



City of Gillette Development Summary

Second Quarter 2013: April 1 – June 30



Bomgaars opened in June



Jordans opened in May



Project Horizon

Project	Status
New Pioneer Manor at 160,000 square feet to be located on Hwy. 59 south of Lasting Legacy Park	Development Plan to be reviewed at Planning Commission in July.
New McDonald's on Westover Rd.	Building permit approved.
New Jimmy Johns	At commercial site plan review
New dry cleaners/office building on West Boxelder	At commercial site plan review
New 29,000 square foot alternative high school east of Tech Center at Gillette College	Development Plan approved by Planning Commission
New 68,000 plus square foot elementary school in Lakeland Hills Subdivision	Development Plan approved by the Planning Commission
Campbell County Memorial Hospital remodeling	Under construction
Prairie Fire Brewery	Under construction
Gillette Brewery	Under construction
Sweet Frog Yogurt	Under construction

New Commercial Construction Permits Year to Date and Comparison 2008 – 2012

2013 – Year To Date Permits 8	2013 – Year To date Valuation \$21,150,601
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 and Comparison 2008 – 2012

2013 – Year To Date Permits 33	2013 – Year To Date Valuation \$7,534,683
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



Housing Horizon

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

2nd Qtr. 2013	946
2nd Qtr 2012	700
2nd Qtr. 2011	717
2 nd Qtr. 2010	1,138
2 nd Qtr. 2009	1,940
2 nd Qtr, 2008	2,434

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 and 102 Duplex		

Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Lakeland Hills, Ph. III	53 SFD	Warlow Drive	Energy Park
Pronghorn Ph. II and III	38 SFD	Lakeway Road	Paintbrush
Ash Meadows Ph. II	19MH	Kliver Road	Heritage
Westover, Ph. IV	4 SFD	Low Court	Westover
Total: 114 housing units	95 SFD and 19 MH		

**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	Enzi Drive	Contact Real Estate Agent	South Park
Westgate	3 SFD	West end of Westover Road	\$400,000 on up	Westover
Castle Heights I	4 SFD 12 Duplex	Lakeway west of Bluffs Ridge	Contact Builder	Paintbrush
College Park I & I	8 SFD	East of College Campus	\$160 – \$220,000	Lakeway
Western Sky I,II,III	5 SFD	Across the street from Big Horn Estates on Overdale	\$350,000 on up	Westover
Iron Horse III	8 SFD	Foothills Blvd.	Contact Builder	Echeta
Remington Estates, II, III and IV	3 SFD 10 Duplex	South of Southern Drive	\$200 - \$295,000 SFD	SouthPark
Sawgrass, First Filing	2 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
Ash Meadows	21 MH	Kliver Road	\$125 - \$165,000	Heritage
Copper Ridge, Ph. I	23 SFD	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 Ph I and II	35 SFD 4 Duplex	Shoshone Avenue	Contact Real Estate Agent	Lakeway
Tenth Hole	15 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	14 SFD 56 Duplex	West side of Butler Spaeth	Contact Real Estate Agent	Sunburst
Garner Lake Village	11 SFD	North side of Boxelder Road	Contact Real Estate Agent	Complex
Total: 307 housing units that may apply for a zoning and building permit	150 SFD 120 Duplex 37 MH/EMH			

Housing by the Numbers

Number of New Housing Units Permitted by Type and Neighborhood

January 1 – June 30, 2013

Neighborhood	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Echeta	4				4
Wagon Wheel					
Northside					
Heritage			2		2
Westside					
Stocktrail	1				1
CBD					
Meadowlark					
Hillcrest					
Westover	13				13
Paintbrush					
Sunflower					
Sunburst	10		1		11
Country Club					
Donkey Creek					
Lakeway	20				20
"E"					
South Park	12				12
Energy Park	5				5
Camplex	2				2
Fox Park			3		3
Collins					
TOTAL For year	67		6		73
% For Year	92%		8%		100%

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

Valuation: The total valuation for all new housing permits thus far during 2013 comes to \$29,550,428.

Comparison: New Housing Units Permitted For Second Quarter

End of Second Quarter By Year	Total of New Housing Permits Issued Through Second Quarter
2013	73
2012	107
2011	105
2010	151
2009	310
2008	215

**Residential Final Certificate of Occupancy Issued
Year to Date and Comparison 2008 – 2012**

Year	Number of Final Certificate of Occupancy Issued
2013 – Year To Date	59
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 and Comparison 2008 – 2012**

Year	Number of Permits	Valuation
2013	51	\$ 1,249,300
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. From 2009 forward, vacancy rates show the effects of the economic slowdown. The 2nd quarter of 2013 shows vacancy rates declining from the previous quarter.

Rental Vacancy Rate by Quarter 2009 – 2013 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2009	1.4	5.4	6.1	7.1	5.0%
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%
2013	12.5	9.1			
Manufactured and Mobile Home Parks					
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%
2013	7.9	6.6			

Sample Size 2013: Apartments and all other residential rental buildings: 1,820 units
Manufactured and mobile homes in parks: 1,448 units

Thanks for your interest in Gillette. To learn more contact:
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