

DEVELOPING GILLETTE 2013



City of Gillette Development Services Department

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EXECUTIVE SUMMARY

- The population of Gillette is estimated at 32,000 on January 1, 2014.
- There was a gain in valuation for new commercial construction as compared to the previous year.
- Residential remodels increased in permits and valuation significantly over last year.
- The average vacancy rate for residential rental buildings and manufactured home parks is lower than last year.
- The Gillette – Campbell County micropolitan area is within the top three percent (3%) of all 576 micropolitan areas in the country for economic strength for the sixth consecutive year.
- Permits for new residential declined from 210 during 2012 to 129 in 2013.

ECONOMIC VITALITY

Economic vitality is crucial to the future of any community. POLICOM, a national economic research firm, has indicated that economic strength is the long term tendency for an area to consistently grow in both size and quality.

To that extent, POLICOM has developed and ranked all metropolitan areas and micropolitan areas across the United States for economic strength since 1995. The rankings were created to study the characteristics of strong and weak local economies. The highest ranked areas have consistent growth in both size and quality over an extended period of time. The lower ranked areas have been in decline for some time.

Gillette/Campbell County has been in the top three per cent of all 576 micropolitan areas across the United States since 2008 for economic strength. The following shows the Gillette/Campbell County Micropolitan Area ranking in economic strength according to POLICOM since 2004:

Year	Gillette/Campbell County PoliCom Rank out of all 576 Micropolitan Areas in United States
2004	150
2005	107
2006	69
2007	47
2008*	10
2009*	8
2010*	2
2011*	3
2012*	4
2013*	12

* The top three percent (3%) of economically strong micropolitan areas are ranked 1 through 17 out of the total 576 areas. The distinction of that top tier for the past six years is shared by Gillette/Campbell County, Durango, Colo., Bozeman, Mont., Concord, N.H., Lebanon, N.H., and Lexington Park, Md. Three areas are in the Rocky Mountain West.

POPULATION

The population estimate for Gillette on January 1, 2014, is 32,000. The US Census released a population number for Gillette in July, 2013, which was effective as of July, 2012. Adjustments were made based upon the Census data.

The official U.S. Census population in 2010 for Gillette was 29,087 people. In early 2010, City staff produced population estimates for the City over the time period from 2010 through 2015. The estimates are as follows:

Table 1 - Population Projections – City of Gillette

Year	Low @ 1.5%	Medium @ 2.0%	High @ 3%	Highest @ 3.5%
2010	29,157	29,301	29,588	29,731
2011	29,595	29,887	30,476	30,771
2012	30,039	30,485	31,390	31,847
2013	30,490	31,095	32,332	32,962
2014	30,947	31,717	33,302	34,116
2015	31,411	32,351	34,302	35,310

Population projections, shown on Table 1, were based upon the US Census figures. The low, medium, and high projections were based upon combining the approaches used with the *Task 3C Report for the Powder River Basin Coal Review: Cumulative Social and Economic Effects*, and the *Gillette Regional Water Master Plan: Final Report*, with a “low” and “highest” value being added.

