



## **City of Gillette Development Summary**

**Third Quarter 2013: July 1 – September 30**



*Gillette College Bridge*

**For Further Information Contact:**

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## Project Horizon

Project	Status
New 160,000 square foot Pioneer Manor located along Hwy. 59 south of Lasting Legacy Park	Permit issued for foundation only
New McDonald's on Westover Rd.	Under construction
New Jimmy Johns	Approved commercial site plan
New dry cleaners/office building on West Boxelder	Under construction
New 29,000 square foot alternative high school east of Tech Center at Gillette College	Under construction
New 68,000 plus square foot elementary school in Lakeland Hills Subdivision	Under construction
Campbell County Memorial Hospital remodeling	Under construction
New 12,000 square foot Campco Credit Union building on East Boxelder	At permit review
New shop for Homax on N. Butler Spaeth Road	Under construction

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

2013 – Year To Date Permits 15	2013 – Year To date Valuation \$30,982,604
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 44	2013 – Year To Date Valuation \$8,361,265
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

3 <sup>rd</sup> Qtr. 2013	929
3rd Qtr 2012	988
3 <sup>rd</sup> Qtr. 2011	671
3 <sup>rd</sup> Qtr. 2010	887
3 <sup>rd</sup> Qtr. 2009	1,859
3 <sup>rd</sup> Qtr, 2008	2,388

### 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	Camplex
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 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
<b>Total: 114 housing units</b>	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
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	\$160,000 on up	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	\$125,000 - \$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	29 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	10 SFD	Southern end of Western Sky Subdivision	Contact Real Estate Agent	Westover
Sawgrass, Second Filing	12 SFD 56 Duplex	West side of Butler Spaeth	Contact Real Estate Agent	Sunburst
Garner Lake Village	9 SFD	North side of Boxelder Road	Contact Real Estate Agent	Complex
<b>Total: 290 housing units that may apply for a zoning and building permit</b>	133 SFD 120 Duplex 37 MH/EMH			

**New Housing by the Numbers**  
**New Housing Units Permitted by Type and Neighborhood**  
**January 1 – September 30, 2013**

Neighborhood	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Echeta	4				4
Wagon Wheel					
Northside	1				1
Heritage			2		2
Westside					
Stocktrail	1				1
CBD					
Meadowlark					
Hillcrest					
Westover	18				18
Paintbrush					
Sunflower					
Sunburst	13		1		14
Country Club	1				1
Donkey Creek					
Lakeway	32				32
"E"					
South Park	15				15
Energy Park	7				7
Camplex	4				4
Fox Park			5		5
Collins					
<b>TOTAL For year</b>	<b>96</b>		<b>8</b>		<b>104</b>
<b>% For Year</b>	<b>94%</b>		<b>6%</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 year to date equals \$43,332,737

**Comparison: New Housing Units Permitted For Third Quarter**

End of Third Quarter By Year	Total of New Housing Permits Issued Through Third Quarter
2013	104
2012	156
2011	161
2010	195
2009	423
2008	297

**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	111
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	\$ 1,958,779
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 3<sup>rd</sup> quarter of 2013 shows a significant drop in the vacancy rates for rental buildings.

**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	9.1	4.9		
<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	6.6	7.5		

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