



**2017 Developing Gillette**  
**City of Gillette Development Summary**  
**Through the End of the Fourth Quarter 2017**



Area 59

*The 2017 Developing Gillette Annual Report includes the City's 4<sup>th</sup> Quarter Development Summary*

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

**307-686-5281**

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L&H Industrial Tubular and Threading Shop

### 2017 Commercial Projects

Project	Status
Thunder Basin High School Track, Field & Stadium	Construction Complete
Energy Station Lakeway Convenience Store	Construction Complete
Sage Ridge Apartment Complex	Construction Complete
Two Story Office Building (604 Gillette Avenue)	Under Construction – to be complete early 2018
New Office Building for Vehicle Sales, (4 Wheel Drive)	Construction Complete / CO Issued
Shell Building for (5) Future Tenants (560 Running W Dr)	Under Construction

### New Commercial Construction Permits 2012 – 2017

2017: 19	2017 Valuation: \$ 8,640,988
2016: 12	Valuation: \$28,705,078
2015: 29	Valuation: \$78,254,824
2014: 23	Valuation: \$82,610,443
2013: 27	Valuation: \$30,643,901
2012: 30	Valuation: \$23,813,746

### Commercial Additions and Alterations 2012 – 2017

2017: 50	2017 Valuation: \$6,602,142
2016: 52	Valuation: \$11,725,119
2015: 67	Valuation: \$41,655,772
2014: 90	Valuation: \$24,505,678
2013: 58	Valuation: \$10,323,461
2012: 78	Valuation: \$22,591,121

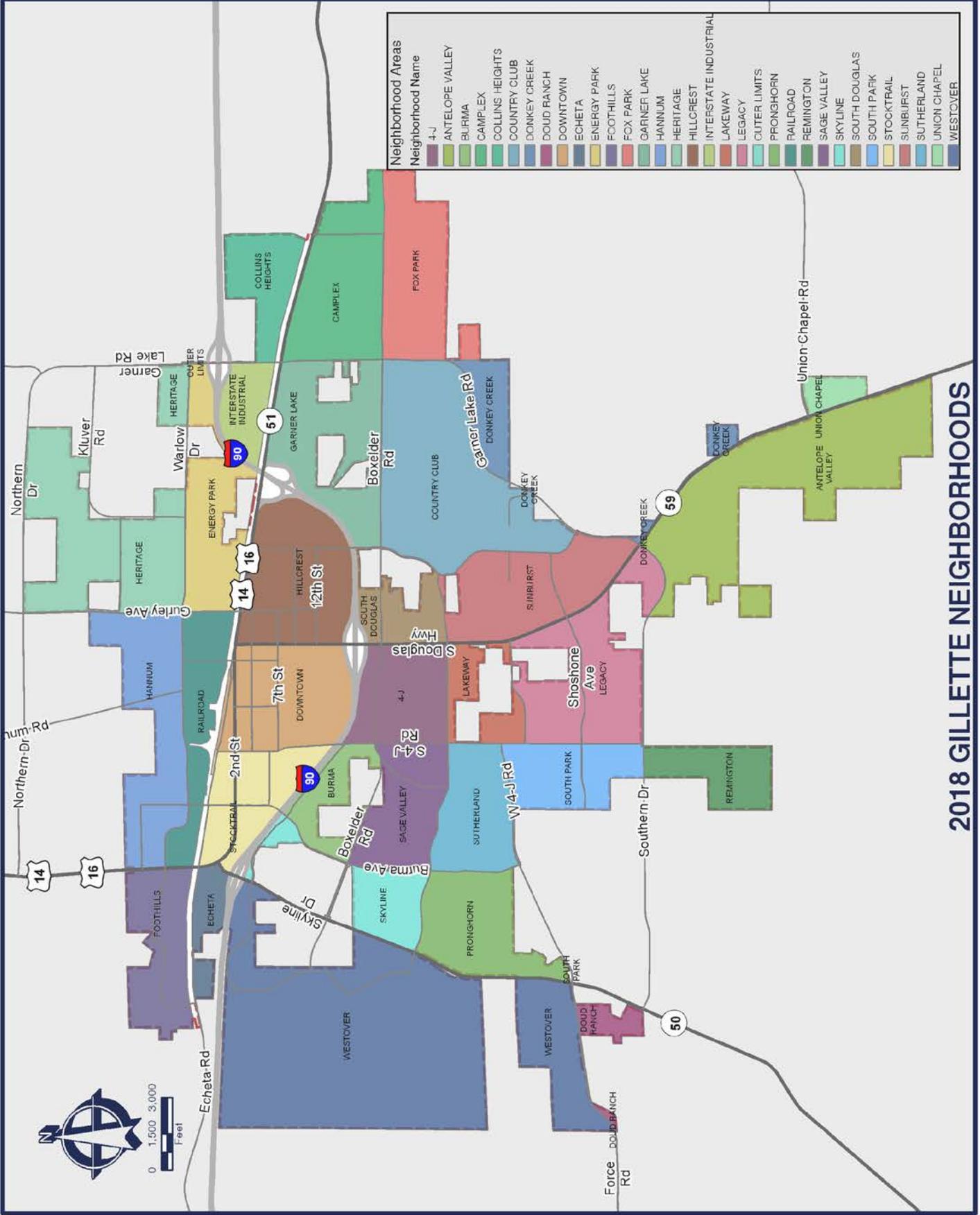
\*Does not include Commercial Re-Roof Projects