ANNEXATIONS

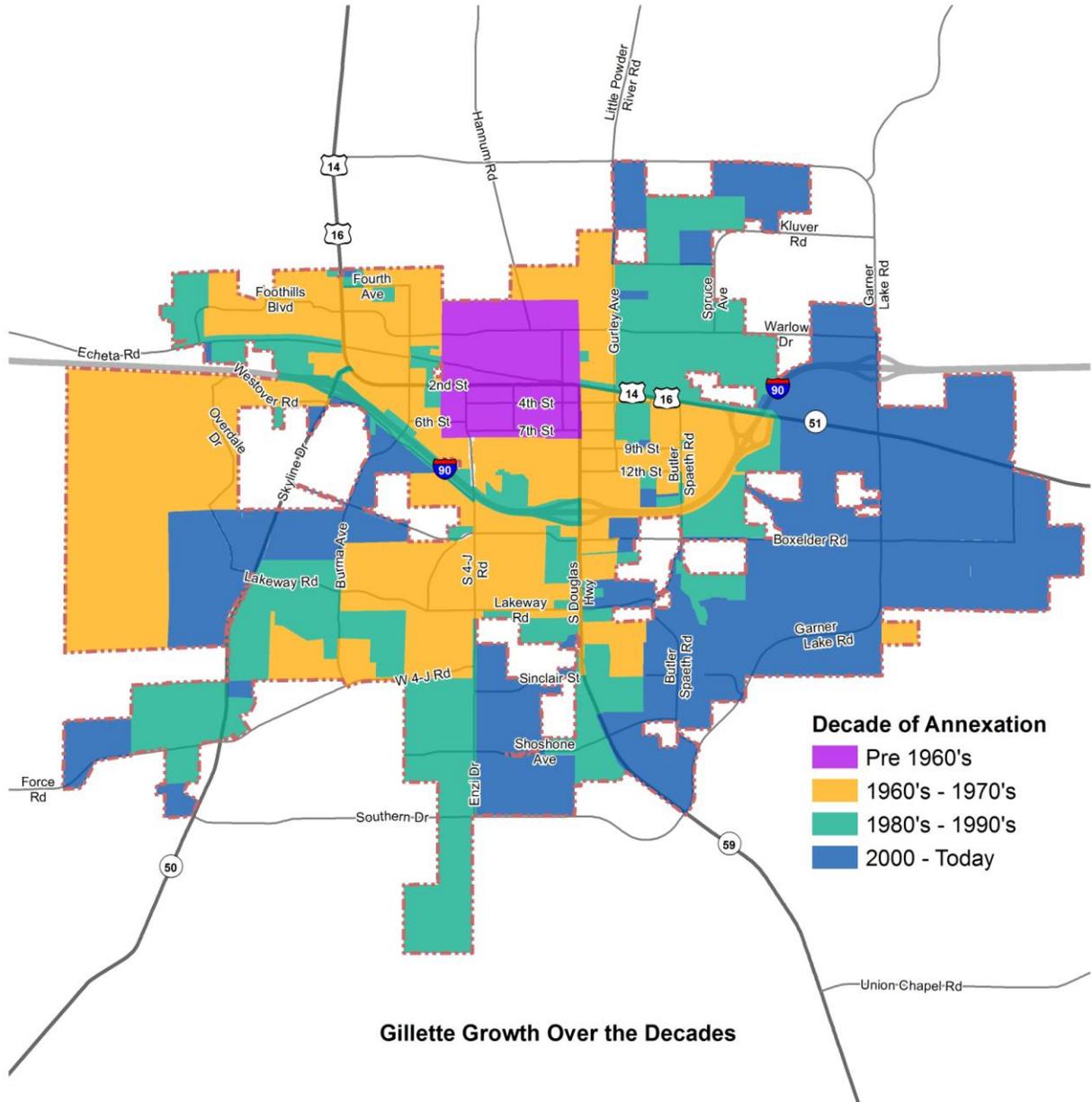
During 2013, there were two (2) annexations that added 771.69 acres, or 1.1 square miles of land to the City corporate limits. The City is now at 20.87 square miles.

Table 2 - City of Gillette Annexations 2013

Name	Annexation Date and Ordinance	Acreage and Zoning	Number and Type of Dwelling Units	Estimated Population
Skyline Drive	April 15, 2013 Ord. 3790	5.23 acres C-1, General Commercial	0	0
Camplex	October 21, 2013 Ord. 3806	766.46 acres A, Agriculture @ 749.69 ac. C-1, General Commercial @ 6.97 ac. RR, Rural Residential @ 9.80 ac.	2	5
Totals	2 Annexations	771.69 acres	2 Dwelling units	5 People added to City population

