



City of Gillette Development Summary

First Quarter 2017

January 1 – March 31



New Apartment Complex – 2625 Ledoux Ave (Lakeway & Hwy 50)

**City of Gillette
Development Services Department
Planning Division
201 East 5th Street
Gillette, WY 82717**

307-686-5281

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New Sonic Restaurant – 2309 South Douglas Hwy

Commercial Project Horizon

New Commercial Construction Permits 2017 Year-to-Date and Comparison with Yearly Totals 2011 – 2016

2017 – Year-To-Date Permits: 6	2017 – Year-To-Date Valuation: \$1,542,500
Entire Year - 2016: 12	Valuation: \$28,705,078
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

2017 – Year-To-Date Permits: 15	2017 – Year-To-Date Valuation: \$472,000
Entire Year – 2016: 52	Valuation: \$11,725,119
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.

Major Building Projects (Active)

Project	Status
Thunder Basin High School (expand CCHS So. Campus)	Under Construction
New Apartment Complex – 2625 Ledoux Ave (Lakeway & Hwy 50)	Under Construction
Thunder Basin High School – Track, Field & Stadium	Under Construction
Sonic Restaurant – 2309 South Douglas Hwy	Under Construction

Active Utility Account Comparison End of First Quarter Comparison of Active Utility Accounts by Service Type 2012 through 2017

Utility Service Type	End of First Quarter					
	2012	2013	2014	2015	2016	2017
Electric						
Residential	12,504	12,630	12,746	12,931	13,194	13,103
Commercial	2,201	2,246	2,274	2,328	2,516	2,611
<i>Subtotal</i>	14,705	14,876	15,020	15,259	15,710	15,714
Water						
Residential	8,258	8,402	8,508	8,714	8,771	8,653
Commercial	1,410	1,471	1,481	1,521	1,612	1,665
<i>Subtotal</i>	9,668	9,873	9,989	10,235	10,383	10,318
Sewer						
Residential	9,785	9,927	10,046	10,264	10,557	10,358
Commercial	1,200	1,246	1,253	1,286	1,307	1,316
<i>Subtotal</i>	10,985	11,173	11,299	11,550	11,864	11,674
Trash						
Residential	9,994	10,109	10,205	10,517	10,399	9,905
Commercial	364	384	394	396	407	374
<i>Subtotal</i>	10,358	10,493	10,599	10,913	10,806	10,279
Yard Waste	1,640	1,784	1,848	1,952	2,070	2,064
Recycle	3,070	3,083	3,044	3,007	2,980	819
Active Customers						
Residential	13,071	13,157	13,267	13,460	13,794	13,864
Commercial	2,563	2,641	2,666	2,730	2,933	2,987
TOTAL	15,634	15,798	15,933	16,190	16,727	16,851

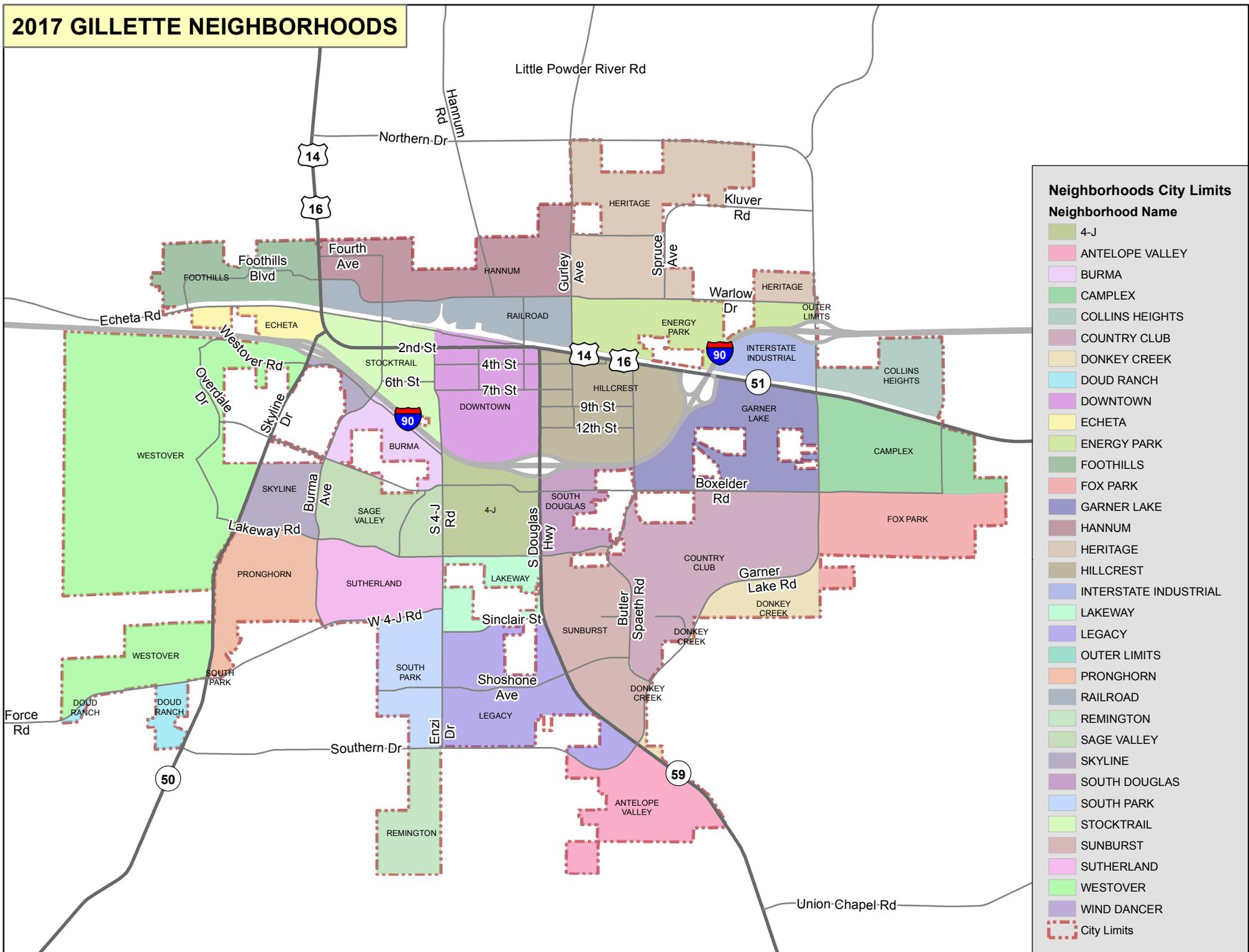
Source: City of Gillette Customer Service Division