**New Housing**  
**New Housing Units Permitted by Type and Neighborhood**  
**January 1 – December 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					0	649	332	981
ANTELOPE VALLEY					0	13		13
BURMA					0			0
CAMPLEX					0			0
COLLINS HEIGHTS					0	178		178
COUNTRY CLUB	4				4	305	121	426
DONKEY CREEK					0			0
DOUD RANCH					0	105		105
DOWNTOWN					0	792	358	1,150
ECHETA					0	140		140
ENERGY PARK					0			0
FOOTHILLS				1	1	757	342	1,099
FOX PARK			1	1	2	432		432
GARNER LAKE					0	52		52
HANNUM					0	235	123	358
HERITAGE			2	1	3	1,217	300	1,517
HILLCREST			1		1	984	540	1,524
INTERSTATE INDUSTRIAL					0	101		101
LAKEWAY					0	9		9
LEGACY	3				3	471	138	609
OUTER LIMITS					0			0
PRONGHORN					0	161	173	334
RAILROAD					0	319	106	425
REMINGTON					0	224	216	440
SAGE VALLEY	1				1	653	15	668
SKYLINE					0	3		3
SOUTH DOUGLAS	4				4	9	141	150
SOUTH PARK	1				1	305	335	640
STOCKTRAIL					0	195	261	456
SUNBURST	3				3	563	1	564
SUTHERLAND					0	548	97	645
WESTOVER	1				1	888	92	980
WIND DANCER					0			
<b>TOTAL for Year</b>	<b>17</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>24</b>	<b>10,308</b>	<b>3,691</b>	<b>13,999</b>
<b>% For Year</b>	<b>71%</b>	<b>0%</b>	<b>17%</b>	<b>13%</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)

# 2018 GILLETTE NEIGHBORHOODS



**New Housing Units Permitted  
2012 – 2017**

Year	Total New Housing Permits Issued
2017	17
2016	19
2015	160
2014	183
2013	129
2012	210

**Valuation:** The total valuation for all new housing permits issued year-to-date is **\$4,920,562.00**.

**Final Certificate of Occupancy Issued  
2012 – 2017**

Year	Final Certificates of Occupancy Issued
2017	45
2016	60
2015	138
2014	151
2013	140
2012	188

Note: The Final Certificate Occupancy means that the building is approved for permanent occupancy.

**Residential Additions and Alterations\*  
2012 – 2017**

Year	Number of Permits	Valuation
2017	95	\$3,319,327
2016	81	\$2,359,860
2015	134	\$2,970,439
2014	103	\$1,886,018
2013	105	\$2,391,665
2012	91	\$1,505,932

\*Does not include Residential Re-Roof Projects.

**Single Family Real Estate Summary - Total Active Residential Listings per Zip Code  
End of Fourth Quarter 2017 as of 01/08/2018 @ 8:48 am**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	17	10	27
\$ 100,000.00	\$ 199,999.99	66	56	122
\$ 200,000.00	\$ 299,999.99	33	65	98
\$ 300,000.00	\$ 399,999.99	6	27	33
\$ 400,000.00	\$ 499,999.99	1	9	10
\$ 500,000.00	\$ 599,999.99	2	4	6
OVER	\$ 600,000.00	0	5	5
<b>TOTAL</b>		<b>125</b>	<b>176</b>	<b>301</b>

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

## Rental Vacancy Rates

The vacancy rate for apartments/rental units in the 4<sup>th</sup> quarter of 2017 has *decreased* from **21.5%** in the 3<sup>rd</sup> quarter 2017 to **19.3%** in the 4<sup>th</sup> quarter of 2017, and **26.5%** for the 4<sup>th</sup> quarter of 2016. There are approximately **336** 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 4<sup>th</sup> quarter of 2017 has decreased to **11.9%** compared to **16.6%** in the 3<sup>rd</sup> quarter of 2017, and **15.9%** for the 4<sup>th</sup> quarter of 2016. There are approximately **170** mobile/manufactured home units/lots in manufactured home parks currently available in the rental stock surveyed in Gillette.

