



## **2018 Developing Gillette**

### **City of Gillette Development Summary**

**Through the End of the Fourth Quarter 2018**



RC Ranch Business Park Building 3 under Construction December 2018

The *2018 Developing Gillette Annual Report* includes the City's *4<sup>th</sup> Quarter Development Summary*

**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>

In 2018 Section 13 of the Zoning Ordinance was rewritten and approved by the City Council. Section 13 is the regulation that governs the placement of telecommunication towers. This regulation also included small cell infrastructure as part of the rewrite. Also in 2018 Code Compliance completed a rewrite of the Chapter 13 of the Gillette City Code. Chapter 13 regulates Nuisances such as tall grass and weeds, junk and inoperable vehicles on private property. The rewrite updated fines and implemented further collection procedures for unpaid fines.

### 2018 Commercial Projects Completed or Under Construction

Project	Status
Commercial Shop Building, Platinum Auto	Construction Complete
Dickey's BBQ	Construction Complete
AAA Mini Storage Expansion	Construction Complete
Marshall's	Under Construction
Flight Zone	Under Construction
Black Hills Surgical Hospital	Construction Complete
Campbell County Health Remodel	Under Construction
Domino's Pizza	Under Construction
Commercial Building 109 S Fir Avenue	Under Construction
RC Ranch Business Park Building 3	Under Construction

#### New Commercial Construction Permits 2013 – 2018

2018: 9	2018 Valuation: \$ 3,713,000
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 2013 – 2018

2018: 65	2018 Valuation: \$25,536,245
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

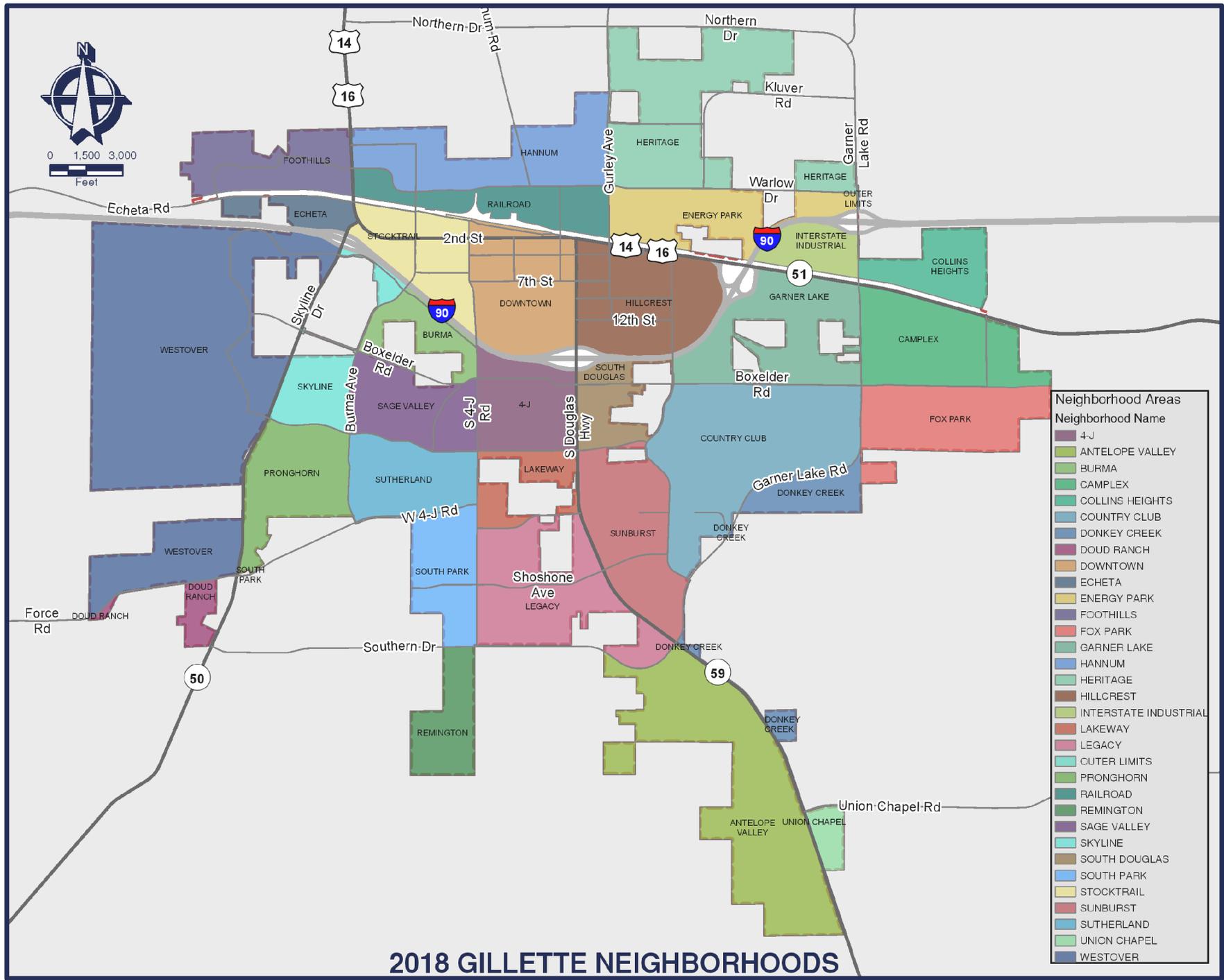
\*Does not include Commercial Re-Roof Projects

