



2018 Developing Gillette

City of Gillette Development Summary Through the End of the Third Quarter 2018



DICKEY'S BARBECUE PIT
804 E HWY 14/16

City of Gillette Planning Division
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**DIGITAL DEVELOPMENT SUMMARY AND PLANNING MAP GALLERY FOUND AT THE
FOLLOWING LINK:**

<https://www.gillettewy.gov/city-government/departments/development-services/planning>

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	Completed
Campbell County Memorial Hospital 2 nd Floor	Under Construction

2018 Commercial Projects

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

2018: 8	2018 Valuation: \$ 3,603,000
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: 50	2018 Valuation: \$24,392,060
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

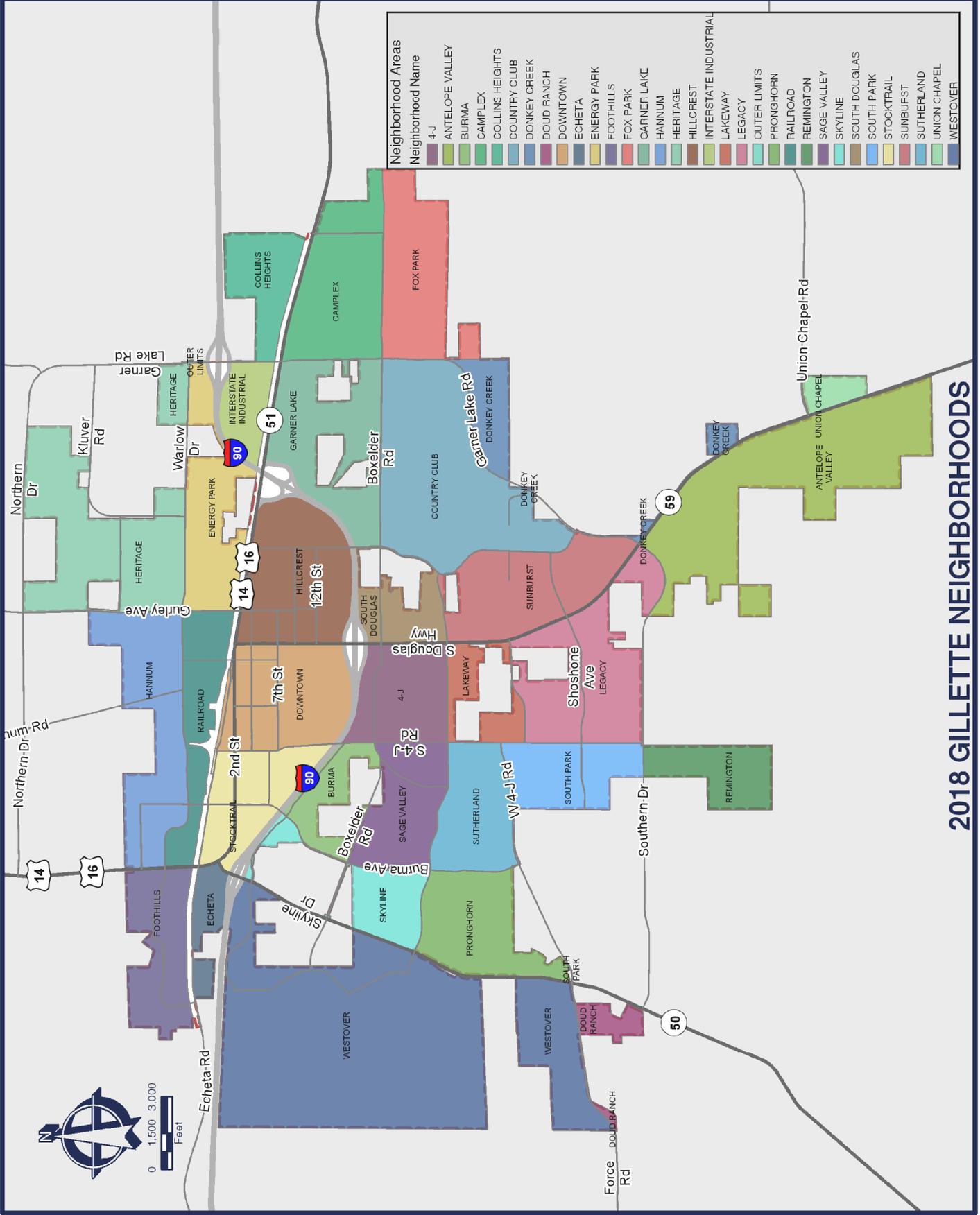
New Housing Units Permitted by Type and Neighborhood