SOURCE: City of Gillette Planning Division and City GIS Division

MAP 1 - City of Gillette Annexation Map : Pre 1960 to Present Day



HOUSING

New Housing Permits

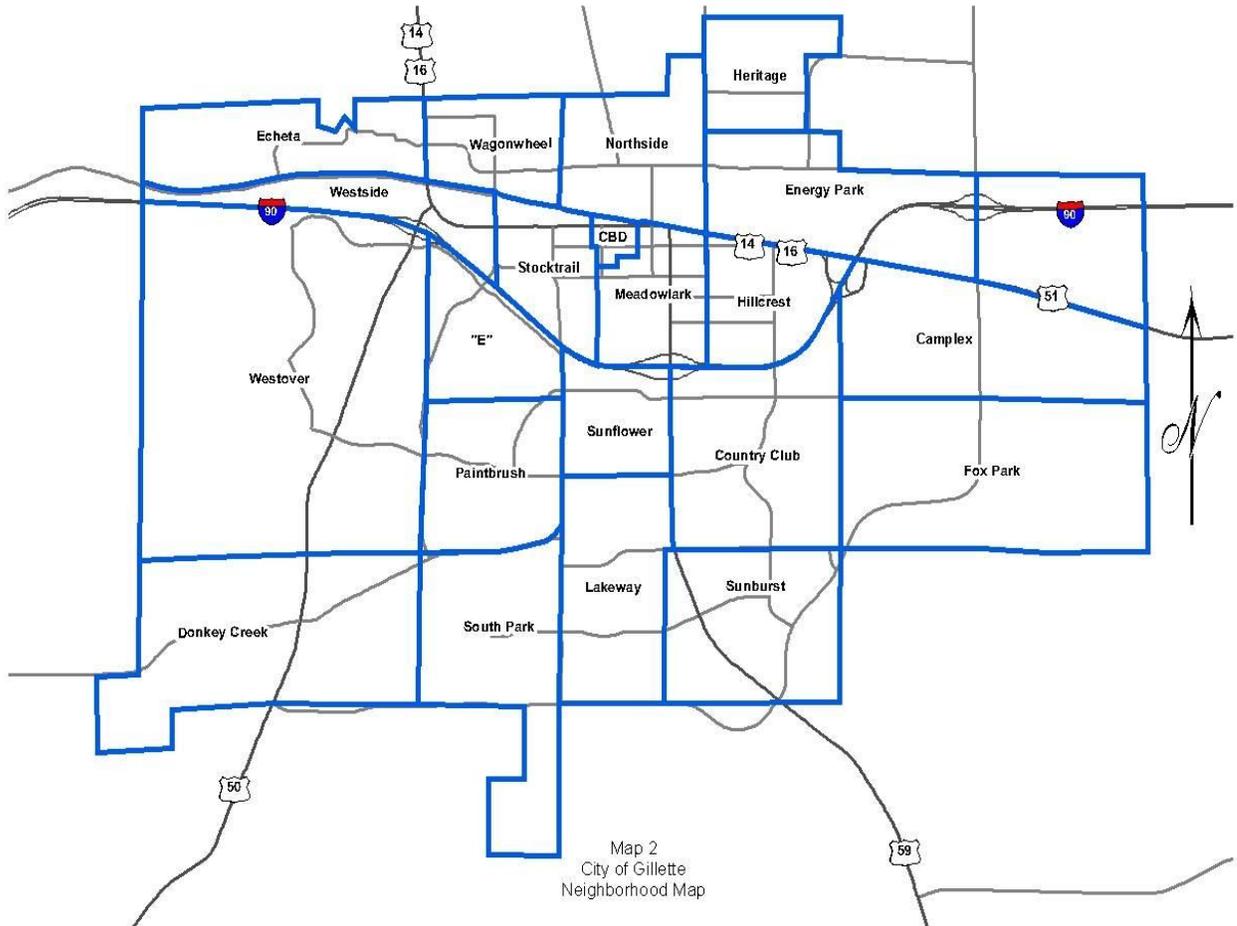
During 2013, there were 129 new housing units permitted. Table 3 shows the distribution of housing types by neighborhood.

Table 3 - Housing Units Added By Neighborhood & Type & Housing Inventory - 2013

Neighborhood	SFD	SFA	MF	MH	Total For 2013	Total Estimated Housing Units: 1/1/2014
Echeta	6				6	976
Westside						214
Wagonwheel						340
Northside	1				1	389
Heritage				2	2	1,075
Energy Park	7				7	373
Collins						185
Complex	4				4	6
Fox Park				5	5	402
Hillcrest						1,115
Country Club	2				2	227
Sunburst	15			1	16	1,012
CBD						85
Meadowlark						858
Sunflower						970
Lakeway	46	1			47	376
Stocktrail	1				1	914
"E"						2
Paintbrush						1,424
South Park	16				16	1,069
Westover	22				22	913
Donkey Creek						293
Total - year	120	1		8	129 Permits for New Housing	City Total: 13,227 Housing Units
% of Total	93	1		6%	100%	