**New Housing**  
**New Housing Units Permitted by Type and Neighborhood**  
**January 1 – December 31, 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	2148
ANTELOPE VALLEY	0	0	468	152	620	1358
BURMA	0	0	0	0	0	0
CAMPLEX	0	0	0	0	0	0
COLLINS HEIGHTS	0	0	175		175	383
COUNTRY CLUB	3	0	308	112	420	920
DONKEY CREEK	0	0	0	0	0	0
DOUD RANCH	1	0	108	0	108	237
DOWNTOWN	0	0	794	355	1149	2516
ECHETA	0	0	140	0	140	307
ENERGY PARK	0	0	0	0	0	0
FOOTHILLS	0	0	705	331	1036	2269
FOX PARK	2	0	432	0	432	946
GARNER LAKE	4	0	55	0	55	120
HANNUM	0	0	235	123	358	784
HERITAGE	5	0	1213	292	1505	3296
HILLCREST	0	0	990	538	1528	3346
INTERSTATE INDUSTRIAL	0	0	106	0	106	232
LAKEWAY	1	0	6	0	6	13
LEGACY	1	0	473	136	609	1,334
OUTER LIMITS	0	0	0	0	0	0
PRONGHORN	4	0	162	174	336	736
RAILROAD	0	0	312	112	424	929
REMINGTON	0	0	224	216	440	964
SAGE VALLEY	0	0	651	14	665	1,456
SKYLINE	0	0	3	0	3	7
SOUTH DOUGLAS	0	0	16	140	156	342
SOUTH PARK	7	0	311	336	647	1417
STOCKTRAIL	0	0	194	266	460	1007
SUNBURST	13	0	553	4	557	1220
SUTHERLAND	0	0	548	96	644	1410
WESTOVER	1	0	890	92	982	2151
WIND DANCER	0	0	0	0	0	0
<b>TOTAL for Year</b>	<b>42*</b>	<b>0</b>	<b>10,721</b>	<b>3,821</b>	<b>14,542</b>	<b>31,848</b>
<b>% For Year</b>	<b>100%</b>					

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

\*Total number of Single Family Units does not include the number of replaced mobile homes. 4 mobile homes were removed and replaced in 2018.



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
[Dark Blue]	ECHETA
[Yellow]	ENERGY PARK
[Purple]	FOOTHILLS
[Red]	FOX PARK
[Light Green]	GARNER LAKE
[Blue]	HANNUM
[Light Green]	HERITAGE
[Brown]	HILLCREST
[Light Green]	INTERSTATE INDUSTRIAL
[Orange]	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**

Year	Total New Housing Permits Issued
2018	46*
2017	17
2016	19
2015	160
2014	183
2013	129

**Valuation:** The total valuation for all new housing permits issued year-to-date is **\$10,953,500.**

\*Number includes 4 mobile home units replaced in 2018.

