



City of Gillette Development Summary

**Third Quarter 2016
July 1 – September 30**



New Stocktrail Elementary School

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

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New Sportsman's Warehouse on Lakeway Road

Commercial Project Horizon

Project	Status
Thunder Basin High School (expand CCHS So. Campus)	Under Construction
Stocktrail Elementary School	Construction Complete / CO Issued
Gillette College Pronghorn Center	Under Construction
Gillette College Student Housing	Under Construction
Legacy Living & Rehabilitation Center – Douglas Hwy	Under Construction
New Apartment Complex – Lakeway and Hwy 50	Under Construction
Sportsman's Warehouse – E. Lakeway Road	Construction Complete / TCO Issued
Gillette College Rodeo & Ag Complex (East Boxelder)	Under Construction
Fire Station No. 3 – Enzi Drive (South Fork Apts.)	Under Construction
Thunder Basin High School – Track, Field & Stadium	Permits Issued / Construction Started

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

2016 – Year-To-Date Permits: 10	2016 – Year-To-Date Valuation: \$28,596,078
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: 38	2016 – Year-To-Date Valuation: \$8,361,110
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 Third Quarter Comparison of Active Utility Accounts by Service Type
2011 through 2016**

Utility Service Type	End of Third Quarter					
	2011	2012	2013	2014	2015	2016
Electric						
Residential	12,112	12,559	12,685	12,819	12,942	13,056
Commercial	2,171	2,250	2,266	2,300	2,362	2,571
<i>Subtotal</i>	14,283	14,809	14,951	15,119	15,304	15,627
Water						
Residential	8,223	8,373	8,473	8,637	8,702	8,723
Commercial	1,397	1,470	1,487	1,505	1,497	1,668
<i>Subtotal</i>	9,620	9,843	9,960	10,142	10,199	10,391
Sewer						
Residential	9,721	9,889	9,986	10,154	10,312	10,420
Commercial	1,191	1,247	1,253	1,272	1,293	1,310
<i>Subtotal</i>	10,912	11,136	11,239	11,426	11,605	11,730
Trash						
Residential	9,891	10,105	10,174	10,339	10,558	9,996
Commercial	359	384	393	390	409	393
<i>Subtotal</i>	10,250	10,489	10,567	10,729	10,967	10,389
Yard Waste	1,683	1,846	1,904	2,002	2,129	2,092
Recycle	3,023	3,079	3,053	3,022	2,988	-
Active Customers						
Residential	12,956	13,109	13,211	13,356	13,452	13,802
Commercial	2,531	2,645	2,670	2,693	2,738	2,970
TOTAL	15,487	15,754	15,881	16,049	16,190	16,772

