



2018 Developing Gillette
City of Gillette Development Summary
Through the End of the Second Quarter 2018



WILLIAMS LAW OFFICE
604 S. GILLETTE AVENUE

City of Gillette Planning Division
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COMING SOON-DEVELOPMENT SUMMARY DIGITAL DASHBOARD

2018 Commercial Projects Under Construction or Completed

Williams Law Office, 604 S Gillette Avenue	Completed
Dickey's BBQ, 804 E 2 nd Street	Completed
RC Ranch Business Park, 560 Running W Drive	Under Construction
Flight Zone Trampoline Park, 4901 Tanner Drive	Under Construction
Marshall's, 2610 S Douglas Hwy	Under Construction
Domino's Pizza, 400 W 2 nd Street	Under Construction
Thunder Basin High School Maintenance Building	Under Construction

2018 Commercial Projects

New Commercial Construction Permits 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 6	2018 Valuation: \$ 1,090,000
2017: 19	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

Commercial Additions and Alterations 2018 Year-to-Date and Comparison with Yearly Totals 2013 – 2018

2018: 30	2018 Valuation: \$7,574,040
2017: 50	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

*Does not include Commercial Re-Roof Projects

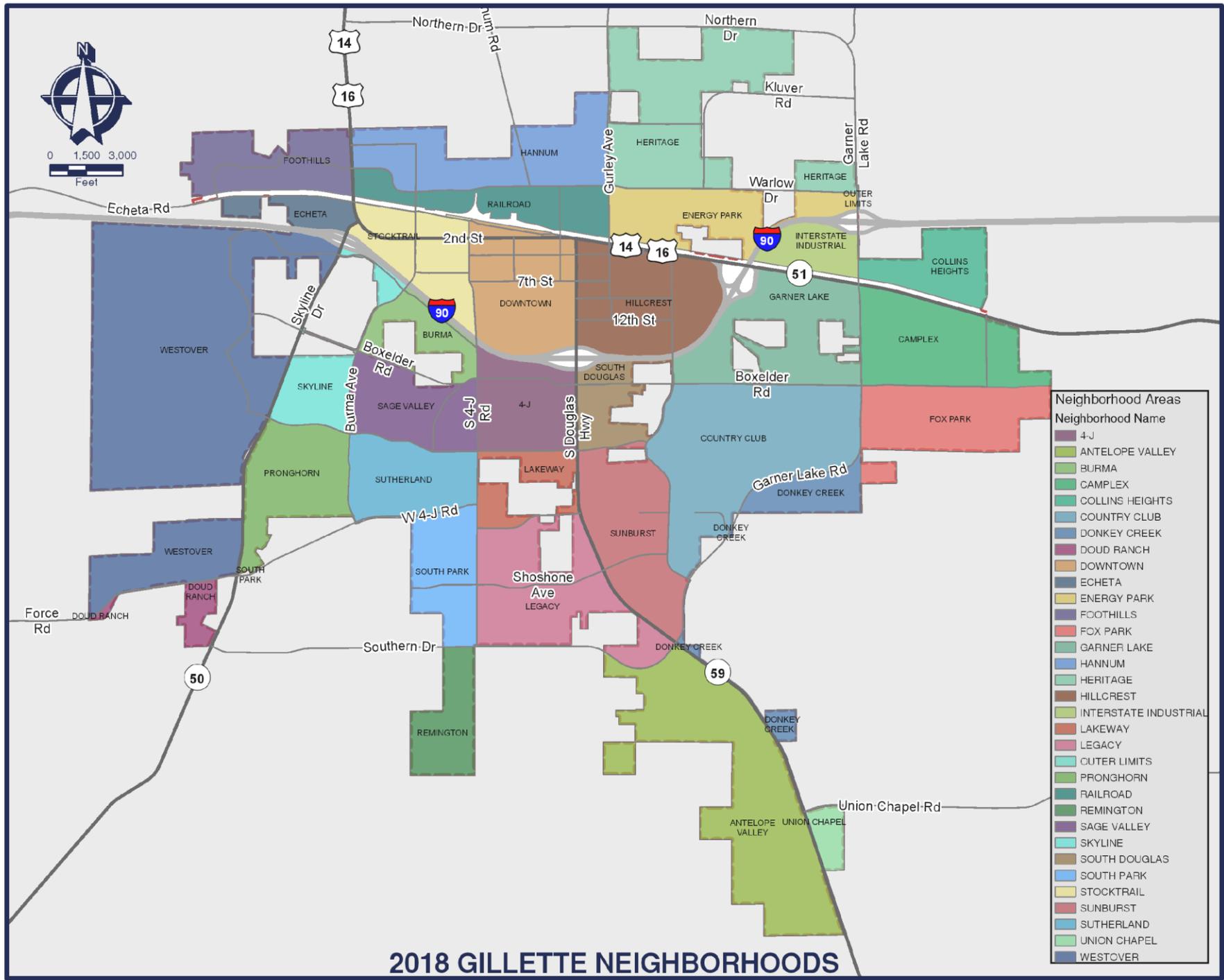
New Housing and Estimated Population

New Housing Units Permitted by Type and Neighborhood

January 1 – June 30, 2018

Neighborhoods (See Map)	Single-Family Units Constructed	Multi-Family Units Constructed	Total Single- Family Units	Total Multi- Family Units	Total All Units	Estimated Population
4-J	0	0	649	332	981	2,148
ANTELOPE VALLEY	0	0	471	152	623	1,364
BURMA	0	0			0	
CAMPLEX	0	0			0	
COLLINS HEIGHTS	0	0	175		175	383
COUNTRY CLUB	1	0	306	112	418	915
DONKEY CREEK	0	0			0	
DOUD RANCH	1	0	108		108	237
DOWNTOWN	0	0	802	355	1,157	2,534
ECHETA	0	0	143		143	313
ENERGY PARK	0	0			0	
FOOTHILLS	0	0	771	331	1,102	2,413
FOX PARK	1	0	434		434	950
GARNER LAKE	2	0	53		53	116
HANNUM	0	0	235	123	358	784
HERITAGE	2	0	1,222	292	1,514	3,316
HILLCREST	0	0	957	538	1,535	3,362
INTERSTATE INDUSTRIAL	0	0	106		106	232
LAKEWAY	1	0	6		6	13
LEGACY	0	0	474	136	610	1,336
OUTER LIMITS	0	0			0	
PRONGHORN	1	0	161	174	335	734
RAILROAD	0	0	321	112	433	948
REMINGTON	0	0	224	216	440	964
SAGE VALLEY	0	0	652	14	666	1,459
SKYLINE	0	0	3		3	7
SOUTH DOUGLAS	0	0	12	140	152	333
SOUTH PARK	5	0	307	336	643	1,408
STOCKTRAIL	0	0	196	266	462	1,012
SUNBURST	12	0	574	4	578	1,266
SUTHERLAND	0	0	548	96	644	1,410
WESTOVER	0	0	888	92	980	2,146
WIND DANCER	0	0				
TOTAL for Year	26	0	10,838	3821	14,659	32,103
% For Year	100%					

(Population Estimate based upon a population distribution of 2.19 persons per dwelling unit)



Neighborhood Areas	
Neighborhood Name	
[Purple]	4-J
[Light Green]	ANTELOPE VALLEY
[Green]	BURMA
[Light Green]	CAMPLEX
[Light Green]	COLLINS HEIGHTS
[Light Blue]	COUNTRY CLUB
[Blue]	DONKEY CREEK
[Purple]	DOUD RANCH
[Orange]	DOWNTOWN
[Light Green]	ECHETA
[Yellow]	ENERGY PARK
[Purple]	FOOTHILLS