### Rental Vacancy Rate by Quarter 2012 – 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
2017	23.4	21.0	21.5	19.3	<b>21.3%</b>
2016	12.0	22.4	26.0	26.5	<b>21.7%</b>
2015	3.7	5.9	8.2	9.3	<b>6.8%</b>
2014	4.4	1.3	0.7	1.3	<b>1.9%</b>
2013	12.5	9.1	4.9	4.5	<b>7.7%</b>
2012	8.2	7.5	7.5	9.2	<b>8.1%</b>
Manufactured and Mobile Home Parks					
2017	16.1	17.2	16.6	11.9	<b>15.54%</b>
2016	9.9	22.6	15.7	15.9	<b>16.0%</b>
2015	9.2	9.1	9.6	9.1	<b>9.3%</b>
2014	6.4	6.3	5.5	4.8	<b>5.7%</b>
2013	7.9	6.6	7.5	6.4	<b>7.0%</b>
2012	7.5	8.4	8.4	7.9	<b>8.0%</b>

Sample Size 4th Qtr. 2017: apartments/other residential rental buildings = 1,738; 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, weighted-average rental vacancy rate** for all rental stock surveyed at the end of the fourth quarter of 2017 is **18.4%**.

## 2017 Subdivision Plats, Annexations & Commercial Site Plans

The City processed and approved over 30 development and subdivision cases in 2017.

Type	Number
Annexations	6
Minor Subdivision Plats (< 5 lots)	12
Major Subdivision Plats	0
Development Plans / Commercial Site Plans	13

Note: Minor Subdivision Plats (< 5 lots) includes Conventional Plats, Administrative Plats, Condo Plats and PUD Plats for 2017

Six (6) annexations were completed in 2017. The City of Gillette corporate limits currently encompass 23.00 square miles. By comparison, the City of Gillette was 16.15 square miles in 2008.

Name	Annexation Date and Ordinance	Zoning and Acreage	Number of Dwelling Units	Estimated Population
Antelope Valley and Crestview Estates	12/05/17; Ord. 3940	AG: 164.87 C-1: 10.52 C-P: 2.05 I-1: 110.86 R-1: 47.04 R-2: 15.53 R-4: 23.52 R-R: 340.79	0 0 0 0 102 36 179 289	0 0 0 0 282 99 494 798
Shoshone Avenue ROW Annexation	2/21/17; Ord. 3912	R-1: 2.38	0	0
Butler Spaeth ROW Annexation	1/03/17; Ord. 3908	I-1: 0.94	0	0
Country Club Lake Annexation	4/18/17; Ord. 3917	A & R-S: 71.89	2	5
West 12 <sup>th</sup> Street Annexation	5/02/17; Ord. 3921	C-O: 4.74	0	0
Cocklebur Drive Drainage Annexation	4/18/17; Ord. 3918	A: 6.66	0	0
		<b>TOTAL: 801.79 ACRES</b>	<b>TOTAL: 608</b>	<b>TOTAL: 1678</b>

### City of Gillette 2017 Public Improvement Projects

Major public projects, either completed or ongoing throughout the Gillette Community in 2017 include:

- Boxelder Extension –Hwy 50 to Overdale (WYDOT on behalf of the City of Gillette)
- Boxelder “S” Curve Reconstruction
- Gurley Overpass Barrier Rehabilitation
- Multiple street and pavement management projects (City of Gillette)
- Multiple sidewalk & pathways projects (City of Gillette)
- Water System Improvements (City of Gillette)
- Sanitary Sewer Improvements (City of Gillette)
- Fiber Optics and Electrical Transmission/Distribution Improvements (City of Gillette)
- New Thunder Basin High School Track, Field & Stadium (CCSD#1)

Campbell County Voters approved the Optional 1% Sales Tax during the 2014 General Election for another four years. The Optional 1% Sales Tax generates approximately \$20M per year (countywide) and is used for public capital improvement projects throughout Campbell County. The Optional 1% Sales Tax Revenue is distributed to the City of Gillette, Town of Wright and unincorporated Campbell County on a population basis. Several of the projects were funded by the Optional 1% Sales Tax.

