

DEVELOPING GILLETTE 2012



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EXECUTIVE 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 slightly higher than last year.
- The population of Gillette is estimated at 30,646 on January 1, 2013.

POPULATION

The population estimate for Gillette on January 1, 2013, is 30,646 people. The population growth rate for the year comes within a low growth range as shown by the table which follows.

The official U.S. Census population in 2010 for Gillette was 29,087 people. The estimated population of Gillette was at 30,000 on January 1, 2011 and 30,121 on January 1, 2012. In early 2010, City staff produced population estimates for the City over the time period from 2010 through 2015. The estimates are as follows:

Table 1 - Population Projections – City of Gillette

Year	Low @ 1.5%	Medium @ 2.0%	High @ 3%	Highest @ 3.5%
2010	29,157	29,301	29,588	29,731
2011	29,595	29,887	30,476	30,771
2012	30,039	30,485	31,390	31,847
2013	30,490	31,095	32,332	32,962
2014	30,947	31,717	33,302	34,116
2015	31,411	32,351	34,302	35,310

Population projections, shown on Table 1, were based upon the US Census figures. The estimated 2009 population was 28,726 for the City of Gillette. The low, medium, and high projections were based upon combining the approaches used with the Task 3C Report for the Powder River Basin Coal Review: Cumulative Social and Economic Effects and the Gillette Regional Water Master Plan: Final Report, with a “low” and “highest” value being added.

ANNEXATIONS

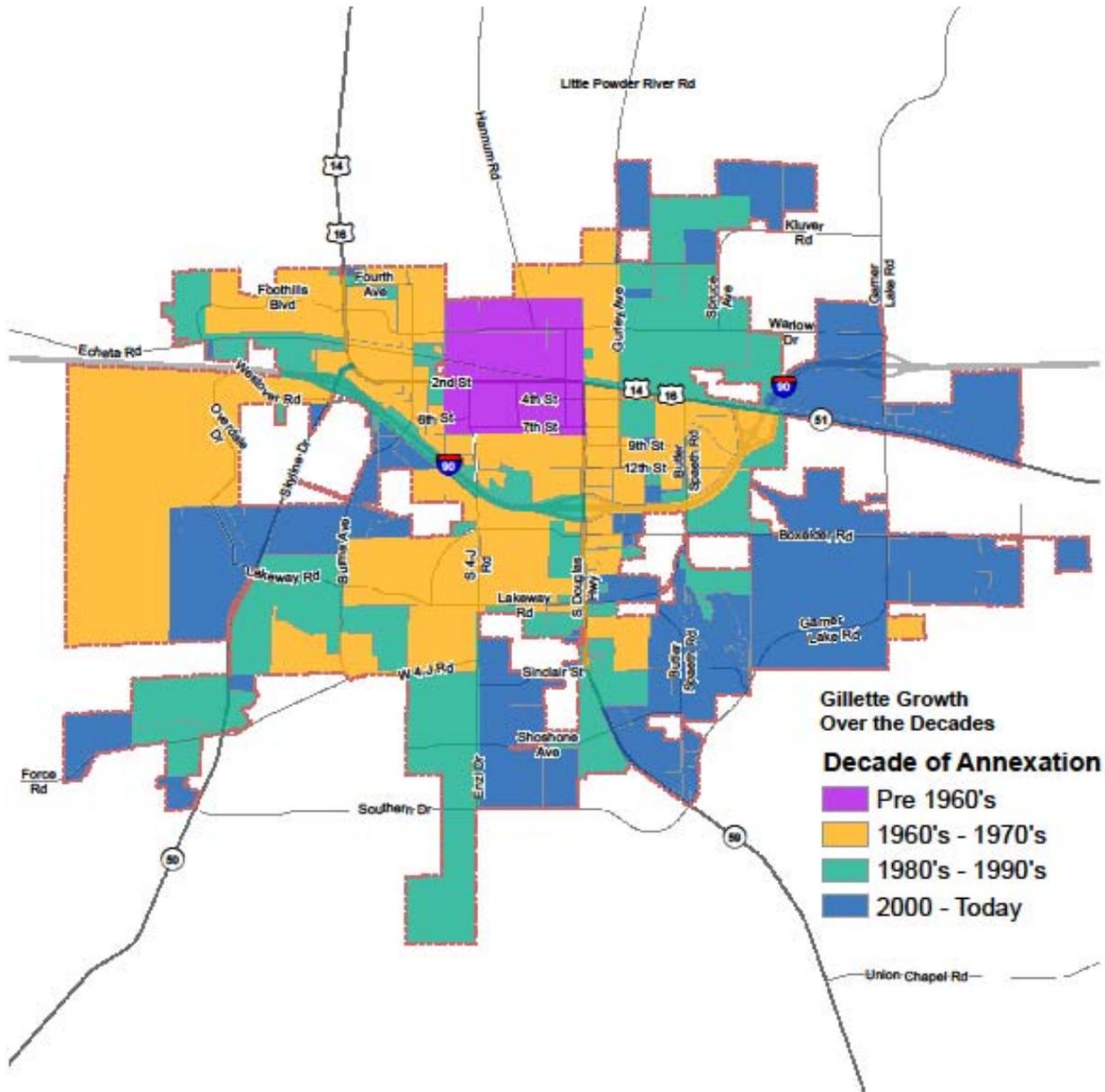
During 2012 there were two annexations completed that added 46.84 acres, or .073 of a square mile of land, to the corporate limits of the City. There were no residential units added to the City through annexation during 2012. With the 2012 annexations added, the City size is now 19.7 square miles.

