

# City of Gillette Development Summary

Third Quarter 2012  
July 1 – September 30



Auto Zone is now open along Highway 59.



Provided By City of Gillette  
Engineering and Development Services Department  
Planning Division  
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## SUMMARY

- The number of dwelling units available for a building permit has increased again for the second time this year. This demonstrates not only that new lots are available, but there is also continuing investment by people to buy a home in the community.
- The number of lots eligible for a building permit, along with those in final plat and preliminary plat stage review, is higher than at the end of third quarter of 2010. This too shows there is continued investment in the Gillette home market.
- Vacancy rates are the same as the previous quarter.
- The combination of commercial activity and residential activity demonstrates that Gillette is holding its own within the overall economy.

**Housing Horizon**  
**Estimated New Housing Supply For Selected Subdivisions**  
**Zoning and Building Permit May Be Applied For**

Subdivision Name	Units Available To Build – Estimated	Location	Price Range- Based On Best Available Information From Real Estate Agents	Neighborhood
RC Ranch, I and II	4 SFD 14 Duplex	Enzi Drive	\$250 - \$375,000 SFD \$200 - \$225,000 Duplex	South Park
Westgate	3 SFD	West end of Westover Road	\$400,000 on up	Westover
Castle Heights I	5 SFD 12 Duplex	Lakeway west of Bluffs Ridge	Contact Builder	Paintbrush
College Park I & I	9 SFD	East of College Campus	\$160 – \$220,000	Lakeway
Doud Ranch III	3 SFD	West of Highway 50	\$250 - \$380,000	Donkey Creek
Western Sky I,II,III	8 SFD	Across the street from Big Horn Estates on Overdale	\$350,000 on up	Westover
Iron Horse III	12 SFD	Foothills Blvd.	Contact Builder	Echeta
Remington Estates, II, III and IV	15 SFD 10 Duplex	South of Southern Drive	\$200 - \$295,000 SFD	SouthPark
Sawgrass, First Filing	6 SFD 12 Duplex	West of Garner Lake	\$165 - \$185,000	Sunburst
Moon Meadow Estates #3	6 Duplex	West of Garner Lake	\$165,000 on up	Sunburst
Pronghorn I	2 SFD, 20 Duplex	Lakeway Road	Contact Real Estate Agent	Paintbrush
Lakeland Ph. II	5 SFD	Warlow Drive	Contact Real Estate Agent	Energy Park
Ash Meadows	22 MH	Kluver Road	\$125 - \$165,000	Heritage
Copper Ridge, Ph. I	26 SFD, 30 Duplex, 12 ac. R-4	West end of Westover Road	Contact Real Estate Agent	Westover
Bittercreek II, Phase I	16 MH	Kluver Road	Contact Real Estate Agent	Heritage
Legacy Ridge PUD Phase I	4 Duplex	Shoshone Avenue	Contact Real Estate Agent	Lakeway
Tenth Hole	24 SFD	North of Sinclair	Unknown	Sunburst
Western Sky, Ph. IV, Filing I	17 SFD	Southern end of Western Sky Subdivision	Unknown	Westover
Sawgrass, Second Filing	15 SD 56 Duplex	West side of Butler Spaeth	Unknown	Sunburst
<b>Total: 350 housing units that may apply for a zoning and building permit</b>	154 SFD 158 Duplex 38 MH/EMH 12 ac. Of R-4			

**Subdivisions: Preliminary Plat Review Stage**

Name	Lots	Location	Neighborhood
Tenth Hole Estates	24 SFD 160 Duplex	Sinclair – West of Garner Lake Road	Sunburst
Garner Lake Village	73 SFD	East Boxelder Raod	Complex
Legacy Ridge, Ph. II	215 SFD	Shoshone Avenue	Lakeway
<b>Total: 472 housing units</b>	312 SFD 160 Duplex		

### Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Legacy Ridge, Ph. II	50 SFD	Shoshone Avenue	Lakeway
Garner Lake Village	33 SFD	East Boxelder Road	Complex
Lakeland Hills, Ph. III	53 SFD	Warlow Drive	Energy Park
Pronghorn Ph. II	11 SFD	Lakeway Road	Paintbrush
Ash Meadows Ph. II	19MH	Kluver Road	Heritage
Total: 166 housing units	147 SFD 19 MH		

### Housing Horizon Summary

#### Housing Units In Review Stage And Those Ready For A Building Permit

3 <sup>rd</sup> Qtr. 2012	988
3 <sup>rd</sup> Qtr. 2011	671
3 <sup>rd</sup> Qtr. 2010	887
3 <sup>rd</sup> Qtr. 2009	1,859
3 <sup>rd</sup> Qtr. 2008	2,388

NOTE: Housing horizon consists of all housing units within preliminary and final plat stage, plus the number of housing units available to apply for a building permit.

### 2008 – 2012 Rental Vacancy Rates

The vacancy rate from 2005 through 2008 showed a high demand for rental units. From 2009 through 2011, vacancy rates demonstrated the slowdown for energy during the three year period. Vacancy rates for rental buildings and manufactured home parks have remained steady from the previous quarter.

#### Rental Vacancy Rate by Quarter 2008 – 2012 by Percent Vacant City of Gillette

<b>Apartments and Other Buildings</b>	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Average for Year
2008	.1	.1	.1	.1	<b>.1%</b>
2009	1.4	5.4	6.1	7.1	<b>5%</b>
2010	6.0	6.6	4.1	7.8	<b>6.1%</b>
2011	6.3	6.3	8.5	8.9%	<b>7.5%</b>
2012	8.2	7.5	7.5		
<b>Manufactured and Mobile Home Parks</b>					
2008	4.8	4.9	5.1	5.1	<b>4.9%</b>
2009	5.3	5.2	6.1	6.5	<b>5.7%</b>
2010	6.3	6.5	7.2	7.5	<b>6.8%</b>
2011	8.3	8.3	7.5	7.5	<b>7.9%</b>
2012	7.5	8.4	8.4		

Sample Size 2012: Apartments and all other residential rental buildings: 1,953 units  
Manufactured and mobile homes in parks: 1,439 units

**Development Summary** The 2011 Developing Gillette report is on the City's website for your use.

**NEW HOUSING UNITS PERMITTED BY TYPE  
AND DISTRIBUTED BY NEIGHBORHOOD – as of September 1, 2012**  
City of Gillette

January 1 – September 30, 2012

<i>Neighborhood</i>	<i>SFD</i>	<i>SFA</i>	<i>Manufactured/Mobile Home</i>	<i>Multi-Family</i>	<i>Total</i>
Echeta	17				17
Wagon Wheel					
Northside					
Heritage			3		3
Westside					
Stocktrail					
CBD					
Meadowlark					
Hillcrest					
Westover	24				24
Paintbrush	9				9
Sunflower					
Sunburst	16	4			20
Country Club	1				1
Donkey Creek	4				4
Lakeway	8				8
"E"					
South Park	58				58
Energy Park	9				9
Complex					
Fox Park			3		3
Collins					
<b>TOTAL For year</b>	<b>146</b>	<b>4</b>	<b>6</b>		<b>156</b>
<b>% For Year</b>	<b>93%</b>	<b>3%</b>	<b>4%</b>		<b>100%</b>

SFD= Single Family Detached // SFA =Single Family Attached Up To Three Units// Multi-Family= Four or More Units

**Total valuation for all new housing permits 2012 year to date: \$60,972,068**

**Comparison: All New Housing Units Permitted For Third Quarter 2008 – 2012**

Year – End of 3 <sup>rd</sup> Quarter	Total of New Housing Permits Issued
2012	156
2011	161
2010	195
2009	423
2008	297