The 1% optional sales tax is on the ballot again in November 2018. For additional information on the City’s past and current 1% projects, please visit our website at:

<http://ccgiscoop.maps.arcgis.com/apps/Viewer/index.html?appid=663ecbefc6af449ab00e326baae0f31d>

Campbell County Voters did not approve an optional .25% Sales Tax during the year 2017. The optional tax was primarily intended to provide funding for the Gillette College and Campbell County Economic Development.

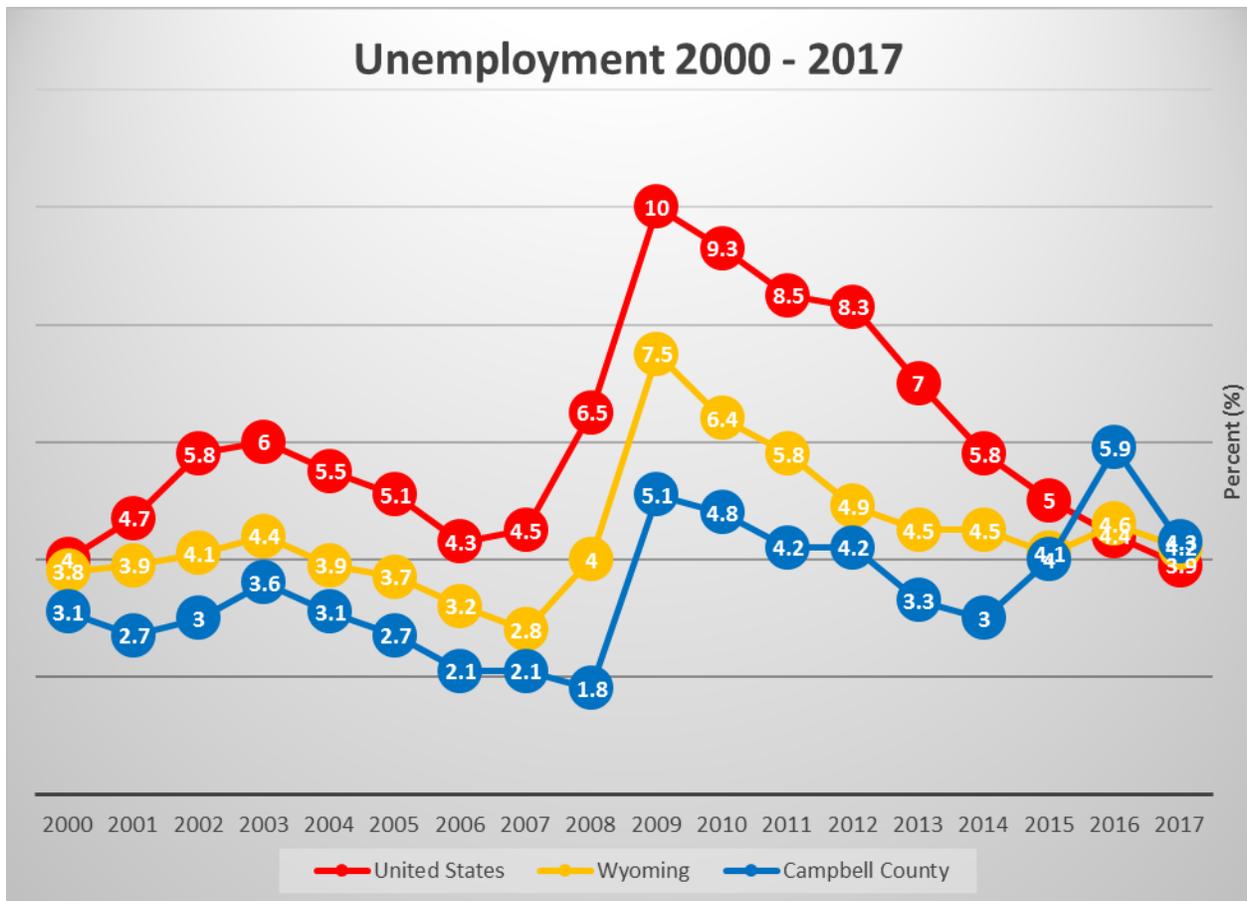
## Population

The City Planning Division's "unofficial" population estimate for the City of Gillette as of December 31, 2017, is **31,327**. The following table summarizes the population for Wright, Gillette and Unincorporated Campbell County since 2010.