Table 2 - City of Gillette Annexations 2012

Name	Annexation Date and Ordinance	Acreage and Zoning	Number and Type of Dwelling Units	Estimated Population
Dorr II	March 5, 2012 Ord. 3749	5 acres C-1, General Commercial	0	0
College Rodeo	December 3, 2012 Ord. 3777	41.84 acres A, Agriculture	0	0
Totals		46.84 acres	No residential units	No population

SOURCE: City of Gillette Planning Division

MAP 1 - City of Gillette Annexation Map : Pre 1960 to Present Day



HOUSING

New Housing Permits

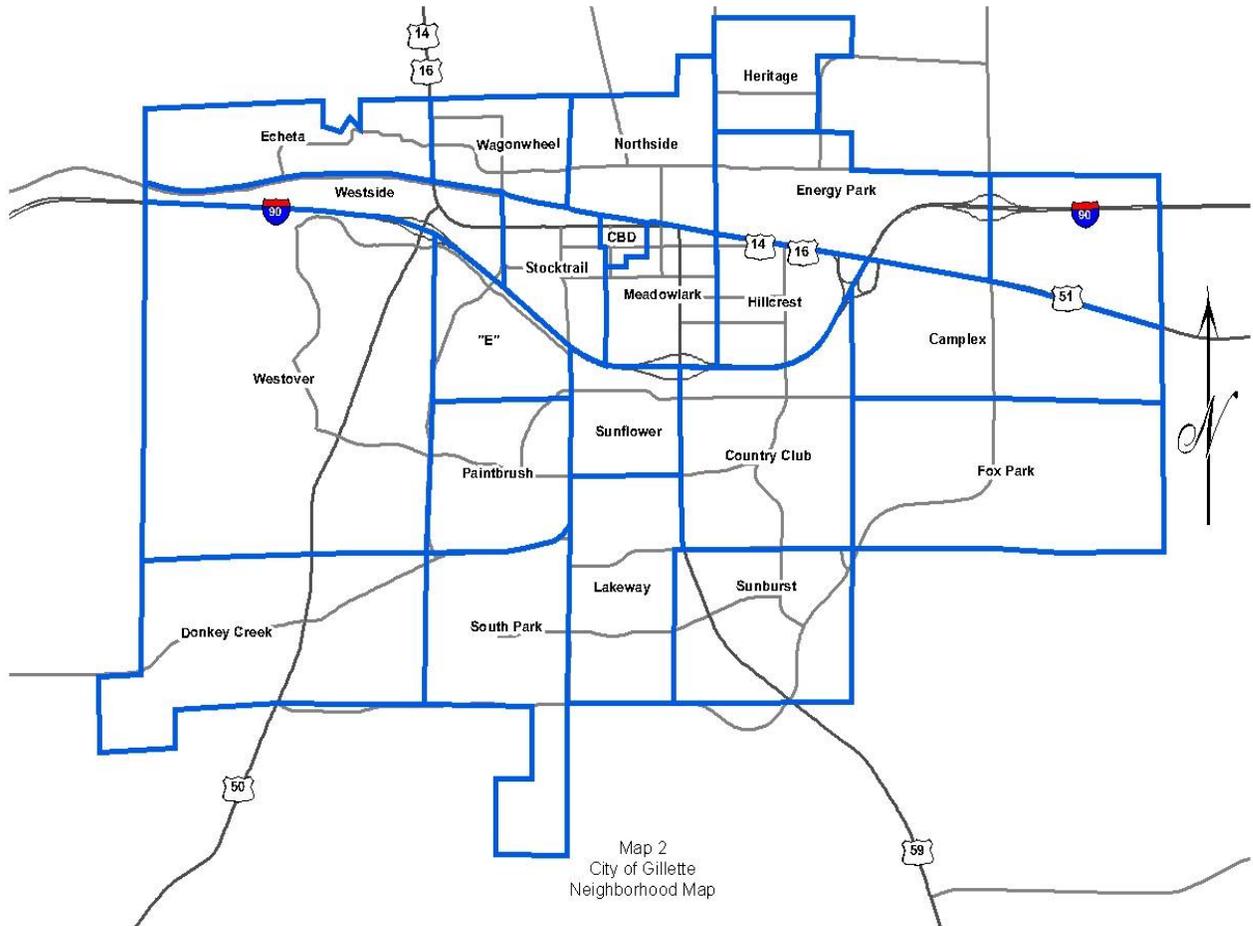
During 2012 there were 210 new housing units permitted. Table 3 shows the distribution of housing by neighborhood.

