

City of Gillette Development Summary

Second Quarter 2012

April 1 - June 30



Qdoba – Highway 59 and Lakeway Road



Provided By City of Gillette
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Summary

- **New housing starts are on par with the same time as last year.**
- **Vacancy rates have increased compared with the same time as last year.**
- **New commercial construction has slowed compared with the same time as last year.**
- **Like last year at the same time, Gillette & Campbell County ranks in the Top 10 for economic strength out of all 576 micropolitan areas in the United States, according to Policom, a national economic research firm. The Gillette & Campbell County micropolitan area has been in the top ten ranking for five consecutive years, the only micropolitan area in Wyoming having earned this economic distinction.**

Housing Horizon

Estimated New Housing Supply For Selected Subdivisions Zoning and Building Permit May Be Applied For As Of July 1, 2012

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	8 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	10 SFD	Across the street from Big Horn Estates on Overdale	\$350,000 on up	Westover
Iron Horse III	20 SFD	Foothills Blvd.	Contact Builder	Echeta
Remington Estates, II, III and IV	25 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	Kliver 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	Kliver Road	Contact Real Estate Agent	Heritage
Legacy Ridge PUD Phase I	4 Duplex 12 Triplex	Shoshone Avenue	Contact Real Estate Agent	Lakeway
Total: 248 housing units that may apply for a zoning and building permit	96 SFD 102 Duplex 12 Triplex 38 MH/EMH 12 ac. Of R-4			

Housing Horizon Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Sawgrass 2 nd Filing	15 SFD 68 Duplex	Shoshone Avenue	Lakeway
Tenth Hole Estates	24 SFD	Sinclair Street- West of Garner lake Road	Sunburst
Pronghorn Ph. II	11 SFD	Lakeway Road	Paintbrush
Ash Meadows Ph. II	19MH	Kliver Road	Heritage
Total: 137 housing units	50 SFD 19 MH 68 Duplex		

**Housing Horizon
Subdivisions: Preliminary Plat Review Stage**

Name	Lots	Location	Neighborhood
Tenth Hole Estates	49 SFD 160 Duplex	Sinclair – West of Garner Lake Road	Sunburst
Garner Lake Village	106 SFD	East Boxelder Raod	Camplex
Total: 315 housing units	155 SFD 160 Duplex		

**Housing Horizon Summary
Housing Units In Review Stage And Those Ready For A Building Permit**

2 nd Qtr. 2012	700
2 nd Qtr. 2011	717
2 nd Qtr. 2010	1,138
2 nd Qtr. 2009	1,940
2 nd Qtr. 2008	2,434

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.

2005 – 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 increased as compared to the second quarter of 2011.

**Rental Vacancy Rate by Quarter 2005 – 2012 by Percent Vacant
City of Gillette**

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2005	2.1	1.7	.5	.3	1.1%
2006	.2	.2	.2	0	.1%
2007	.1	.1	.1	.1	.1%
2008	.1	.1	.1	.1	.1%
2009	1.4	5.4	6.1	7.1	5%
2010	6.0	6.6	4.1	7.8	6.1%
2011	6.3	6.3	8.5	8.9%	7.5%
2012	8.2	7.5			
Manufactured and Mobile Home Parks					
2005	19.6	16.9	16.1	12.8	16.35%
2006	10.3	8.9	8.9	8.1	9.05%
2007	8.0	7.8	3.0	2.0	5.45%
2008	4.8	4.9	5.1	5.1	4.9%
2009	5.3	5.2	6.1	6.5	5.7%
2010	6.3	6.5	7.2	7.5	6.8%
2011	8.3	8.3	7.5	7.5	7.9%
2012	7.5	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

City of Gillette
January 1 – June 30, 2012

<i>Neighborhood</i>	<i>SFD</i>	<i>SFA</i>	<i>Manufactured/ Mobile Home</i>	<i>Multi-Family</i>	<i>Total</i>
Echeta	9				9
Wagon Wheel					
Northside					
Heritage			3		3
Westside					
Stocktrail					
CBD					
Meadowlark					
Hillcrest					
Westover	13				13
Paintbrush	7				7
Sunflower					
Sunburst	9	4			13
Country Club					
Donkey Creek	2				2
Lakeway	4				4
"E"					
South Park	46				46
Energy Park	7				7
Complex					
Fox Park			3		3
Collins					
TOTAL For year	97	4	6		107
% For Year	91%	4%	5%		100%

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 year to date: \$41,070,611.00

Comparison: All New Housing Units Permitted For Second Quarter 2007 - 2012

Year – End of 2nd Quarter	Total of New Housing Permits Issued
2012	107
2011	105
2010	151
2009	310
2008	215
2007	611

NEW COMMERCIAL PROJECTS

Selected Permits Issued During 2007 - 2012 Source: City of Gillette Building Division

TYPE	LOCATION/NEIGHBORHOOD
Two motels – 160 rooms with indoor water park	Highway 59
Mini-Storage	4 th Avenue/Stocktrail
72 unit apartment complex	Lakeway/Paintbrush
Office/Shop	Lincoln Street/Northside
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
Storage Sheds	East Boxelder Road/Country Club
Four plex development	Triton Avenue/Sunburst
Hillcrest Elementary School	Butler Spaeth/Meadowlark
Dry Cleaner	Lakeway Road
Asphalt Batch Plant	Limestone Avenue/Energy Park
Drug Screening Center	South Douglas Highway/Sunburst
Surgery Center	3 rd Street/Westside
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
Senior market rate apartments	Mountain View/Echeta
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 th 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	Highway 59 & Lakeway

**New Commercial Construction Permits
Year to Date - 2012
And Comparison 2007 – 2010**

2012 – Year To Date Permits: 9	2012 Year To Date Valuation: \$4,486,466
2011: 31	Valuation: \$25,469,691
2010: 23	Valuation: \$18,908,253
2009: 54	Valuation: \$46,144,380
2008: 33	Valuation: \$95,733,604
2007: 57	Valuation: \$63,641,183

NOTE: Figures for 2007 – 2011 are yearly totals.

**Commercial Additions and Alterations
Year to Date - 2012
And Comparison 2007 - 2010**

2012 – Year to Date Permits: 20	2012 Year To Date Valuation \$ 3,940,242
2011: 66	Valuation: \$14,327,599
2010: 27	Valuation: \$50,667,673
2009: 66	Valuation: \$7,903,984
2008: 94	Valuation: \$18,495,894
2007: 82	Valuation: \$80,761,000

NOTE: Figures for 2007 – 2011 are yearly totals.

**Residential Final Certificate of Occupancy Issued
Year to Date - 2012
And Comparison 2007 - 2010**

Year	Number of Final Certificate of Occupancy Issued
2012 – To date	87
2011	303
2010	200
2009	391
2008	806
2007	325

Note: The Final Certificate Occupancy means that the dwelling is approved for permanent occupancy. Figures for 2007 through 2011 are yearly totals.

**Residential Additions, Alterations and Renovations
Year to Date - 2012
And Comparison 2007 – 2010**

Year	Number of Permits	Valuation
2012 – To date	45	\$ 599,746
2011	80	\$ 1,701,568
2010	98	\$ 1,325,340
2009	114	\$ 1,079,403
2008	103	\$ 906,200
2007	96	\$ 698,000

To see a listing of Resource Staff for projects and the Neighborhood Map please see the annual [2011 Developing Gillette](#) report.

Thanks for your interest in Gillette.