Housing Horizon
New Housing Units Permitted by Type and Neighborhood
January 1 – March 31, 2017

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						792	358	1,150
ECHETA						140		140
ENERGY PARK								
FOOTHILLS						757	341	1,098
FOX PARK						430		430
GARNER LAKE						52		52
HANNUM						235	123	358
HERITAGE			2		2	1,214	300	1,514
HILLCREST						984	539	1,523
INTERSTATE INDUSTRIAL						101		101
LAKEWAY						9		9
LEGACY	1				1	468	138	606
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				1	560	1	561
SUTHERLAND						548	97	645
WESTOVER						887	92	979
WIND DANCER								
TOTAL For Year	2		2		4	10,286	3,689	13,975
% For Year	50%		50%		100%			

SFD = Single Family Detached // SFA = Single Family Attached (up to 3 units) // MH = Manufactured/Mobile Home // MF = Multi-Family (>= 4 units)

2017 GILLETTE NEIGHBORHOODS



Valuation: The total valuation for all new housing permits issued year-to-date (2017) is **\$1,058,982**.

Comparison: New Housing Units Permitted Through First Quarter 2011 – 2017

First Quarter By Year	New Housing Permits Issued Through 1st Quarter
2017	4
2016	14
2015	35
2014	22
2013	25
2012	47
2011	58

**Final Certificate of Occupancy Issued
Year-to-Date and Comparison with Yearly Totals 2011 – 2017**

Year	Final Certificates of Occupancy Issued
2017 – Year-to-Date	9 <i>(Compared to 20, through 1st Quarter 2016)</i>
Entire Year – 2016	60
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 – 2017**

Year	Number of Permits	Valuation
2017 – Year-to-Date	39	\$1,091,000
Entire Year – 2016	134	\$2,359,860
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 2017 as of 4/3/2017 @ 4:15 pm**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	17	7	24
\$ 100,000.00	\$ 199,999.99	78	75	153
\$ 200,000.00	\$ 299,999.99	46	77	123
\$ 300,000.00	\$ 399,999.99	9	38	47
\$ 400,000.00	\$ 499,999.99	0	8	8
\$ 500,000.00	\$ 599,999.99	2	4	6
OVER	\$ 600,000.00	1	4	5
TOTAL		171	153	366

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units has *decreased* from **26.5%** in the fourth quarter of 2016, to **23.4%** in the first quarter of 2017. When compared to the same time last year, the vacancy rate for apartments/rental units has *increased* from **12.0%** in the first quarter of 2016, to **23.4%** in the first quarter of 2017. The apartment/rental unit sample size surveyed during the first quarter of 2017 makes up about 55% of all known apartment/rental units within the City of Gillette. Based on this, over **700** apartment/rental units are currently available within the City of Gillette.

The vacancy rate for mobile home units/lots within Mobile Home Parks has *increased* from **15.9%** in the fourth quarter of 2016, to **16.1%** in the first quarter of 2017. When compared to the same time last year, the vacancy rate for mobile home units/lots within Mobile Home Parks has *increased* from **9.9%** in the first quarter of 2016, to **16.1%** in the first quarter of 2017. The sample size surveyed during the first quarter of 2017 makes up about 50% of all known mobile home units/lots within Mobile Home Parks within the City of Gillette. Based on this, over **450** mobile home rental units/lots are currently available within the City of Gillette.

Rental Vacancy Rate by Quarter 2011 – 2017 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	26.5	21.7%
2017	23.4				23.4%
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	15.9	16.0%
2017	16.1				16.1%

Sample Size 1st Qtr 2017: 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 in the City of Gillette at the end of the first quarter of 2017 is **20.0%**.



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