Source: City of Gillette Planning and Building Inspection divisions

Note: SFD = Single Family Residential, a stand alone residential building
 SFA = Single Family Attached, two to three units which are attached in one structure
 MF = Multi-family, four or more living units in the same building or structure
 MH = Manufactured home, enhanced manufactured home or mobile home



Final Certificates of Occupancy

Table 4 shows the number of Residential Final Certificates of Occupancy issued during 2013.

Table 4 – Residential Final Certificates of Occupancy Issued – 2009 to 2013

Year	Number of Final Certificates of Occupancy Issued
2013	140
2012	188
2011	303
2010	200
2009	391

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

Table 5 – Residential Additions & Alterations – 2009 to 2013

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

Rental Vacancy Rates

The 2009 – 2012 vacancy rates demonstrated the slowdown in the mineral economy. Vacancy rates declined in 2013.

Table 6 – Vacancy Rates by Quarter – 2005 to 2013

Building Rentals	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
2005	2.1	1.7	.5	.3	1.1%
2006	.2	.2	.2	0	.1%
2007	.1	.1	.1	.1	.1%
2008	.1	.1	.1	.1	.1%
2009	1.4	5.4	6.1	7.1	5%
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 Mobile & Home Parks					
2005	19.6	16.9	16.1	12.8	16.35%
2006	10.3	8.9	8.9	8.1	9.05%
2007	8.0	7.8	3.0	2.0	5.2%
2008	4.8	4.9	5.1	5.1	4.9%
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 buildings: 1,820, Manufactured and mobile homes in parks: 1,448 units

Housing Horizon – As of January 1, 2013
 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			

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 Road	Complex
Legacy Ridge, Ph. II	215 SFD	Shoshone Avenue	Lakeway
Pronghorn Ranch, Ph. III	111 SFD and 22 Duplex	Lakeway Road	Paintbrush
Total: 525 housing units	423 SFD 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	19 MH	Kliver Road	Heritage
Westover, Ph. IV	4 SFD	Low Court	Westover
Total: 114 housing units	95 SFD 19 MH		

Housing Horizon Summary

Housing Units In Review Stage And Those Ready For A Building Permit

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

NOTE: The housing horizon consists of all housing units within preliminary and final plat review stages, plus the number of housing units available to apply for a building permit.

COMMERCIAL PROJECTS

TABLE 7 - New Commercial Permits – 2009 - 2013

New Commercial Permits	Valuation For Year
2013 - 27	\$30,643,901
2012 – 30	\$23,813,746
2011 – 23	\$23,272,779
2010 – 23	\$18,908,253
2009 – 54	\$46,144,380

TABLE 8 – Commercial Expansions and Alterations – 2009 - 2013

Number of Permits	Valuation For Year
2013 – 57	\$10,323,461
2012 – 78	\$22,591,121
2011 – 70	\$15,846,606
2010 – 27	\$50,667,673
2009 – 66	\$7,903,984

CITY OF GILLETTE CAPITAL INVESTMENTS

During 2013, City of Gillette Capital Investments were used for a wide variety of Community Infrastructure Projects, not including the Madison Pipeline, and those managed by Utilities totals \$18,435,750.

Heated Vehicle Storage	\$ 1,019,400
City Hall Remodels	\$ 800,780
City West - East Parking Lot - Landscaping	\$ 79,375
Softball/Baseball Complex	\$ 4,222,250
PMS Projects	\$ 4,034,400
Sidewalks and Pathways	\$ 128,795
Right of Way Beautification Projects	\$ 392,760
Park Development & Improvement Projects	\$ 2,081,700
Street Enhancement Projects	\$ 569,700
Street & Major Road Extensions	\$ 3,736,920
Traffic Signals	\$ 98,000
Bridges - Gurley Overpass	\$ 159,470
Drainage Projects	\$ 1,112,200

City Utilities Capital Improvement Program Summary for 2013/ 2014

The total amount of funds allocated for the 2013/2014 fiscal year is \$4,120,306. This includes new distribution lines and other electrical power needs, improvements with wastewater, and new pumps and motors for wells. Major 1% Projects within Utilities for the 2013/2014 fiscal year is \$9,050,000.