**Final Certificate of Occupancy Issued  
2013 – 2018**

Year	Final Certificates of Occupancy Issued
2018	55
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**

Year	Number of Permits	Valuation
2018	78	\$1,541,285
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 Fourth Quarter 2018 as of 01/02/2019 @ 10:42 am**

Price Range		82716	82718	Combined Total
\$ 0.00	\$ 99,999.99	11	4	15
\$ 100,000.00	\$ 199,999.99	46	61	107
\$ 200,000.00	\$ 299,999.99	27	64	91
\$ 300,000.00	\$ 399,999.99	6	38	44
\$ 400,000.00	\$ 499,999.99	2	20	22
\$ 500,000.00	\$ 599,999.99	1	6	7
OVER	\$ 600,000.00	1	3	4
<b>TOTAL</b>		<b>94</b>	<b>196</b>	<b>290</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 4th quarter of 2018 has *increased* from **7.5%** in the 3rd quarter 2018 to **14.6%** in the 4th quarter of 2018. **13\*** apartment complexes participated in the vacancy survey. Of the 1,355 available units reporting in the survey, 199 units were vacant at the time survey.

The vacancy rate for mobile/manufactured home units in manufactured home parks in the 4th quarter of 2018 has *increased* to **19.5%** compared to **16.9%** in the 3rd quarter of 2018. **7\*** Mobile/RV parks participated in the vacancy survey. Of the 1334 available units reporting in the survey, 260 units were vacant at the time of survey.

### Rental Vacancy Rate by Quarter 2013 – 2018 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
2018	12.6	11.7	7.5	14.6	<b>11.6%</b>
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>
Manufactured and Mobile Home Parks					
2018	9.0	17.9	16.9	19.5	<b>15.8%</b>
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>

\*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 4<sup>th</sup> quarter of 2018 is **17.1%**.

## 2018 Subdivision Plats, Annexations & Commercial Site Plans

The City processed and approved over 20 development and subdivision cases in 2018.

Type	Number
Annexations	1
Minor Subdivision Plats (< 5 lots)	9
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 2018

One (1) annexation was completed in 2018. The City of Gillette corporate limits currently encompass 23.15 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
Country Club Island Annexation	07/03/2018; Ord. 3945	AG: 77.47	1	2
		R-2: 8.94	4	9
		R-S: 6.96	2	5
		<b>TOTAL: 93.37 ACRES</b>	<b>TOTAL: 7</b>	<b>TOTAL: 16</b>

### City of Gillette 2018 Public Improvement Projects

Major public projects, either completed or ongoing throughout the Gillette Community in 2018 include:

- Dalbey Park Irrigation Project
- 2018 Water Main Replacement Project
- Madison Water Load-Out Facility and Pine Ridge Tank Drainage
- 4J Pathway Repairs
- Large AC Patch 2018
- Pavement Management System 2018 A, B, and C
- Gurley Overpass Deck Rehabilitation
- Stonepile Drainage Repair
- Gillette PD Remodel
- Interstate Industrial Park LID

Campbell County Voters approved the Optional 1% Sales Tax during the 2018 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.