[Red]	FOX PARK
[Light Green]	GARNER LAKE
[Blue]	HANNUM
[Light Green]	HERITAGE
[Brown]	HILLCREST
[Light Green]	INTERSTATE INDUSTRIAL
[Red]	LAKEWAY
[Pink]	LEGACY
[Light Green]	OUTER LIMITS
[Light Green]	PRONGHORN
[Green]	RAILROAD
[Green]	REMINGTON
[Purple]	SAGE VALLEY
[Light Green]	SKYLINE
[Brown]	SOUTH DOUGLAS
[Blue]	SOUTH PARK
[Yellow]	STOCKTRAIL
[Red]	SUNBURST
[Light Blue]	SUTHERLAND
[Light Green]	UNION CHAPEL
[Blue]	WESTOVER

2018 GILLETTE NEIGHBORHOODS

**New Housing Units Permitted
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Total New Housing Permits Issued
2018	26
2017	17
2016	19
2015	160
2014	183
2013	129

Valuation: The total valuation for all new housing permits issued year-to-date (2018) is **\$6,433,000.00**.

**Final Certificate of Occupancy Issued
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Final Certificates of Occupancy Issued
2018	22
2017	45
2016	60
2015	138
2014	151
2013	140

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

**Residential Additions and Alterations*
2013 – 2018
2018 Year-to-Date and Comparison with Yearly Totals 2013-2017**

Year	Number of Permits	Valuation
2018	45	\$822,900
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

*Does not include Residential Re-Roof Projects.

**Single Family Real Estate Summary - Total Active Residential Listings per Zip Code
End of Second Quarter 2018 as of 06/29/2018 @ 11:10 a.m.**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	13	5	18
\$ 100,000.00	\$ 199,999.99	56	61	117
\$ 200,000.00	\$ 299,999.99	44	80	124
\$ 300,000.00	\$ 399,999.99	10	44	54
\$ 400,000.00	\$ 499,999.99	1	15	16
\$ 500,000.00	\$ 599,999.99	1	7	8
OVER	\$ 600,000.00	1	6	7
TOTAL		126	218	344

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the 2nd quarter of 2018 has *decreased* from **12.6%** in the 1st quarter 2018 to **11.7%** in the 2nd quarter of 2018. 27 apartment complexes participated in the vacancy survey. Of the 2,200 available units in the survey, 257 units were vacant at the time survey.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the 2nd quarter of 2018 has *increased* to **17.9%** compared to **9.0%** in the 1st quarter of 2018. 8 Mobile/RV parks participated in the vacancy survey. Of the 957 available units in the survey, 171 units were vacant at the time of survey.

Rental Vacancy Rate by Quarter 2013 – 2018 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2018	12.6	11.7			12.2%
2017	23.4	21.0	21.5	19.3	21.3%
2016	12.0	22.4	26.0	26.5	21.7%
2015	3.7	5.9	8.2	9.3	6.8%
2014	4.4	1.3	0.7	1.3	1.9%
2013	12.5	9.1	4.9	4.5	7.7%
Manufactured and Mobile Home Parks					
2018	9.0	17.9			13.5%
2017	16.1	17.2	16.6	11.9	15.54%
2016	9.9	22.6	15.7	15.9	16.0%
2015	9.2	9.1	9.6	9.1	9.3%
2014	6.4	6.3	5.5	4.8	5.7%
2013	7.9	6.6	7.5	6.4	7.0%

The **combined, weighted-average rental vacancy rate** for rental stock surveyed at the end of the 2nd quarter of 2018 is **12.6%**.



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