January 1 – September 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	2,158
ANTELOPE VALLEY	0	0	471	152	623	1371
BURMA	0	0			0	
CAMPLEX	0	0			0	
COLLINS HEIGHTS	0	0	175		175	385
COUNTRY CLUB	2	0	307	112	419	922
DONKEY CREEK	0	0			0	
DOUD RANCH	1	0	108		108	238
DOWNTOWN	0	0	802	355	1,157	2,546
ECHETA	0	0	143		143	315
ENERGY PARK	0	0			0	
FOOTHILLS	0	0	771	331	1,102	2,425
FOX PARK	1	0	434		434	955
GARNER LAKE	3	0	54		54	119
HANNUM	0	0	235	123	358	788
HERITAGE	3	0	1,223	292	1,515	3,333
HILLCREST	0	0	997	538	1,535	3,377
INTERSTATE INDUSTRIAL	0	0	106		106	233
LAKEWAY	1	0	6		6	13
LEGACY	0	0	474	136	610	1,342
OUTER LIMITS	0	0			0	
PRONGHORN	3	0	163	174	337	741
RAILROAD	0	0	321	112	433	953
REMINGTON	0	0	224	216	440	968
SAGE VALLEY	0	0	652	14	666	1,465
SKYLINE	0	0	3		3	7
SOUTH DOUGLAS	0	0	12	140	152	334
SOUTH PARK	7	0	309	336	645	1,419
STOCKTRAIL	0	0	196	266	462	1,016
SUNBURST	12	0	574	4	578	1,272
SUTHERLAND	0	0	548	96	644	1,417
WESTOVER	1	0	889	92	981	2,158
WIND DANCER	0	0				
TOTAL for Year	34	0	10,846	3,821	14,667	32,270
% For Year	100%					

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

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	36
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 **\$8,983,000.00**.

**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	52
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	71	\$1,400,020
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 Third Quarter 2018 as of 10/01/2018 @ 8:30 a.m.**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	10	7	17
\$ 100,000.00	\$ 199,999.99	57	58	115
\$ 200,000.00	\$ 299,999.99	42	86	128
\$ 300,000.00	\$ 399,999.99	7	37	44
\$ 400,000.00	\$ 499,999.99	1	9	10
\$ 500,000.00	\$ 599,999.99	1	8	9
OVER	\$ 600,000.00	0	4	4
TOTAL		118	209	327

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

Rental Vacancy Rates

The vacancy rate for apartments/rental units in the 3rd quarter of 2018 has *decreased* from **11.7%** in the 2nd quarter 2018 to **7.5%** in the 3rd quarter of 2018. **14*** apartment complexes participated in the vacancy survey. Of the 1,513 available units reporting in the survey, 113 units were vacant at the time survey.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the 3rd quarter of 2018 has *decreased* to **16.9%** compared to **17.9%** in the 2nd quarter of 2018. **8*** Mobile/RV parks participated in the vacancy survey. Of the 1431 available units reporting in the survey, 242 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	7.5		10.6%
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	16.9		14.6%
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%

*Rental information based upon apartment/rental units and mobile/manufactured home parks who participate in the survey. Variable results occur dependent upon the participation level of apartment complexes and MH Parks.

The **combined, weighted-average rental vacancy rate** for rental stock surveyed at the end of the 3rd quarter of 2018 is **12.6%**.



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