Source: City of Gillette Customer Service Division

Housing Horizon

New Housing

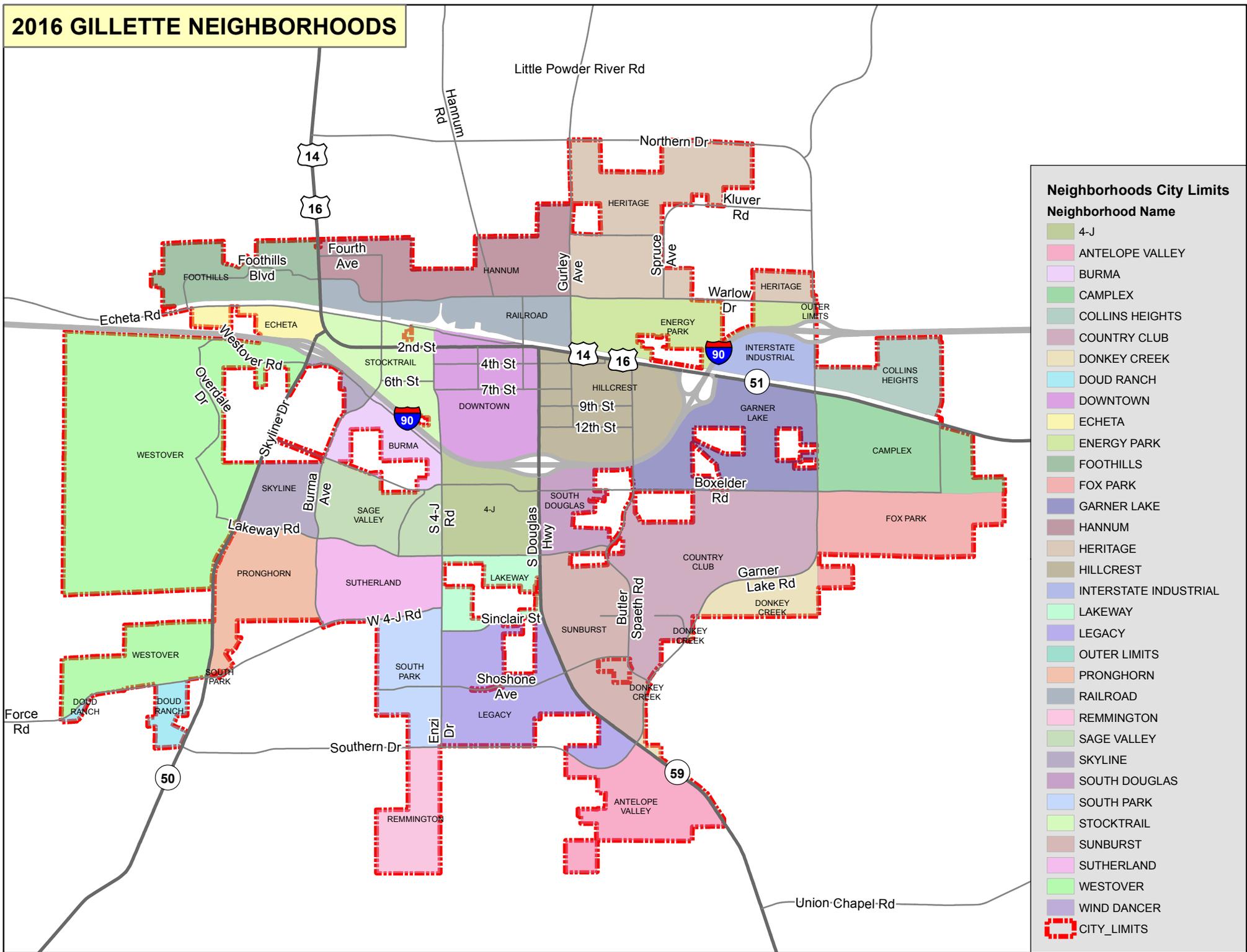
New Housing Units Permitted by Type and Neighborhood

January 1 – September 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	1				1	8		8
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
STOCKTRAIL						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	5	12	1	0	18	10,281	3,689	13,970
% For Year	28%	67%	5%	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 **\$5,581,542.00**.

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

Third Quarter By Year	Total of New Housing Permits Issued Through 3rd Quarter
2016	18
2015	86
2014	137
2013	104
2012	156
2011	161

**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	54 <i>(Compared to 119, through 3rd Quarter 2015)</i>
Entire Year – 2015	138
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	66	\$1,904,460
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 Third Quarter 2016 as of 9/30/2016 @ 4:30 pm**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	8	12	20
\$ 100,000.00	\$ 199,999.99	99	100	199
\$ 200,000.00	\$ 299,999.99	53	112	165
\$ 300,000.00	\$ 399,999.99	9	52	61
\$ 400,000.00	\$ 499,999.99	1	15	16
\$ 500,000.00	\$ 599,999.99	0	6	6
OVER	\$ 600,000.00	1	8	9
TOTAL		171	305	476

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the third quarter of 2016 has increased to **26.0%** compared to **22.4%** in the second quarter of 2016, and **8.2%** for the third quarter of 2015. There are approximately **436** 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 third quarter of 2016 has decreased to **15.7%** compared to **22.6%** in the second quarter of 2016, but has increased compared to **9.6%** for the third quarter of 2015. There are approximately **224** 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	26.0		20.1%
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	15.7		16.0%

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 third quarter of 2016 is **21.2%**.



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