The 1% Projects include: A water transmission replacement at Westover Road Zone 2 as well as sanitary sewer replacement.

Update: Gillette Madison Pipeline Project

New Wells, Treatment, Pumping and Transmission Pipeline to Gillette

Total Estimated Cost is \$217,600,000.00

Funding: As of December 31, 2013, the State of Wyoming has appropriated \$120 million in the form of a project grant and \$45 million in the form of a project loan for the project. The Wyoming State Legislature will consider approval of a \$25.8 million grant during the 2014 session which will be the final appropriation to be made by the State. An additional \$75 million from the local Capital Facilities Tax will be used to pay-back the loan and fund the balance of the project not covered by State grants.

2013 Progress

- Completed construction and testing for the first two Madison Wells. (\$9.0 million)
- Completed construction for the 42-inch diameter steel water transmission pipeline between Wyodak and the Southern Drive Water Tank. (\$21.0 million)
- Completed construction for the 36-inch diameter PVC water transmission pipeline between the Westover Water Tank(s) and the Southern Drive Water Tank. (\$15.0 million)
- Completed construction of the new Madison Well Field Electric Substation (\$1.0 million)
- Completed construction of the new 69 kV Electric Transmission pipeline to serve the new Donkey Creek Pump Station near Rozet (\$1.0 million)
- Began construction for the new Donkey Creek Pump Station Electrical Substation (\$1.0 million)
- Completed the design for all future pipeline and facilities construction contracts.
- Continue to secure remaining easements, permits and licenses for future construction contracts.

2014 Anticipated Contracts

- Begin construction for the new 42-inch steel water transmission pipeline between Wyodak and Moorcroft. (Estimate is \$45 million to \$50 million)
- Begin construction for the new 42-inch steel water transmission pipeline in the Pine Ridge Area. (Estimate is \$2.0 million to \$3.0 million)
- Begin construction for the new 8/10-inch PVC water distribution system in the Pine Ridge Area. (Estimate = \$1.0 million to \$2.0 million)
- Begin construction for drilling and testing of three (3) more Madison Wells. (Estimate is \$10 million to \$14 million)
- Begin construction for the new 18-inch raw water transmission pipeline between Pump Station No. 1 and Wyodak. (Estimate is \$10 million to \$12 million)
- Begin construction for the new water storage tank at Pine Ridge. (Estimate is \$1.0 million)
- Begin construction for the new Pine Ridge Water Treatment Facility. (Estimate is \$5.0 million to \$8.0 million)
- Begin Construction for the new Donkey Creek Pump Station near Rozet. (Estimate is \$7.0 million to \$9.0 million)

2014 Anticipated Contracts (continued)

- Complete construction for the new Donkey Creek Pump Station Electrical Substation (\$1.0 million)
- Finalize and secure remaining easements, permits and licenses for future construction contracts.

Gillette Regional Water Supply Project

Regional Water Extensions to serve various Water Districts surrounding Gillette

Total Estimated Cost is \$60,000,000.00

Funding: As of December 31, 2013, the State of Wyoming has appropriated \$6.4 million in the form of a grant for the project. An additional \$20 million from the Capital Facilities Tax will be used to fund the balance of the project not covered by existing and future State grants.

2013 Progress

- Completed the design for Phase I District Extensions Projects which includes the Force Road Area and the Antelope Valley Area. (Phase I Budget is \$10 million)
- Phase I Water Districts that will be served from this first project include:
 - Antelope Valley I&SD (including Pinnacle Heights)
 - Antelope Valley Business Park I&SD
 - Force Road JPB (Rocky Point and Sundog Subdivisions)
 - Southfork I&SD
 - Spring Creek Hill Ranch I&SD
 - Rafter D I&SD
 - Overbrook I&SD
 - Bennor Estates I&SD
 - Cook Road Water District
- Continue to secure remaining easements, permits and licenses for the Priority I District Extensions Project.

