

City of Gillette Development Summary

Fourth Quarter 2012
October 1 – December 31



Old Chicago on East Boxelder Road – Under Construction December 2012



Provided By City of Gillette
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SUMMARY

- Permits for new housing units slightly increased over last year. This is the first year since 2009 that new housing permits grew from one year to the next.
- There was a gain in permits and valuation for new commercial construction as compared to the previous year.
- Permits and valuation for commercial remodels also stepped up from 2011.
- Permits for residential remodels increased in number, but dropped in valuation from the previous calendar year.
- The average vacancy rate for residential rental buildings and manufactured home parks is a little higher than last year.
- The population of Gillette is estimated at 30,646 on January 1, 2013.

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	3 SFD 14 Duplex	Enzi Drive	Contact Real Estate Agent	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
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	12 SFD 10 Duplex	South of Southern Drive	\$200 - \$295,000 SFD	SouthPark
Sawgrass, First Filing	5 SFD 12 Duplex	West of Garner Lake	Contact Real Estate Agent	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	2 SFD	Warlow Drive	Contact Real Estate Agent	Energy Park
Ash Meadows	22 MH	Kluver Road	\$125 - \$165,000	Heritage
Copper Ridge, Ph. I	30 SFD, 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	18 SFD	North of Sinclair	Contact Real Estate Agent	Sunburst
Western Sky, Ph. IV, Filing I	16 SFD	Southern end of Western Sky Subdivision	Contact Real Estate Agent	Westover
Sawgrass, Second Filing	15 SD 56 Duplex	West side of Butler Spaeth	Contact Real Estate Agent	Sunburst
Tenth Hole	27 SFD	West side of Garner Lake	Contact Real Estate Agent	Sunburst
Total: 339 housing units that may apply for a zoning and building permit	167 SFD 134 Duplex 38 MH/EMH 12 ac. Of R-4			

Subdivisions: Preliminary Plat Review Stage

Name	Lots	Location	Neighborhood
Tenth Hole Estates	24 SFD and 80 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
Pronghorn Ranch ,Ph. III	111SFD and 22 Duplex	Lakeway Road	Paintbrush
Total: 525 housing units	423 SFD 102 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
Westover, Ph. IV	4 SFD	Low Court	Westover
Total: 170 housing units	151 SFD 19 MH		

Housing Horizon Summary

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

4 th Qtr. 2012	1,034
4 th Qtr. 2011	970
4 th Qtr. 2010	874
4 th Qtr. 2009	1,707
4 th Qtr. 2008	1,942

NOTE: The housing horizon consists of all housing units within preliminary and final plat review stages, 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 2012, a four year period, vacancy rates demonstrate the effects of the economic slowdown.

Rental Vacancy Rate by Quarter 2008 – 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
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	7.5	9.2	8.1%
Manufactured and Mobile Home Parks					
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	8.4	7.9	8.0%

Sample Size 2012: Apartments and all other residential rental buildings: 1,982 units
Manufactured and mobile homes in parks: 1,439 units

Development Summary: The 2012 Developing Gillette report should be completed in February, 2013.

**NEW HOUSING UNITS PERMITTED BY TYPE
AND DISTRIBUTED BY NEIGHBORHOOD**

January 1 – December 31, 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			7		7
Westside					
Stocktrail					
CBD					
Meadowlark					
Hillcrest					
Westover	30				30
Paintbrush	10				10
Sunflower					
Sunburst	21	8		20	49
Country Club	1				1
Donkey Creek	7				7
Lakeway	8				8
"E"					
South Park	60				60
Energy Park	14				14
Complex					
Fox Park	1		6		7
Collins					
TOTAL For year	169	8	13	20	210
% For Year	80%	4%	6%	10%	100%

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

The total valuation for all new housing permits for 2012 equals \$74,902,038.

Comparison: New Housing Units Permitted For Calendar Years 2008 – 2012

Year	Total of New Housing Permits Issued
2012	210
2011	208
2010	319
2009	457
2008	391

NEW COMMERCIAL PROJECTS

Selected Permits Issued 2008 – 2012

Old Chicago	East Boxelder
Bomgaars	Lakeway and Butler Spaeth
JoAnn's Fabrics	Powder River Shopping Center
Jordan's Restaurant	KG Town Center – Hwy. 59
Auto Zone	Hwy. 59
Qdoba Mexican Grill	KG Town center – Hwy. 59
Dental Clinic	Running T Drive
72 unit apartment complex	Sinclair Street
YES House Center of Hope	Gurley Avenue and Kluver Road
Car Wash	Hwy 14-16
Lube Shop	Lakeway Road
Veteran's Clinic	Express Drive
Womens Clinic	4 th Street
Novus Auto Glass	Lakeway Road
New Church	West lakeway
Office/Shop	Lincoln Street
Office/Shop	Butler Spaeth Road
Physician Office	West Lakeway Road
Bank	South Douglas Highway
Hospital Parking Garage and Medical Towers	Burma Avenue
Gillette College Health Science Center, Technical Education Center and Dorms	Sinclair Street
Campbell County Recreation Center	Shoshone Avenue
Fire Department	Rohan Avenue
72 unit apartment complex	West lakeway
Hillcrest Elementary School	Butler Spaeth
Hospice Center	Burma Avenue
48 unit apartment complex	West Lakeway
Prairie Wind Elementary School	Westover Road
Campbell County Health Department	4J Road

Source: City of Gillette Building Division

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

2012: 30	Valuation: \$23,813,746
2011: 25	Valuation: \$23,272,779
2010: 23	Valuation: \$18,908,253
2009: 54	Valuation: \$46,144,380
2008: 33	Valuation: \$95,733,604

**Commercial Additions and Alterations
Year to Date - 2012
And Comparison 2008 – 2011**

2012: 78	Valuation: \$22,591,121
2011: 66	Valuation: \$14,327,599
2010: 27	Valuation: \$50,667,673
2009: 66	Valuation: \$7,903,984
2008: 94	Valuation: \$18,495,894

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

Year	Number of Final Certificate of Occupancy Issued
2012	188
2011	303
2010	200
2009	391
2008	806

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

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

Year	Number of Permits	Valuation
2012	91	\$ 1,505,932
2011	80	\$ 1,701,568
2010	98	\$ 1,325,340
2009	114	\$ 1,079,403
2008	103	\$ 906,200

Thank you for your interest in Gillette.