Domino's Pizza, 400 E 2<sup>nd</sup> Street

## Population

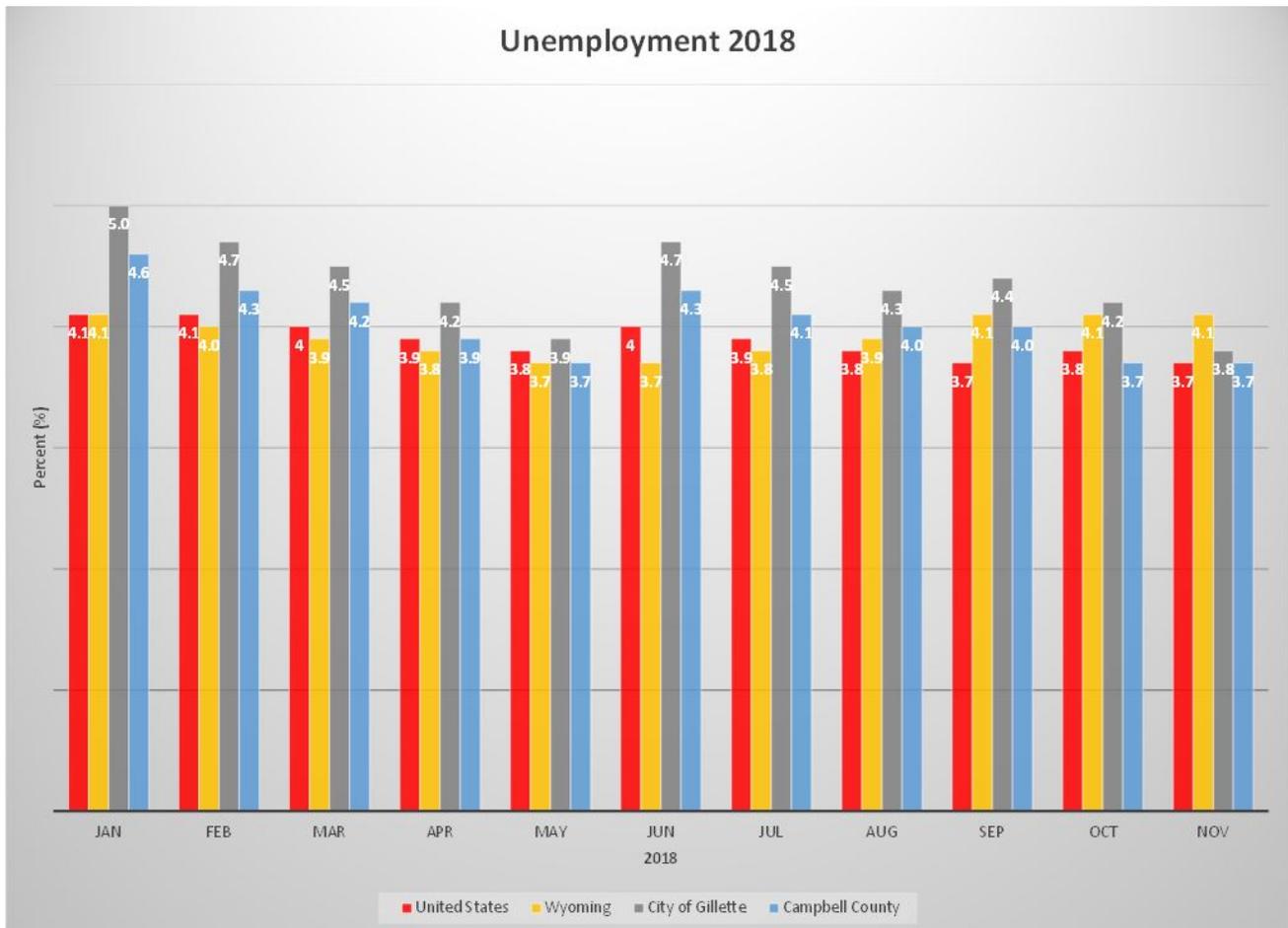
The City Planning Division's "unofficial" population estimate for the City of Gillette as of December 31, 2018, is **31,848**. The following table summarizes the population for Wright, Gillette and Unincorporated Campbell County since 2010.

Place	2010	2011	2012	2013	2014	2015	2016	2017	Population Estimate (as of July 1, 2018)	
									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>46,242</b>	<b>48,116</b>	<b>100.00%</b>
Unincorporated	14,483	14,359	14,603	14,539	14,479	14,709	14,571	13,940	14,495	30.13%
City of Gillette	29,954	30,432	31,423	31,732	31,920	32,649	31,920	30,713	31,848	66.19%
Town of Wright	1,807	1,809	1,855	1,850	1,844	1,862	1,844	1,742	1,773	3.68%