2014 Anticipated Contracts

- Begin construction for the Phase I District Extensions Projects.
- Finalize and secure remaining easements, permits and licenses for the Phase I District Extensions Projects.

Regional Water Panel

Additionally, in 2013 members were appointed to the Regional Water Panel established by the December 2010 Regional Water Joint Powers Agreement between the City and County. The Regional Water Panel held its first kick-off meeting in October 2013.

CAMPBELL COUNTY CAPITAL INVESTMENTS

During 2013, Campbell County had a number of projects that were in various stages of planning, construction, or post-construction phases. Major projects included:

- Children's Developmental Services of C.C. Facility Construction
- Wright Recreation Center Remodel/Expansion
- Bell Nob Clubhouse Construction and Golf Course Modifications
- Northern Drive Phase II Construction
- Garman and Hackathorn Extension project
- Union Chapel/Fairview road project
- Pavement Overlays on Adon and Reno Roads planned
- Planning for new Weed and Pest facility
- Drainage improvements and dust control on various County roads
- Landfill #2 Final Cover design and construction
- Landfill #1 Closure
- Southern Industrial Road Project
- Design and Construction of new Skatepark
- Sheriff's Office Integrator Upgrade
- Numerous Improvement and Service Districts awarded grant funds for road and water projects
Campbell County invested an estimated \$29 million in public improvements during 2013.
Note that the \$29 million is actual expenditures.

SCHOOL DISTRICT CAPITAL INVESTMENTS

During 2013, Campbell County School District started construction on the Lake View Elementary School and Westwood Alternative High School. Both are expected to be open for the new school year during 2014. The School District continues to plan for additional educational facilities.

HOSPITAL CAPITAL INVESTMENTS

During 2013, Campbell County Memorial Hospital continued interior renovations and planned for a centralized clinic area. Radiology services are to be expanded during 2014. Due to the quick demand pace for services the hospital is embarking upon another Master Plan process during 2014.

UNEMPLOYMENT RATE

Table 9 shows that since 2000, Campbell County has had an annual unemployment rate that is less than the unemployment rates for the State of Wyoming as well as the United States. Over the period Campbell County has had a relatively low unemployment rate. Unemployment increased in Campbell County from 2008 through 2009, and decreased steadily from 2010 through 2013.

TABLE 9 – U. S., Wyoming & Campbell County Unemployment Rates – 2000 to 2013

Year	United States	Wyoming	Campbell County
2000	4.0	3.8	3.1
2001	4.7	3.9	2.7
2002	5.8	4.1	3.0
2003	6.0	4.4	3.6
2004	5.5	3.9	3.1
2005	5.1	3.7	2.7
2006	4.3	3.2	2.1
2007	4.5	2.8	2.1
2008	6.5	4.0	1.8
2009	10.0	7.5	5.1
2010	9.3	6.4	4.8
2011	8.5	5.8	4.2
2012	8.3	4.9	4.2
2013	6.7	4.4	3.5

SOURCE: Wyoming Department of Employment: Research and Development – Figures are from December of each year to show trends.



Devils Tower photo courtesy National Park Service

PROJECT RESOURCE STAFF

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City Online Information	Go to Department Homepage	www.gillettewy.gov
County/City Fire Dept.	Eric Acton - Fire Marshall	EActon@ccfire.us 307-682-5319
School District	Dr. Alex Ayers	307-682-5171
Century Link	Varies	1-800-526-3557
Optimum	Varies	307-257-7840
Source Gas	Varies	307-682-5881
U S Post Office	Varies	307-682-3727
Powder River Energy	Varies	307-685-3516
Campbell County Public Works and Planning <i>Lead agency for Joint County/City Subdivision Requests</i>	Megan Lehman – Lead Located in Courthouse at 500 South Gillette Avenue	MBL08@ccgov.net 307-685-8061 Online information at www.ccgov.net
Campbell County Assessor's Office – For Surrounding Property Owners List	Located in Courthouse at 500 South Gillette Avenue	307-682-7266 Online information at www.ccgov.net
Campbell County Clerk – For Plat Recording	Located in Courthouse at 500 South Gillette Avenue	307-682-7285 Online information at www.ccgov.net
One-Call of Wyoming	Utility Locates	1-800-849-2476