



## **City of Gillette Development Summary**

**Second Quarter 2017**  
**April 1 – June 30**



New Sonic Restaurant – 2309 South Douglas Highway

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

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The Railyard Restaurant – 113 South Gillette Avenue

## Commercial Project Horizon

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

2017 – Year-To-Date Permits: 7	2017 – Year-To-Date Valuation: \$3,469,988
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\* 2017 Year-to-Date and Comparison with Yearly Totals 2011 – 2015

2017 – Year-To-Date Permits: 28	2017 – Year-To-Date Valuation: \$1,979,431
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
Sage Ridge Apartment Complex – 2625 Ledoux Ave (Lakeway & Hwy 50)	Under Construction
Thunder Basin High School – Track, Field & Stadium	Under Construction
Two Story Office Building with Basement (604 Gillette Avenue)	Under Construction
Lakeway Convenience Store (302 E Lakeway Road)	Under Construction

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

Utility Service Type	End of Second Quarter					
	2012	2013	2014	2015	2016	2017
<b>Electric</b>						
Residential	12,515	12,635	12,769	12,958	13,085	13,031
Commercial	2,261	2,277	2,294	2,339	2,548	2,600
<i>Subtotal</i>	14,776	14,912	15,063	15,297	15,633	15,631
<b>Water</b>						
Residential	8,333	8,434	8,573	8,797	8,740	8,701
Commercial	1,458	1,482	1,498	1,533	1,662	1,681
<i>Subtotal</i>	9,791	9,916	10,071	10,330	10,402	10,382
<b>Sewer</b>						
Residential	9,850	9,939	10,082	10,314	10,470	10,344
Commercial	1,240	1,252	1,265	1,292	1,310	1,325
<i>Subtotal</i>	11,090	11,191	11,347	11,606	11,780	11,669
<b>Trash</b>						
Residential	10,054	10,140	10,266	10,577	10,301	9,922
Commercial	387	391	390	403	413	372
<i>Subtotal</i>	10,441	10,531	10,656	10,980	10,714	10,294
<b>Yard Waste</b>	1,828	105	2,004	2,119	2,138	2,291
<b>Recycle</b>	3,081	3,063	3,032	2,989	2,979	820
<b>Active Customers</b>						
Residential	13,066	13,168	13,300	13,469	13,795	13,872
Commercial	2,634	2,668	2,689	2,737	2,949	2,994
<b>TOTAL</b>	15,700	15,836	15,989	16,206	16,744	16,866

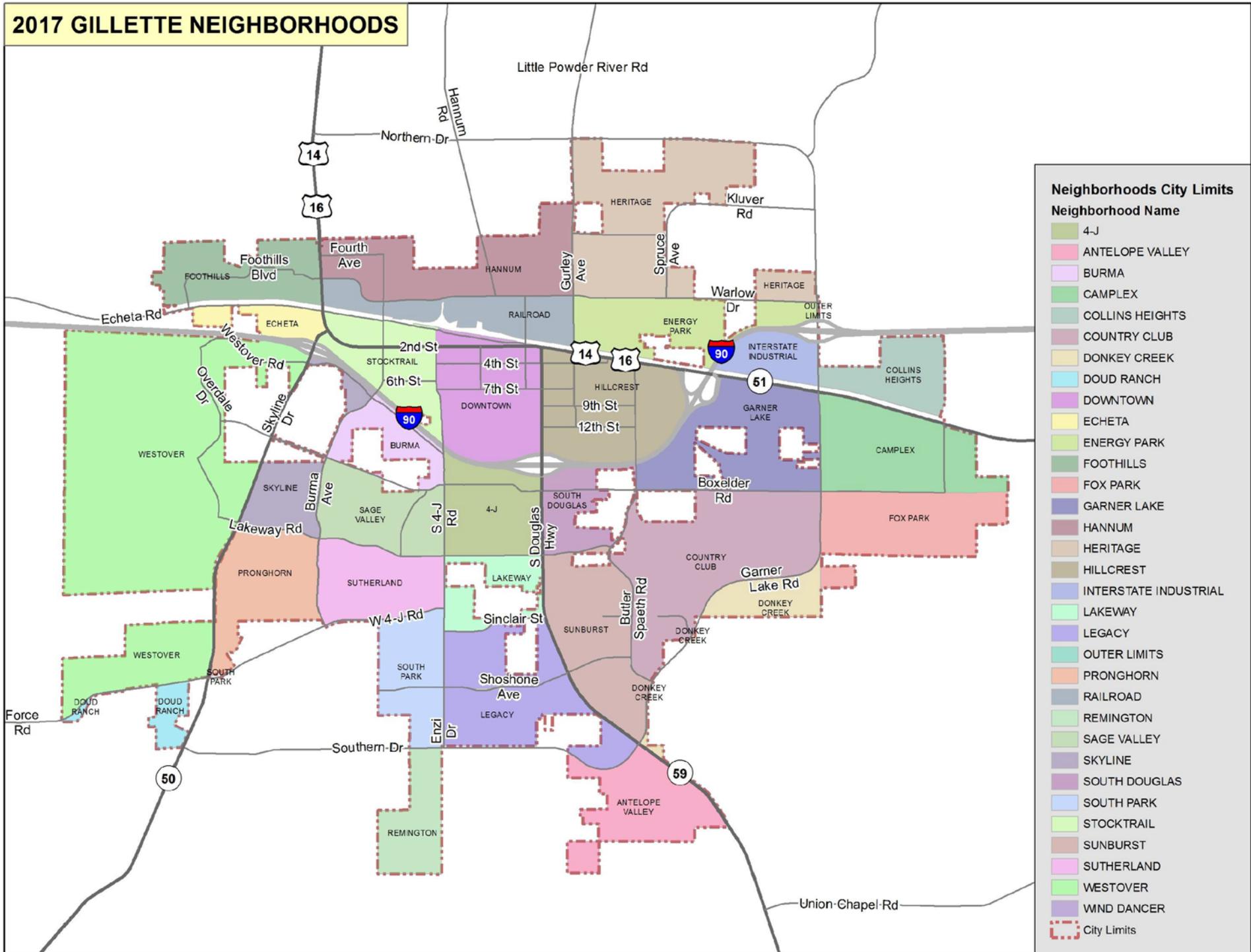
Source: City of Gillette Customer Service Division