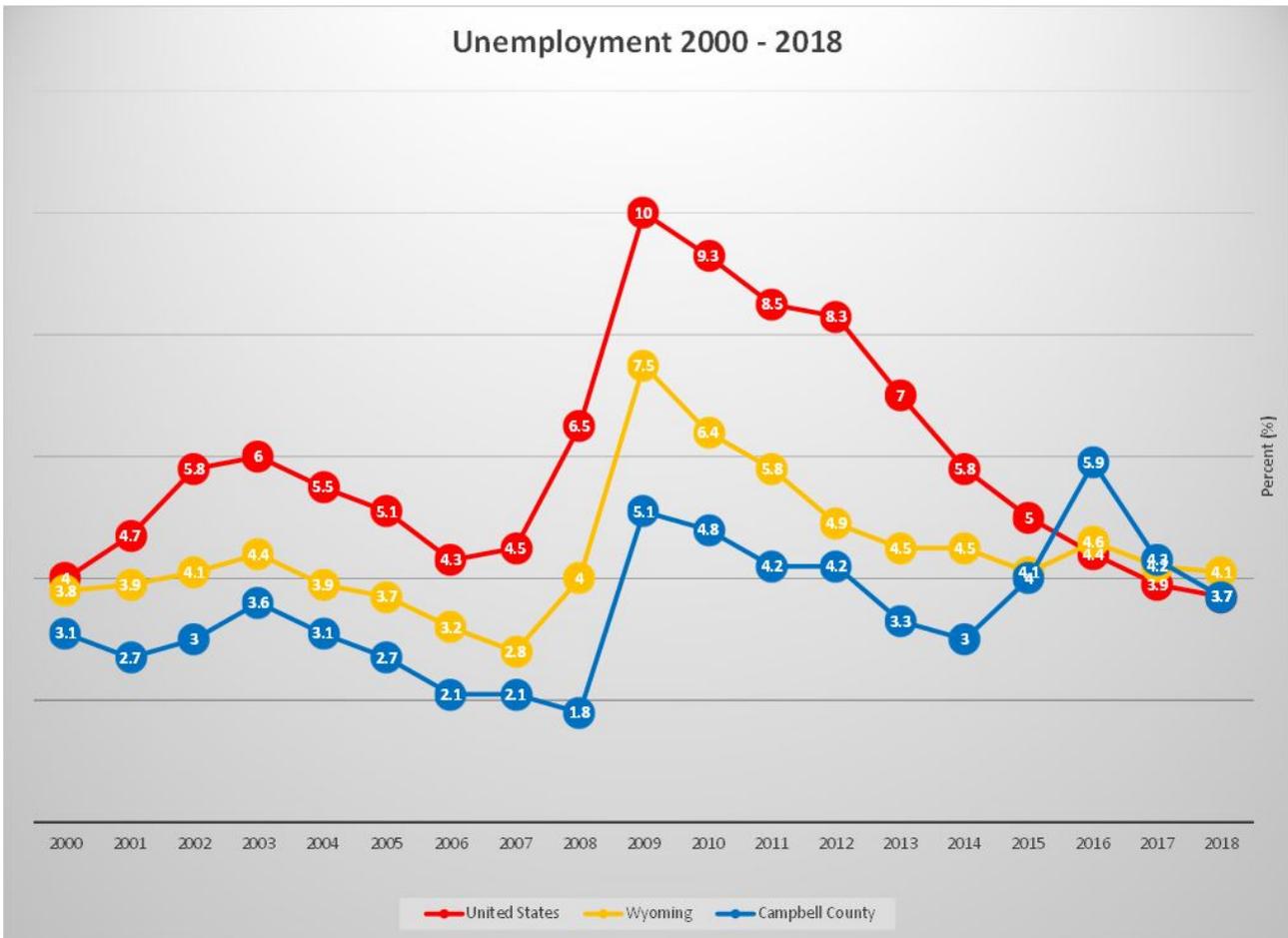
*Source: U.S. Census Bureau, Population Division  
Release Date: May 2018*

## Unemployment

The unemployment rate for the City of Gillette is 3.8% as of November 30, 2018. The unemployment rate for Campbell County is 3.7% as of November 30, 2018. By comparison, the national unemployment rate is 3.7% and the statewide unemployment rate for Wyoming is 4.1% for the same period. In December 2014 the unemployment rate for Campbell County was 2.9%, in September 2015 it was 3.7%. From September 2015 the unemployment rose sharply to 8.7% in May of 2016. Since that time there has been a decline to 4.8% in May of 2017 and now 3.7% in November 2018.



## Unemployment 2000 - 2018



\*2018 Unemployment Rates as of November 30, 2018  
 Source: Wyoming Department of Workforce Services, Research & Planning



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