



## City of Gillette Development Summary

Second Quarter April 1 – June 30, 2014



New Campco Federal Credit Union on East Boxelder Road with new drought tolerant streetscape recently installed



City of Gillette Planning Division  
201 East 5<sup>th</sup> Street - Gillette, WY 82717  
PH. 307-686-5281  
On The Web: [www.gillettewy.gov](http://www.gillettewy.gov)  
E-mail: [Cityplan@gillettewy.gov](mailto:Cityplan@gillettewy.gov)

## 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	Subdivision and Development Plan approved
New Jimmy Johns on Country Club	Near completion
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 – to open for new school year in September
Campbell County Memorial Hospital expansion	Under construction
New 12,000 square foot Campco Credit Union building on East Boxelder	Near completion
New First Northern Bank of Wyoming at Kendrick and Second	Under construction
New Pinnacle Bank on Madison Street	At commercial site plan review
New Buffalo Wild Wings at Powder Basin Center	Near completion
New Tractor Supply on South Douglas Highway	Approved commercial site plan
Expansion – Yates Petroleum in Energy Park	Foundation only permit issued

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

2014 – Year To Date Permits 9	2014 – Year To Date Valuation \$36,296,690
Entire Year – 2013: 27	Valuation: \$30,643,901
Entire Year – 2012: 30	Valuation: \$23,813,746
Entire Year – 2011: 25	Valuation: \$23,272,779
Entire Year – 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 53	2014 – Year To Date Valuation \$ 17,817,344
Entire Year – 2013: 58	Valuation: \$10,323,461
Entire Year – 2012: 78	Valuation: \$22,591,121
Entire Year – 2011: 66	Valuation: \$14,327,599
Entire Year – 2010: 27	Valuation: \$50,667,673

New commercial permits are up from the same time period last year. There were 8 new commercial projects during the first two quarters of 2013 with a valuation of \$21.1 million. In 2014 there are 9 projects at \$36.2 million.

Commercial additions and alterations are also up from the same time period last year. During the same time period in 2013 there were 13 projects values at \$7.5 million. This compares to 53 projects thus far this year valued at \$17.8 million.

For the seventh consecutive year Gillette has been ranked as one of the top micropolitan areas in the United States for economic strength. See <http://www.policom.com/microrank.htm>

## Housing Horizon

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

2 <sup>nd</sup> Quarter By Year	Subdivision Review	Permit Ready	Horizon Total
2014	648	183	831
2013	639	307	946
2012	454	248	700
2011	314	403	717
2010	510	628	1,138

### Subdivisions: Preliminary Plat Review Stage

Name	Lots	Location	Neighborhood
Tenth Hole Estates	12 SFD and 46 Duplex	Sinclair – West of Garner Lake Road	Sunburst
Garner Lake Village	73 SFD	East Boxelder Raod	Complex
Legacy Ridge, Ph. II - V	165 SFD	Shoshone Avenue	Lakeway
Pronghorn Ranch ,Ph. III	111 SFD and 22 Duplex	Lakeway Road	Paintbrush
<b>Total: 429 housing units</b>	361 SFD and 68 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	19 MH	Kliver Road	Heritage
Westover, Ph. IV	4 SFD	Low Court	Westover
Legacy Ridge, Phase III	55 SFD	West of Tanner Drive	Lakeway
Tenth Hole Estates	16 SF and 34 Duplex	Sinclair – West of Garner Lake Road	Sunburst
<b>Total: 219 housing units</b>	166 SFD, 34 Duplex and 19 MH		



New home in framing stage at Tenth Hole Estates

**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
College Park	2 SFD	East of College Campus	Lakeway
Western Sky I,II,III	2 SFD	Across the street from Big Horn Estates on Overdale	Westover
Iron Horse III	2 SFD	Foothills Blvd.	Echeta
Remington Estates, II, III and IV	2 SFD 10 Duplex	South of Southern Drive	SouthPark
Sawgrass, First Filing	4 SFD 8 Duplex	West of Garner Lake	Sunburst
Moon Meadow Estates #3	5 Duplex	West of Garner Lake	Sunburst
Pronghorn I	2 SFD, 20 Duplex	Lakeway Road	Paintbrush
Ash Meadows	21 MH	Kliver Road	Heritage
Copper Ridge, Ph. I	10 SFD	West end of Westover Road	Westover
Bittercreek II, Phase I	16 MH	Kliver Road	Heritage
Legacy Ridge Ph I and II	8 SFD 4 Duplex	Shoshone Avenue	Lakeway
Tenth Hole	4 SFD	North of Sinclair	Sunburst
Western Sky, Ph. IV, Filing I	4 SFD	Southern end of Western Sky Subdivision	Westover
Sawgrass, Second Filing	9 SFD 40 Duplex	West side of Butler Spaeth	Sunburst
Garner Lake Village	7 SFD	North side of Boxelder Road	Complex
<b>Total: 183 housing units that may apply for a zoning and building permit</b>	59 SFD 87 Duplex 37 MH/EMH		



Manufactured home being placed within Morningside Estates

**New Housing**  
**New Housing Units Permitted by Type and Neighborhood**  
**April 1 – June 30, 2014**

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Camplex	1				1
Collins	1				1
Fox Park	1		4		5
Energy Park	7				7
Heritage					
Northside					
Wagonwheel					
Echeta	5				5
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	2				2
Westover	13				13
Country Club	1				1
Sunflower					
Donkey Creek					
Lakeway	19				19
South Park	4				4
Sunburst	13	12			25
<b>TOTAL For year</b>	<b>67</b>	<b>12</b>	<b>4</b>		<b>83</b>
<b>% For Year</b>	<b>81%</b>	<b>15%</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

The total valuation for all new housing permits year to date is \$35,535,813.

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

Second Quarter By Year	Total of New Housing Permits Issued By End Of Second Quarter
2014	83
2013	73
2012	107
2011	105
2010	151

New housing starts are up from the same period last year. There is also more variety in the type of new housing being permitted than the same period last year.

**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	55
2013 – Entire Year	140
2012 – Entire Year	188
2011 – Entire Year	303
2010 – Entire Year	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	56	\$922,742
2013 – Entire Year	105	\$2,391,665
2012 – Entire Year	91	\$1,505,932
2011 – Entire Year	80	\$1,701,568
2010 – Entire Year	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 second quarter of 2014. Vacancy rates for rental buildings, which show at 1.3% for the 2014 second quarter, have not been this low since the first quarter of 2009. The vacancy rate for rental buildings for the 2009 first quarter climbed out of an average vacancy rate of 0.1% which held during the years of 2006 through 2008. The vacancy rate for manufactured and mobile home parks, 6.3% for the 2014 second quarter, has not been this low since the first quarter of 2010.

#### 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	1.3			
<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	6.3			

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.

[Michaels@gillettewy.gov](mailto:Michaels@gillettewy.gov) or at 307-686-5281.