**Housing Horizon**  
**New Housing Units Permitted by Type and Neighborhood**  
**April 1 – June 30, 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	4				4	305	121	426
DONKEY CREEK								
DOUD RANCH						105		105
DOWNTOWN						792	358	1,150
ECHETA						140		140
ENERGY PARK								
FOOTHILLS						757	341	1,098
FOX PARK			1	1	2	432		432
GARNER LAKE						52		52
HANNUM						235	123	358
HERITAGE			2	1	3	1,217	300	1,517
HILLCREST						984	539	1,523
INTERSTATE INDUSTRIAL						101		101
LAKEWAY						9		9
LEGACY	2				2	470	138	608
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	3				3	303	335	638
STOCKTRAIL						195	261	456
SUNBURST	1				1	561	1	562
SUTHERLAND						548	97	645
WESTOVER	1				1	888	92	980
WIND DANCER								
<b>TOTAL For Year</b>	<b>11</b>		<b>3</b>	<b>2</b>	<b>16</b>	<b>10,302</b>	<b>3,689</b>	<b>13,991</b>
<b>% For Year</b>	<b>69%</b>		<b>19%</b>	<b>12%</b>	<b>100%</b>			

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 **\$4,289,662**.

**Comparison: New Housing Units Permitted Through Second Quarter 2011 – 2017**

Second Quarter By Year	New Housing Permits Issued Through 2nd Quarter
2017	16
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 – 2017**

Year	Final Certificates of Occupancy Issued
2017 – Year-to-Date	15 (Compared to 44, through 2nd Quarter 2016)
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	61	\$1,597,354
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 Second Quarter 2017 as of 6/30/2017 @ 2:30 pm**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	17	11	28
\$ 100,000.00	\$ 199,999.99	86	88	174
\$ 200,000.00	\$ 299,999.99	43	82	125
\$ 300,000.00	\$ 399,999.99	10	43	53
\$ 400,000.00	\$ 499,999.99	1	16	17
\$ 500,000.00	\$ 599,999.99	1	4	5
OVER	\$ 600,000.00	0	7	7
TOTAL		158	251	409

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 **23.4%** in the first quarter of 2017, to **21.0%** in the second quarter of 2017. When compared to the same time last year, the vacancy rate for apartments/rental units has decreased from **22.4%** in the second quarter of 2016, to **21.0%** in the second quarter of 2017. The apartment/rental unit sample size surveyed during the second quarter of 2017 makes up about 55% of all known apartment/rental units within the City of Gillette. Based on this, approximately **640** 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 **16.1%** in the first quarter of 2017, to **17.2%** in the second quarter of 2017. When compared to the same time last year, the vacancy rate for mobile home units/lots within Mobile Home Parks has decreased from **22.6%** in the second quarter of 2016, to **17.2%** in the second 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 **480** 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 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Average for Year
2011	6.3	6.3	8.5	8.9	<b>7.5%</b>
2012	8.2	7.5	7.5	9.2	<b>8.1%</b>
2013	12.5	9.1	4.9	4.5	<b>7.7%</b>
2014	4.4	1.3	0.7	1.3	<b>1.9%</b>
2015	3.7	5.9	8.2	9.3	<b>6.8%</b>
2016	12.0	22.4	26.0	26.5	<b>21.7%</b>
2017	23.4	21.0			<b>22.2%</b>
Manufactured and Mobile Home Parks					
2011	8.3	8.3	7.5	7.5	<b>7.9%</b>
2012	7.5	8.4	8.4	7.9	<b>8.0%</b>
2013	7.9	6.6	7.5	6.4	<b>7.0%</b>
2014	6.4	6.3	5.5	4.8	<b>5.7%</b>
2015	9.2	9.1	9.6	9.1	<b>9.3%</b>
2016	9.9	22.6	15.7	15.9	<b>16.0%</b>
2017	16.1	17.2			<b>16.7%</b>

Sample Size 2nd 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 second quarter of 2017 is **19.0%**.



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