Table 3 - Housing Units Added By Neighborhood & Type & Housing Inventory – 2012

Neighborhood	SFD	SFA	MF	MH	Total For 2012	Total Estimated Housing Units: 1/1/2013
Echeta	17				17	970
Westside						214
Wagonwheel						330
Northside						388
Heritage				7	7	1,073
Energy Park	14					366
Collins						185
Complex						2
Fox Park	1			6	7	397
Hillcrest						1,115
Country Club	1				1	225
Sunburst	21	8	20		49	996
CBD						85
Meadowlark						858
Sunflower						974
Lakeway	8				8	329
Stocktrail						903
"E"						2
Paintbrush	10				10	1,424
South Park	60				60	1,051
Westover	30				30	913
Donkey Creek	7				7	293
Total - year	169	8	20	13	210 Permits for New Housing	City Total: 13,103 Housing Units
% of Total	80%	4%	10%	6%	100%	

Source: City of Gillette Planning and Building Inspection divisions

Note: SF = Single Family Residential, a stand alone residential building
 SFA = Single Family Attached, two to three units which are attached in one structure
 MF = Multi-family, four or more living units in the same building or structure
 MH = Manufactured home, enhanced manufactured home or mobile home



Final Certificates of Occupancy

Table 4 shows the number of Residential Final Certificates of Occupancy issued during 2012 for residential use. There is also a comparison with the past four years shown in the table.

Table 4 – Residential Final Certificates of Occupancy Issued – 2008 to 2012

Year	Number of Final Certificates 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.

Table 5 – Residential Additions & Alterations – 2008 to 2012

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

Rental Vacancy Rates

The vacancy rate from 2005 through 2008 showed a high demand for rental units. The 2009 – 2011 vacancy rates demonstrated the slowdown in the mineral economy. The average vacancy rate for apartments and other buildings over the period of 2005 through 2010 is 2% on an annual basis. Manufactured home parks show an average annual vacancy rate of 8.04% over the same six-year period. The upward trend of vacancy rates is related to the slowdown of mineral activity.

