



## City of Gillette Development Summary

First Quarter 2013: January 1 – March 31



Old Chicago and Maverick both opened the last week of March.

### SUMMARY

- For the sixth consecutive year the City of Gillette-Campbell County Micropolitan Area has been ranked in the top two percent of all 576 micropolitan areas in the country for economic strength according to Policom, a national economic research and consultant firm.
- The Energy Administration Information Administration indicated during March a growing demand for Powder River Basin coal during the next 24 months as natural gas prices increase.
- The vacancy rate increased as compared to the first quarter of last year.
- New housing starts for the first quarter declined as compared to the first quarter of last year.
- Residential remodel permits and valuation increased significantly from the same time period as last year.
- According to information released during March, the US Census Bureau ranks Gillette in the 20<sup>th</sup> spot for population growth across all 576 micropolitan areas during 2012.
- The annual 2012 Developing Gillette report is on the City website for your use.



### Commercial and Community Project Horizon

Project	Status
Proposed Pioneer Manor at 130,000 square foot plus to be located on Hwy. 59 south of Lasting Legacy Park	Public presentation of the concept plan has been provided. Existing buildings on site being demolished.
New McDonald's on Westover Rd.	Currently in site plan review
New 40,000 square foot plus Bomgaars on East Lakeway and Butler Spaeth	Under construction
New Jordan's Restaurant on East Lakeway and Hwy. 59	Under construction
New dry cleaners/office building on West Boxelder	Currently in site plan review
New Prairie Fire Microbrewery on Hwy. 59 and Fifth Street	Under construction
Wyoming Casing Service – New structure for sand stockpile	Currently in site plan review
New 68,000 plus square foot elementary school in Lakeland Hills Subdivision	The Development Plan was approved on December 18, 2012 by the City Planning Commission.
Coleman Electric expansion	Under review with zoning, subdividing and commercial site plan review processes.
Campbell County Memorial Hospital remodeling	Under construction

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

2013 – Year To Date Permits	2013 – Year To date Valuation
2	\$5,753,582
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	2013 – Year To Date Valuation
14	\$3,259,234
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 Within Subdivision Review Stage And Those Ready For A Building Permit

1 <sup>st</sup> Qtr. 2013	1,043
1 <sup>st</sup> Qtr. 2012	781
1 <sup>st</sup> Qtr. 2011	766
1 <sup>st</sup> Qtr. 2010	1,190
1 <sup>st</sup> Qtr. 2009	1,981
1 <sup>st</sup> Qtr, 2008	2,566

The amount of units in the housing horizon increases and decreases due to demand and other influences. The current amount of housing within the housing horizon shows that the supply of new housing is being replenished

#### 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
<b>Total: 525 housing units</b>	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	20 SFD	East Boxelder Road	Complex
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	Kluver Road	Heritage
Westover, Ph. IV	4 SFD	Low Court	Westover
Total: 184 housing units	151 SFD 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 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	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	22 MH	Kliver Road	\$125 - \$165,000	Heritage
Copper Ridge, Ph. I	27 SFD, 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	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
Garner Lake Village	13 SFD	North side of Boxelder Road	Contact Real Estate Agent	Complex
<b>Total: 334 housing units that may apply for a zoning and building permit</b>	163 SFD 134 Duplex 38 MH/EMH 12 ac. Of R-4			

## Housing by the Numbers

Number of New Housing Units Permitted by Type and Neighborhood

January 1 – March 31, 2013

Neighborhood	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Echeta					
Wagon Wheel					
Northside					
Heritage			1		1
Westside					
Stocktrail					
CBD					
Meadowlark					
Hillcrest					
Westover	6				6
Paintbrush					
Sunflower					
Sunburst	8				8
Country Club					
Donkey Creek					
Lakeway	1				1
"E"					
South Park	7				7
Energy Park	2				2
Camplex					
Fox Park					
Collins					
<b>TOTAL For year</b>	<b>24</b>		<b>1</b>		<b>25</b>
<b>% For Year</b>	<b>96%</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

**Valuation:** The total valuation for all new housing permits thus far during 2013 comes to \$ 10,276,399

### Comparison: New Housing Units Permitted For First Quarter

End of First Quarter By Year	Total of New Housing Permits Issued
2013	25
2012	47
2011	58
2010	52
2009	148
2008	98

**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	24
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	31	\$ 515,800
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 through the present time period, vacancy rates show the effects of the economic slowdown.

**Rental Vacancy Rate by Quarter 2009 – 2013 by Percent Vacant**

<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
2009	1.4	5.4	6.1	7.1	<b>5.0%</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	9.2	<b>8.1%</b>
2013	12.5				
<b>Manufactured and Mobile Home Parks</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	7.9	<b>8.0%</b>
2013	7.9				

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. For further information about our community please contact:  
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