



City of Gillette Development Summary

Fourth Quarter October 1 – December 31, 2013



McDonalds opened in November 2013

Highlights

The City of Gillette population is estimated at 32,000 on January 1, 2014.

Vacancy rates have declined as compared to last year.

Valuation for new commercial projects increased over last year.

Valuation and permits for residential remodels significantly increased from last year.

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	Under construction
New 200,000 square foot Menards along Lakeway Road at KG Town Center	At development plan review stage
New Jimmy Johns	Building plans under review
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 expansion	At development plan review stage
New 12,000 square foot Campco Credit Union building on East Boxelder	At permit review
New First Northern Bank of Wyoming at Kendrick and 14-16	At commercial site plan review

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

2013 – Year To Date Permits 27	2013 – Year To date Valuation \$30,643,901
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 58	2013 – Year To Date Valuation \$10,323,461
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

4th Qtr. 2013	908
4th Qtr 2012	1,034
4th Qtr. 2011	970
4th Qtr. 2010	874
4th Qtr. 2009	1,707
4th Qtr, 2008	1,942

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
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	4 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	2 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	21 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	19 SFD 4 Duplex	Shoshone Avenue	Contact Real Estate Agent	Lakeway
Tenth Hole	13 SFD	North of Sinclair	Contact Real Estate Agent	Sunburst
Western Sky, Ph. IV, Filing I	8 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
Total: 269 housing units that may apply for a zoning and building permit	112 SFD 120 Duplex 37 MH/EMH			

New Housing by the Numbers
New Housing Units Permitted by Type and Neighborhood

January 1 – December 31, 2013

Neighborhood	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Echeta	6				6
Wagon Wheel					
Northside	1				1
Heritage			2		2
Westside					
Stocktrail	1				1
CBD					
Meadowlark					
Hillcrest					
Westover	22				22
Paintbrush					
Sunflower					
Sunburst	15		1		16
Country Club	2				2
Donkey Creek					
Lakeway	46	1			47
"E"					
South Park	16				16
Energy Park	7				7
Camplex	4				4
Fox Park			5		5
Collins					
TOTAL For year	120	1	8		129
% For Year	93%	1%	6%		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 year to date is more than \$55 million.

Comparison: New Housing Units Permitted Through Fourth Quarter 2008 - 2013

End of Fourth Quarter By Year	Total of New Housing Permits Issued Through Fourth Quarter
2013	129
2012	210
2011	208
2010	319
2009	457
2008	391

**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	140
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 and Alterations
Year to Date and Comparison 2008 – 2012**

Year	Number of Permits	Valuation
2013	105	\$ 2,391,665
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. There was a low vacancy rate overall during that time period. From 2009 through 2012, overall vacancy rates increased every year. The 3rd and 4th quarters of 2013 show a seemingly decreasing trend in the overall vacancy rates. Overall, vacancy rates have decreased when comparing 2013 to 2012.

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	4.9	4.5	7.7%
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	7.5	6.4	7.0%

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