Table 6 – Vacancy Rates by Quarter – 2005 to 2012

Building Rentals	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	7.5	9.2	8.1%
Manufactured 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	5.2%
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 2011: Apartments and all other residential buildings: 1,963 Manufactured and mobile homes in parks: 1,439 units

Housing Horizon – As of January 1, 2013
 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 SFD 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	111 SFD 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	19 MH	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.

COMMERCIAL PROJECTS

New Commercial

TABLE 7 - New Commercial Permits – 2008 to 2012

New Commercial Permits	Valuation For Year
2012 - 30	\$23,813,746
2011 – 25	\$23,272,779
2010 – 23	\$18,908,253
2009 – 54	\$46,144,380
2008 – 33	\$95,733,604

Commercial Expansions and Alterations

TABLE 8 – Commercial Expansions and Alterations – 2008 to 2012

Number of Permits	Valuation For Year
2012 - 78	\$22,591,121
2011 – 70	\$15,846,606
2010 – 27	\$50,667,673
2009 – 66	\$7,903,984
2008 – 94	\$18,495,894

CITY OF GILLETTE CAPITAL INVESTMENTS

During 2012, City of Gillette capital investments were used for a wide variety of community infrastructure. The amount of capital investments by the community was \$83,945,758, including monies used to build the Madison Pipeline.

Major 2012 projects included the following:

- Pavement Management - Rehabilitation Projects
- Heated Vehicle Storage Building
- Park development and improvement projects
- Street enhancement projects including Country Club Road and Hwy. 50 and Hwy. 14/16
- Street and Major Road Extensions including Beaver Drive and Boxelder Road – 4J to Burma Ave.
- Traffic signals

Drainage improvements including Industrial Park and Fox Park/Arley Acres
Burma Road Extension
Madison Pipeline Contracts
Madison test wells
Pump station improvements
(Major 2012 projects continued:)
Water transmission improvements
Sanitary sewer main replacement
Pressure zone repair
Water main replacement
Wastewater reuse feasibility study
Lift station upgrades

A little more than \$44 million was spent on the Madison Pipeline project during 2012. This accounts for more than 50% of the total expenditures for capital improvements by the City.

CAMPBELL COUNTY CAPITAL INVESTMENTS

During 2012, Campbell County had a number of projects that were in various stages of planning, construction, or post-construction phases. Major projects included:

- Runway, Taxiway, Apron concrete repair at airport
- Children's Developmental Services of Campbell County Facility Construction
- Wright Recreation Center Remodel/Expansion
- Bell Nob Clubhouse Construction and Golf Course Modifications
- Northern Drive Phase I Construction Complete with Phase II Moving Forward
- Union Chapel/Fairview Road Realignment Construction
- Robertson Water and Sewer Project
- Drainage improvements and dust control on various County roads
- Landfill #3 Lateral Expansion, re-design and re-construction of two leachate ponds at Landfill #2 as well as Landfill #2 Final Cover design and construction
- Numerous Improvement and Service Districts awarded grant funds for road and water projects

Campbell County invested an estimated \$14 million in public improvements during 2012. (Note: The \$14 million is actual expenditures and not budgeted dollars. Budgeted dollars are much higher.)

SCHOOL DISTRICT AND HOSPITAL CAPITAL INVESTMENTS

During 2012, Campbell County School District opened the new Buffalo Ridge Elementary School. The district also gained approval for a new elementary school in the Lakeland Hills Subdivision that is scheduled to be opened in 2014. The School District is planning to go forward with the construction of Westwood High School during 2013 after review and approval by the City Planning Commission. It is expected to be open for the new school year during 2014. The School District continues to plan for additional educational facilities.

During 2012, Campbell County Memorial Hospital opened a an expansion greater than 129,000+ square foot expansion for additional health care facilities. The expansion provides the hospital with a total of 370,000 square feet in health care facilities. The hospital continues to plan for an increased demand upon the services which it offers to the community.

UNEMPLOYMENT RATE

Table 9 shows that since 2000, Campbell County has had an annual unemployment rate that is less than the unemployment rates for the State of Wyoming and the United States. Unemployment increased in Campbell County from 2008 through 2009, and decreased during 2010 through 2012.