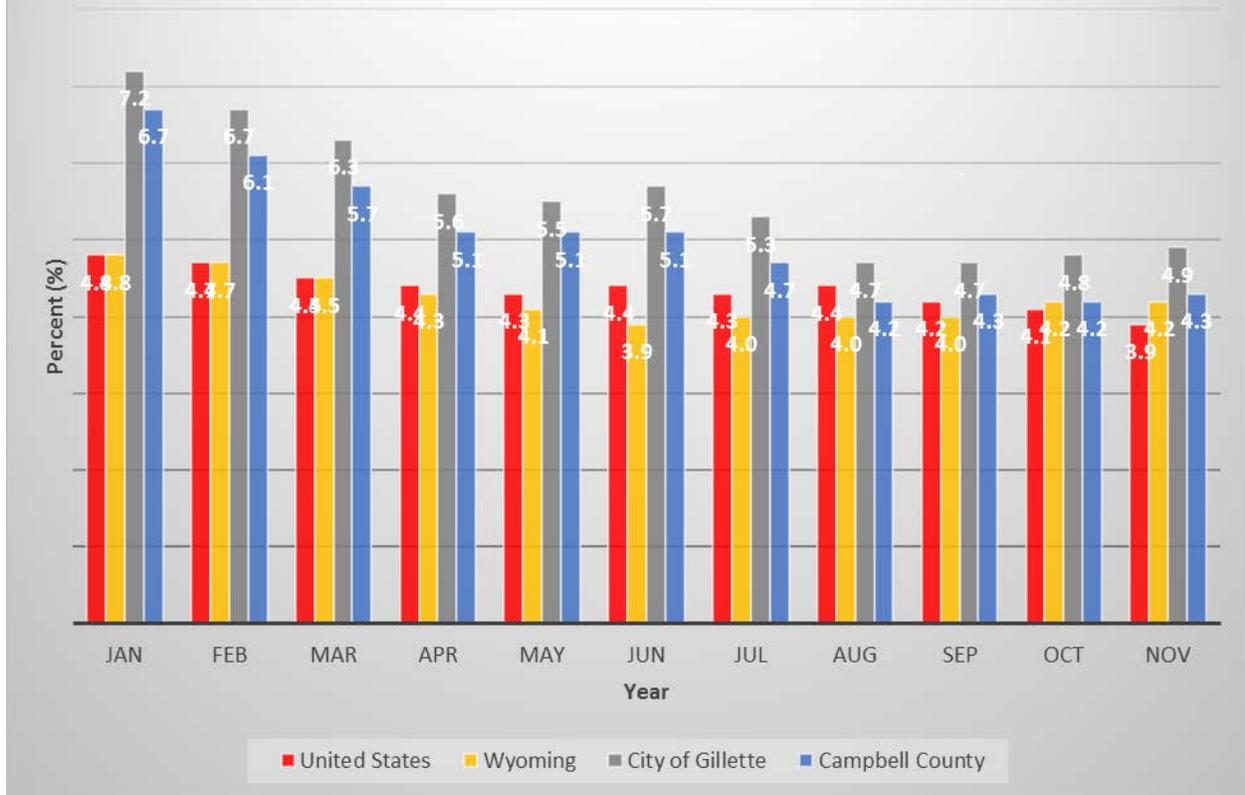
Place	Population Estimate (as of July 1)								
	2010	2011	2012	2013	2014	2015	2016	2017	
								Estimate	Percent of Total County
<b>Campbell County</b>	<b>46,244</b>	<b>46,600</b>	<b>47,881</b>	<b>48,121</b>	<b>48,243</b>	<b>49,220</b>	<b>48,803</b>	<b>47,190</b>	<b>100.00%</b>
Unincorporated	14,483	14,359	14,603	14,539	14,479	14,709	14,571	14,089	29.85%
City of Gillette	29,954	30,432	31,423	31,732	31,920	32,649	31,920	31,327	66.39%
Town of Wright	1,807	1,809	1,855	1,850	1,844	1,862	1,844	1,773	3.76%
<i>Source: U.S. Census Bureau, Population Division</i> <i>Release Date: May 2016</i>									

## Unemployment

The unemployment rate for the City of Gillette is 4.9% as of November 30, 2017. The unemployment rate for Campbell County is 4.3% as of November 30, 2017. By comparison, the national unemployment rate is 3.9% and the statewide unemployment rate for Wyoming is 4.2% for the same period.



## Unemployment 2017



\*2017 Unemployment Rates as of November 30, 2017  
 Source: Wyoming Department of Workforce Services, Research & Planning



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