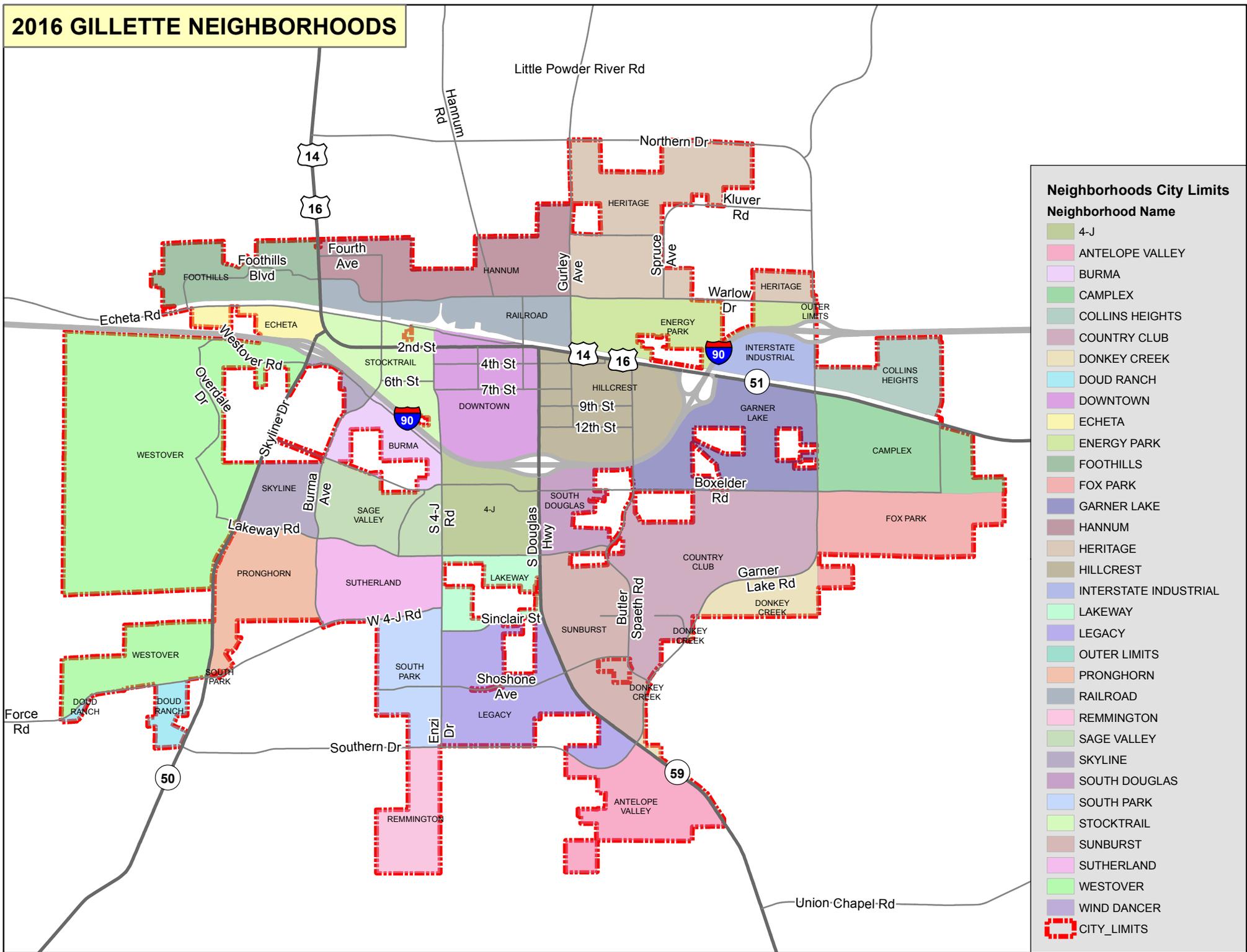
New Housing Units Permitted by Type and Neighborhood

January 1 – June 30, 2016

NEIGHBORHOODS (See Map)	Units Permitted This Year					Total Known Units		
	SFD	SFA	MH	MF	Year to Date	Single Family Units	All Other Units	Total All Units
4-J						649	332	981
ANTELOPE VALLEY						13		13
BURMA								
CAMPLEX								
COLLINS HEIGHTS						178		178
COUNTRY CLUB						301	121	422
DONKEY CREEK								
DOUD RANCH						105		105
DOWNTOWN	1				1	793	358	1,151
ECHETA						140		140
ENERGY PARK								
FOOTHILLS						757	341	1,098
FOX PARK						430		430
GARNER LAKE	1				1	51		51
HANNUM						235	123	358
HERITAGE			1		1	1,212	300	1,512
HILLCREST						984	539	1,523
INTERSTATE INDUSTRIAL						101		101
LAKEWAY						7		7
LEGACY						467	138	605
OUTER LIMITS								
PRONGHORN						161	173	334
RAILROAD						319	106	425
REMINGTON						224	216	440
SAGE VALLEY						652	15	667
SKYLINE						3		3
SOUTH DOUGLAS						9	141	150
SOUTH PARK						300	335	635
STROCKTRAIL						195	261	456
SUNBURST	1	12			13	559	1	560
SUTHERLAND						548	97	645
WESTOVER	1				1	887	92	979
WIND DANCER								
TOTAL For Year	4	12	1	0	17	10,280	3,689	13,969
% For Year	24%	71%	6%	0%	100%			

SFD = Single Family Detached // SFA = Single Family Attached (up to 3 units) // MH = Manufactured/Mobile Home // MF = Multi-Family (>= 4 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 **\$5,204,113.00**.

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

Second Quarter By Year	Total of New Housing Permits Issued Through 2nd Quarter
2016	17
2015	58
2014	83
2013	73
2012	107
2011	105

**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	44 <i>(Compared to 83, through 2nd Quarter 2015)</i>
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 building 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	50	\$1,281,425
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 Second Quarter 2016 as of 7/1/2016 @ 3:30 pm**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	10	7	17
\$ 100,000.00	\$ 199,999.99	89	107	196
\$ 200,000.00	\$ 299,999.99	58	130	188
\$ 300,000.00	\$ 399,999.99	10	58	68
\$ 400,000.00	\$ 499,999.99	2	16	18
\$ 500,000.00	\$ 599,999.99	0	5	5
OVER	\$ 600,000.00	1	8	9
TOTAL		170	331	501

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the second quarter of 2016 has increased to **22.4%** compared to **12.0%** in the first quarter of 2016, and **5.9%** for the second quarter of 2015. There are approximately **376** 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 second quarter of 2016 has increased to **22.6%** compared to **9.9%** in the first quarter of 2016, and **9.1%** for the second quarter of 2015. There are approximately **323** mobile/manufactured home units/lots 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	0.7	1.3	1.9%
2015	3.7	5.9	8.2	9.3	6.8%
2016	12.0	22.4			17.2%
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	9.1	9.3%
2016	9.9	22.6			16.2%

Sample Size 2nd Qtr 2016: apartments/other residential rental buildings = 1,677; manufactured/mobile homes in parks = 1,431 units.
 Apartments/rental units sample size makes up approximately 55% of all known units.
 Manufactured/mobile home sample size makes up approximately 50% of all known units.

The **combined, average rental vacancy rate** for all rental stock surveyed at the end of the second quarter of 2016 is **22.5%**.



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