TABLE 9 – U. S., Wyoming & Campbell County Unemployment Rates – 2000 to 2012

Year	United States	Wyoming	Campbell County
2000	4.0	3.8	3.1
2001	4.7	3.9	2.7
2002	5.8	4.1	3.0
2003	6.0	4.4	3.6
2004	5.5	3.9	3.1
2005	5.1	3.7	2.7
2006	4.3	3.2	2.1
December 2007	4.5	2.8	2.1
December 2008	6.5	4.0	1.8
December 2009	10.0	7.5	5.1
December 2010	9.3	6.4	4.8
December 2011	8.5	5.8	4.2
December 2012	8.3	4.9	4.2

SOURCE: Wyoming Department of Employment: Research and Development

ECONOMIC VITALITY

Economic vitality is crucial to the future of any community. POLICOM, a national economic research firm, has indicated that economic strength is the long term tendency for an area to consistently grow in both size and quality.

To that extent, POLICOM has developed and ranked all metropolitan areas and micropolitan areas across the United States for economic strength since 1995. The rankings were created to study the characteristics of strong and weak local economies. The highest ranked areas have rapid, consistent growth in both size and quality over an extended period of time. The lower ranked areas have been in decline for some time.

Gillette/Campbell County has been in the top ten of all 576 micropolitan areas across the United States since 2008 for economic strength. The following shows how the Gillette/Campbell County Micropolitan Area has advanced in ranking in economic strength according to POLICOM since 2004:

Year	Gillette/Campbell County PoliCom Rank out of all 576 Micropolitan Areas in United States
2004	150
2005	107
2006	69
2007	47
2008	10
2009	8
2010	2
2011	3
2012	4

For five years in a row the Gillette/Campbell County Micropolitan Area has been ranked in the top ten economically strong micropolitan areas. This distinction is shared by only four micropolitan areas in the United States: Gillette/Campbell County, Concord, N.H., Durango, Colo., and Bozeman, Mont.

The formulas used to determine economic strength measure how the economy has behaved, not what caused it to perform. The data sectors used to create the rankings include: Sector 1: earnings, jobs and wages for all workers and two categories of personal income; Sector 2: measurement of small businesses, construction, and retail; and Sector 3: factors of economic support including income maintenance programs for all ages, including medical assistance.

The local economy is slowly maturing with the construction of the Madison Pipeline and more than 20 new businesses/retail stores opened or remodeled in the last two years. New residential permits increased in 2012 for the first time in three years. New commercial construction and commercial alterations/additions also outpaced 2011. Efforts by private sector investors, the Campbell County EDC and the three local governments of the City of Gillette, Campbell County and the Town of Wright focus on the long term well-being of the local economy. The Strategic Plan of the Campbell County EDC is actively supported across all three communities.

PROJECT RESOURCE STAFF

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City Building Inspection	Jim Brown – Lead	Jim@gillettewy.gov 307-686-5260
City GIS	Lee Pratt – Lead	LPratt@gillettewy.gov 307- 686-5311
City Online Information By Department	Go to Department Homepage	www.gillettewy.gov
County/City Fire Dept.	Eric Acton, Fire Marshall	EActon@ccfire.us 307-682-5319
School District	Boyd Brown	1-307-682-5171
Century Link	Varies	1-800-526-3557
Optimum	Varies	1-307-257-7840
Source Gas	Varies	307-682-5881
U S Post Office	Varies	307-682-3727
Powder River Energy	Varies	307-685-3516
Campbell County Public Works and Planning Lead agency for Joint County/City Subdivision Requests	Megan Lehman – Lead Located in Courthouse at 500 South Gillette Avenue	MBL08@ccgov.net 307-685-8061 Online information at www.ccg.campbell.wy.us
Campbell County Assessor's Office – For Surrounding Property Owners List	Located in Courthouse at 500 South Gillette Avenue	307- 682-7266 Online information at www.ccg.campbell.wy.us
Campbell County Clerk – For Plat Recording	Located in Courthouse at 500 South Gillette Avenue	307-682-7285 Online information at www.ccg.campbell.wy.us
One-Call of Wyoming	Utility Locates	1-800-849-2476
Campbell County EDC	Phillippe Chino	307-686-2603