



City of Gillette Development Summary

**Third Quarter 2017
July 1 – September 30**



Energy Station, 302 W Lakeway Road

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

307-686-5281

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New Picnic Shelter at Dalbey Memorial Park

Commercial Project Horizon

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

2017 – Year-To-Date Permits: 16	2017 – Year-To-Date Valuation: \$7,982,988
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 – 2016

2017 – Year-To-Date Permits: 44	2017 – Year-To-Date Valuation: \$5,981,642
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
Energy Station Lakeway Convenience Store (302 E Lakeway Road)	Under Construction
Sage Ridge Apartment Complex – 2625 Ledoux Ave (Lakeway & Hwy 50)	Under Construction
Thunder Basin High School – Track, Field & Stadium	Temporary Certificate of Occupancy
Two Story Office Building with Basement (604 Gillette Avenue)	Under Construction
New Office building for Vehicles Sales, (4 Wheel Drive	Under Construction
Shell Building for (5) Future Tenants (560 Running W Drive)	Under Construction
2 Modular Classrooms (1000 Butler Spaeth 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 Third Quarter					
	2012	2013	2014	2015	2016	2017
Electric						
Residential	12,559	12,685	12,819	12,942	13,056	13,051
Commercial	2,250	2,266	2,300	2,362	2,571	2,576
<i>Subtotal</i>	14,809	14,951	15,119	15,304	15,627	15,627
Water						
Residential	8,373	8,473	8,637	8,702	8,723	8,704
Commercial	1,470	1,487	1,505	1,497	1,668	1,675
<i>Subtotal</i>	9,843	9,960	10,142	10,199	10,391	10,379
Sewer						
Residential	9,889	9,986	10,154	10,312	10,420	10,354
Commercial	1,247	1,253	1,272	1,293	1,310	1,312
<i>Subtotal</i>	11,136	11,239	11,426	11,605	11,730	11,666
Trash						
Residential	10,105	10,174	10,339	10,558	9,996	9,939
Commercial	384	393	390	409	393	341
<i>Subtotal</i>	10,489	10,567	10,729	10,967	10,389	10,280
Yard Waste	1,846	1,904	2,002	2,129	2,092	2,269
Recycle	3,079	3,053	3,022	2,988	-	831
Active Customers						
Residential	13,109	13,211	13,356	13,452	13,802	13,885
Commercial	2,645	2,670	2,693	2,738	2,970	2,989
TOTAL	15,754	15,881	16,049	16,190	16,772	16,874

Source: City of Gillette Customer Service Division

Housing Horizon
New Housing Units Permitted by Type and Neighborhood
July 1 – September 30, 2017

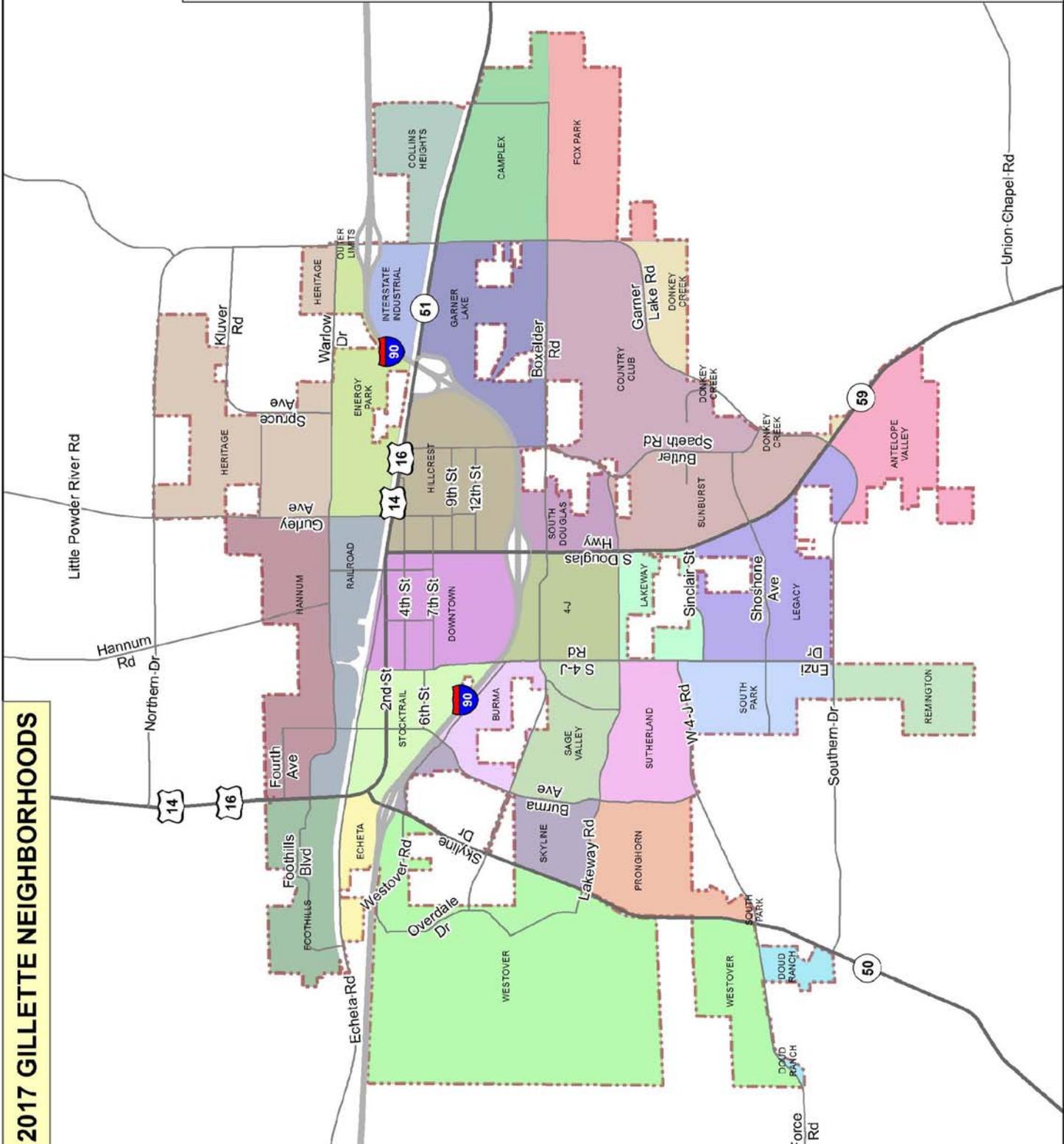
NEIGHBORHOODS (See Map)	Units Permitted This Year*					Total Known Units		
	SFD	SFA	MH	MF	Year to Date	Single Family Units	All Other Units	Total All Units
4-J						649	332	981
ANTELOPE VALLEY						13		13
BURMA								
CAMPLEX								
COLLINS HEIGHTS						178		178
COUNTRY CLUB	4				4	305	121	426
DONKEY CREEK								
DOUD RANCH						105		105
DOWNTOWN						792	358	1,150
ECHETA						140		140
ENERGY PARK								
FOOTHILLS				1	1	757	342	1,099
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			1		1	984	540	1,524
INTERSTATE INDUSTRIAL						101		101
LAKEWAY						9		9
LEGACY	3				3	471	138	609
OUTER LIMITS								
PRONGHORN						161	173	334
RAILROAD						319	106	425
REMINGTON						224	216	440
SAGE VALLEY	1				1	653	15	668
SKYLINE						3		3
SOUTH DOUGLAS						9	141	150
SOUTH PARK	4				4	304	335	639
STOCKTRAIL						195	261	456
SUNBURST	1				1	561	1	562
SUTHERLAND						548	97	645
WESTOVER	1				1	888	92	980
WIND DANCER								
TOTAL For Year	14		4	3	21	10,305	3,691	13,996
% For Year	67%		19%	14%	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

