



## **City of Gillette Development Summary**

**First Quarter January 1 – March 31, 2014**



New Campco Federal Credit Union under construction on East Boxelder Road



New Jimmy Johns  
being built on  
Country Club Road

**City of Gillette Planning Division**  
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New office building being constructed on West Boxelder Road

### Project Horizon

| Project  | Status   |
|--|--|
| New 160,000 square foot Pioneer Manor located along Hwy. 59 south of Lasting Legacy Park | Under construction                               |
| New Menards along Lakeway Road at KG Town Center   | At subdivision and development plan review stage |
| New Jimmy Johns on Country Club  | Under construction                               |
| 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  | Plans being reviewed by State of Wyoming         |
| New 12,000 square foot Campco Credit Union building on East Boxelder                     | Under construction                               |
| New First Northern Bank of Wyoming at Kendrick and Second                                | At commercial site plan review                   |
| New Pinnacle Bank on Madison Street  | At commercial site plan review                   |
| New Buffalo Wild Wings at Powder Basin Center  | Under construction                               |

#### New Commercial Construction Permits Year to Date and Comparison with Yearly Totals 2010 – 2013

|                                  |  |
|----------------------------------|--|
| 2014 – Year To Date Permits<br>4 | 2014 – Year To Date Valuation<br>\$1,004,690 |
| 2013: 27                         | Valuation: \$30,643,901                      |
| 2012: 30                         | Valuation: \$23,813,746                      |
| 2011: 25                         | Valuation: \$23,272,779                      |
| 2010: 23                         | Valuation: \$18,908,253                      |

#### Commercial Additions and Alterations Year to Date and Comparison with Yearly Totals 2010 – 2013

|                                   |  |
|-----------------------------------|--|
| 2014 – Year To Date Permits<br>18 | 2014 – Year To Date Valuation<br>\$3,526,877 |
| 2013: 58                          | Valuation: \$10,323,461                      |
| 2012: 78                          | Valuation: \$22,591,121                      |
| 2011: 66                          | Valuation: \$14,327,599                      |
| 2010: 27                          | Valuation: \$50,667,673                      |



New home being built at Copper Ridge

## Housing Horizon

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

| 1 <sup>st</sup> Quarter By Year | Subdivision Review | Permit Ready | Horizon Total |
|---------------------------------|--------------------|--------------|---------------|
| 2014                            | 639                | 247          | 886           |
| 2013                            | 709                | 334          | 1,043         |
| 2012                            | 452                | 329          | 781           |
| 2011                            | 315                | 451          | 766           |
| 2010                            | 505                | 685          | 1,190         |

### 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 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: Selected Subdivisions  
Permit Ready**

| Subdivision Name  | Estimated Units Available To Build | Location  | Neighborhood |
|---|------------------------------------|---|--------------|
| Westgate  | 3 SFD                              | West end of Westover Road                           | Westover     |
| Castle Heights I  | 4 SFD<br>12 Duplex                 | Lakeway west of Bluffs Ridge                        | Paintbrush   |
| College Park  | 4 SFD                              | East of College Campus                              | Lakeway      |
| Western Sky I,II,III  | 4 SFD                              | Across the street from Big Horn Estates on Overdale | Westover     |
| Iron Horse III  | 8 SFD                              | Foothills Blvd.                                     | Echeta       |
| Remington Estates, II, III and IV   | 2 SFD<br>10 Duplex                 | South of Southern Drive                             | SouthPark    |
| Sawgrass, First Filing  | 4 SFD<br>8 Duplex                  | West of Garner Lake                                 | Sunburst     |
| Moon Meadow Estates #3  | 5 Duplex                           | West of Garner Lake                                 | Sunburst     |
| Pronghorn I   | 2 SFD,<br>20 Duplex                | Lakeway Road  | Paintbrush   |
| Ash Meadows   | 21 MH                              | Kliver Road   | Heritage     |
| Copper Ridge, Ph. I   | 15 SFD                             | West end of Westover Road                           | Westover     |
| Bittercreek II, Phase I   | 16 MH                              | Kliver Road   | Heritage     |
| Legacy Ridge Ph I and II  | 14 SFD<br>4 Duplex                 | Shoshone Avenue                                     | Lakeway      |
| Tenth Hole  | 11 SFD                             | North of Sinclair                                   | Sunburst     |
| Western Sky, Ph. IV, Filing I   | 8 SFD                              | Southern end of Western Sky Subdivision             | Westover     |
| Sawgrass, Second Filing   | 9 SFD<br>60 Duplex                 | West side of Butler Spaeth                          | Sunburst     |
| Garner Lake Village   | 8 SFD                              | North side of Boxelder Road                         | Complex      |
| <b>Total: 247 housing units that may apply for a zoning and building permit</b> | 96 SFD<br>114 Duplex<br>37 MH/EMH  |   |              |