## NEW COMMERCIAL PROJECTS

Selected Permits Issued 2008 – 2012

TYPE	LOCATION / NEIGHBORHOOD
72 unit apartment complex	Lakeway/Paintbrush
Office Shop	Lincoln Street/Northside
Office/Shop	North Butler Spaeth Road//Energy Park
Tire Store/Shop	West Boxelder Road/
Bank	South Douglas Highway/Lakeway
Physician Office/Clinic	West Lakeway Road/Westover
Four plex development	Triton Avenue/Sunburst
Hillcrest Elementary School	Butler Spaeth/Meadowlark
Asphalt Batch Plant	Limestone Avenue/Energy Park
Drug Screening Center	South Douglas Highway/Sunburst
Hospice Center	Burma Avenue
Campbell County Fire Department	Highway 14 – 16/ Stocktrail
Gillette College Health Science Education Center	Enzi Drive/Lakeway
Energy Dodge Car Dealership	Westover Road/Westover
County Recreation Center	Enzi Drive/Lakeway
Gillette College Industrial Technical Education Center	Enzi Drive/Lakeway
Gillette College Student Housing, Phase I	Enzi Drive/Lakeway
50 unit Senior Apartments	Rohan Avenue/Stocktrail
Prairie Wind Elementary School	Westover Road/ Westover
New Church	Shalom Avenue/Country Club
40 unit apartment complex	Harvest Moon/ Sunburst
New Church	West Lakeway/Westover
Hospital parking garage and hospital addition	Burma Ave./Stocktrail
Novus Auto Glass	Lakeway/Lakeway
City Warehouse	Burma Ave./Northside
Veteran's Clinic	Express Drive/ South Park
Women's Clinic	4 <sup>th</sup> Street/Westside
Lube Shop	Lakeway Road/Lakeway
Car Wash	Highway 14-16/Westside
48 Unit Apartment Complex	Lakeway and Hwy. 50/ Paintbrush
YES House Center of Hope	Gurley Avenue. And Kluver Road/Northside
72 Unit Apartment Complex	Sinclair Street/ Lakeway
Dental Clinic	Running T Drive/RC Ranch
Qdoba Mexican Grill	Highway 59 & Lakeway
Auto Zone	Highway 59
Jordan's Restaurant	Highway 59 and Lakeway
JoAnn's Fabrics	Powder Basin Shopping Center

Source: City of Gillette Building Division

**New Commercial Construction Permits  
Year to Date - 2012  
And Comparison 2008 – 2011**

2012 – Year To Date Permits: 14	2012 Year To Date Valuation: \$15,870,901
2011: 31	Valuation: \$25,469,691
2010: 23	Valuation: \$18,908,253
2009: 54	Valuation: \$46,144,380
2008: 33	Valuation: \$95,733,604

NOTE: Figures for 2008 – 2011 are yearly totals.

**Commercial Additions and Alterations  
Year to Date - 2012  
And Comparison 2008 - 2010**

2012 – Year to Date Permits: 37	2012 Year To Date Valuation \$ 7,990,998
2011: 66	Valuation: \$14,327,599
2010: 27	Valuation: \$50,667,673
2009: 66	Valuation: \$7,903,984
2008: 94	Valuation: \$18,495,894

NOTE: Figures for 2008 – 2011 are yearly totals.

**Residential Final Certificate of Occupancy Issued  
Year to Date - 2012  
And Comparison 2008 - 2011**

Year	Number of Final Certificate of Occupancy Issued
2012 – To date	148
2011	303
2010	200
2009	391
2008	806

Note: The Final Certificate Occupancy means that the dwelling is approved for permanent occupancy.  
Figures for 2008 through 2011 are yearly totals.

**Residential Additions, Alterations and Renovations  
Year to Date - 2012  
And Comparison 2008 – 2011**

Year	Number of Permits	Valuation
2012 – To date	65	\$ 1,033,432
2011	80	\$ 1,701,568
2010	98	\$ 1,325,340
2009	114	\$ 1,079,403
2008	103	\$ 906,200

*Thanks for your interest in Gillette.*