Neighborhoods City Limits

Neighborhood Name	Color
4-J	Light Green
ANTELOPE VALLEY	Pink
BURMA	Purple
CAMPLEX	Light Green
COLLINS HEIGHTS	Light Green
COUNTRY CLUB	Light Green
DONKEY CREEK	Light Green
DOUD RANCH	Light Green
DOWNTOWN	Light Green
ECHETA	Light Green
ENERGY PARK	Light Green
FOOTHILLS	Light Green
FOX PARK	Light Green
GARNER LAKE	Light Green
HANNUM	Light Green
HERITAGE	Light Green
HILLCREST	Light Green
INTERSTATE INDUSTRIAL	Light Green
LAKEWAY	Light Green
LEGACY	Light Green
OUTER LIMITS	Light Green
PRONGHORN	Light Green
RAILROAD	Light Green
REMINGTON	Light Green
SAGE VALLEY	Light Green
SKYLINE	Light Green
SOUTH DOUGLAS	Light Green
SOUTH PARK	Light Green
STOCKTRAIL	Light Green
SUNBURST	Light Green
SUTHERLAND	Light Green
WESTOVER	Light Green
WIND DANCER	Light Green
City Limits	Red Dashed Line



Valuation: The total valuation for all new housing permits issued year-to-date (2017) is **\$4,955,662**.

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

Third Quarter By Year	New Housing Permits Issued Through 3rd Quarter
2017	27
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 – 2017**

Year	Final Certificates of Occupancy Issued
2017 – Year-to-Date	11 <i>(Compared to 54, through 3rd 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	79	\$2,902,304
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 Third Quarter 2017 as of 10/09/17 @ 3:30 pm**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	20	8	28
\$ 100,000.00	\$ 199,999.99	85	93	178
\$ 200,000.00	\$ 299,999.99	41	77	118
\$ 300,000.00	\$ 399,999.99	9	33	42
\$ 400,000.00	\$ 499,999.99	1	18	19
\$ 500,000.00	\$ 599,999.99	0	5	5
OVER	\$ 600,000.00	1	6	7
TOTAL		157	240	397

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units has *maintained* from **21.0%** in the second quarter of 2017 and **21.0%** in the third quarter of 2017. When compared to the same time last year, the vacancy rate for apartments/rental units has *decreased* from **26.0%** in the third quarter of 2016, to **21.0%** in the third 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 **650** apartment/rental units are currently available within the City of Gillette.

The vacancy rate for mobile home units/lots within Mobile Home Parks has *decreased* from **17.2%** in the second quarter of 2017, to **16.6%** in the third 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 **15.7%** in the third quarter of 2016, to **16.6%** in the third 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 **470** 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	21.0	21.5		23.0%
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	22.6	15.7	15.9	16.0%
2017	16.1	17.2	16.6		16.6%

Sample Size 3rd Qtr 2017: apartments/other residential rental buildings = 1,731; 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 third quarter of 2017 is **18.8%**.



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