New Lakeway Elementary located at Lakeland Hills is scheduled to be open in September, 2014

**New Housing**  
**New Housing Units Permitted by Type and Neighborhood**  
**January 1 – March 31, 2014**

| Neighborhood – Grouped By Geographic Location | SFD        | SFA        | Manufactured/Mobile Home | Multi-Family | Total       |
|---|------------|------------|--------------------------|--------------|-------------|
| Camplex                                       | 1          |            |                          |              |             |
| Collins                                       |            |            |                          |              |             |
| Fox Park                                      |            |            |                          |              |             |
| Energy Park                                   |            |            |                          |              |             |
| Heritage                                      |            |            |                          |              |             |
| Northside                                     |            |            |                          |              |             |
| Wagonwheel                                    |            |            |                          |              |             |
| Echeta  |            |            |                          |              |             |
| Westside                                      |            |            |                          |              |             |
| CBD   |            |            |                          |              |             |
| E   |            |            |                          |              |             |
| Hillcrest                                     |            |            |                          |              |             |
| Meadowlark                                    |            |            |                          |              |             |
| Stocktrail                                    |            |            |                          |              |             |
| Paintbrush                                    |            |            |                          |              |             |
| Westover                                      | 4          |            |                          |              |             |
| Country Club                                  |            |            |                          |              |             |
| Sunflower                                     |            |            |                          |              |             |
| Donkey Creek                                  |            |            |                          |              |             |
| Lakeway                                       | 8          |            |                          |              |             |
| South Park                                    | 1          |            |                          |              |             |
| Sunburst                                      | 2          | 6          |                          |              |             |
| <b>TOTAL For year</b>                         | <b>16</b>  | <b>6</b>   |                          |              | <b>22</b>   |
| <b>% For Year</b>                             | <b>72%</b> | <b>28%</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 is \$8,752,869.

**Comparison: New Housing Units Permitted Through First Quarter 2010 – 2014**

| First Quarter By Year | Total of New Housing Permits Issued During First Quarter |
|-----------------------|--|
| 2014                  | 22   |
| 2013                  | 25   |
| 2012                  | 47   |
| 2011                  | 58   |
| 2010                  | 52   |

**Residential Final Certificate of Occupancy Issued  
Year to Date and Comparison with Yearly Totals 2010 – 2013**

| Year                | Final Certificates of Occupancy Issued |
|---------------------|--|
| 2014 – Year To Date | 22                                     |
| 2013                | 140                                    |
| 2012                | 188                                    |
| 2011                | 303                                    |
| 2010                | 200                                    |

Note: The Final Certificate Occupancy means that the dwelling is approved for permanent occupancy.

**Residential Additions and Alterations  
Year to Date and Comparison with Yearly Totals 2010 – 2013**

| Year                | Number of Permits | Valuation   |
|---------------------|-------------------|-------------|
| 2014 – Year To Date | 20                | \$ 451,500  |
| 2013                | 105               | \$2,391,665 |
| 2012                | 91                | \$1,505,932 |
| 2011                | 80                | \$1,701,568 |
| 2010                | 98                | \$1,325,340 |

**Rental Vacancy Rates**

There was a high demand for rental housing from 2005 through 2008. The result was a very low vacancy rate. From 2009 through 2012, overall vacancy rates increased every year. Vacancy rates showed a declining trend during 2013, and that downward trend continues through the first quarter of 2014.

**Rental Vacancy Rate by Quarter 2010 – 2014 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 |
|---|-------------------------|-------------------------|-------------------------|-------------------------|------------------|
| 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                     | 4.5                     | <b>7.7%</b>      |
| 2014                                      | 4.4                     |                         |                         |                         |                  |
| <b>Manufactured and Mobile Home Parks</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                     | 6.4                     | <b>7.0%</b>      |
| 2014                                      | 6.4                     |                         |                         |                         |                  |

Sample Size 2014: apartments/ other residential rental buildings at 1,691; manufactured and mobile homes in parks at 1,439 units.

***Thank you for your interest in Gillette.***

Contact Michael Surface, Senior Planner, at the Planning Division for questions about this summary:  
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