



2014 Developing Gillette



Menards construction phase – expected opening 2015



Legacy Assisted Living Facility under construction

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For Your Use

This Developing Gillette 2014 edition is a departure from previous years. This year the Fourth Quarter Development Summary for 2014 is folded into the annual report. It removes duplicative effort and streamlines the information connection to you. The concise format also makes it easier to read. We hope you will find the contents useful. Best wishes for a successful 2015!

2014 Highlights - Incomplete

- √ Vacancy rates for residential rentals continue along a downward trend. The average vacancy rate for 2014 is less than 2%, the lowest since 2008. The average vacancy rate for manufactured home parks is less than 6%, the lowest since 2009. The demand for rental housing is high.
- √ New housing permits for 2014 surpassed those in 2013. The growth in 2014 new housing starts is the first year of significant increase since the recession of 2008.
- √ The total valuation for all new housing permits issued in 2014 is \$67,368,769.
- √ The estimated population of the City of Gillette on January 1, 2015 is 32,520.
- √ Populations projections are provided for the years 2015 – 2020.
- √ For the seventh consecutive year Gillette is among the top 3% of all micropolitan areas in the United States for economic strength. There are only four micropolitan areas across the country sharing this economic distinction for the past seven years.
- √ New commercial projects in 2014 were the highest valuation since 2008.
- √ An average of 25 new commercial projects were permitted per year for the period 2010 – 2014.
- √ Commercial remodels have the highest valuation during 2014 since 2010.
- √ There is an upward trend in residential remodeling over the past five years.
- √ The City of Gillette and Campbell County invested more than \$49 million in capital improvement projects during 2014. This amount does not include monies spent on the Regional Water System which is currently under construction, or monies used by the City of Gillette Utilities Department in operations-funded projects.
- √ Unemployment remained low throughout 2014.
- √ The City is now 21.66 square miles. It has grown better than 5.5 square miles since the economic recession of 2008.

Commercial Project Horizon

Project	Status
New First Interstate Bank at Lakeway Road and Hwy. 59	Permits approved for construction
New Menards along Lakeway at KG Town Center	Under construction
New Marriott Motel at Hwy. 14-16 and 50	Permits under review
New Hilton 2 Motel and two separate restaurant pads – East Boxelder	Under construction
New First Northern Bank of Wyoming at Kendrick and Second	Under construction
New Pinnacle Bank on Madison Street	Under construction
New 160,000 sq. ft. Legacy Assisted Living located along Hwy. 59 south of Lasting Legacy Park	Under construction
Campbell County Memorial Hospital expansion	Under construction
New YES House Female Cottage	Under construction
Northern Production - new facility	Under construction
New Building-mineral extraction services Energy Park	Permits approved for construction
New Office Warehouse – South Garner Lake Road	Permits approved for construction

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

2014 – Year To Date Permits 23	2014 – Year To Date Valuation \$82,610,443
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 90	2014 – Year To Date Valuation \$ 24,505,678
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 shell building being constructed at KG Town Center.

Housing Horizon

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

4 th Quarter By Year	Subdivision Review	Permit Ready	Horizon Total
2014	575	222	797
2013	639	269	908
2012	695	339	1,034
2011	451	365	816
2010	314	560	874

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. IV – V	110 SFD	Shoshone Avenue	Lakeway
Pronghorn Ranch ,Ph. III	111 SFD and 22 Duplex	Lakeway Road	Paintbrush
Chara Hills Ph. III	14 SFD	North of East Boxelder	Country Club
Total: 388 housing units	320 SFD and 68 Duplex		

Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Pronghorn Ph. II and III	27 SFD	Lakeway Road	Paintbrush
Ash Meadows Ph. II	19 MH	Kliver Road	Heritage
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
Parkside	36 SFD	West of Butler Spaeth	Sunburst
Total: 187 housing units	134 SFD, 34 Duplex and 19 MH		



A roof being completed on a new home in the Westover neighborhood.

**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	1 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 Boulevard	Echeta
Remington Estates, II, III and IV	2 SFD 10 Duplex	South of Southern Drive	SouthPark
Sawgrass, First Filing	3 SFD	West of Garner Lake	Sunburst
Moon Meadow Estates #3	2 Duplex	West of Garner Lake	Sunburst
Pronghorn I	2 SFD, 20 Duplex	Lakeway Road	Paintbrush
Ash Meadows	19 MH	Kliver Road	Heritage
Copper Ridge, Ph. I	8 SFD	West end of Westover Road	Westover
Bittercreek II, Phase I	13 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	5 SFD 34 Duplex	West side of Butler Spaeth	Sunburst
Garner Lake Village	6 SFD	North side of Boxelder Road	Complex
Castle Heights	13 SFD	Lakeway Road	Paintbrush
Westover IV	4 SFD	Low Court	Westover
Pronghorn Phase II	7 SFD	Lakeway Road	Paintbrush
Lakeland Hills Ph. IV	46 SFD	Warlow Drive	Energy Park
Total: 222 housing units that may apply for a zoning and building permit	120 SFD 70 Duplex 32 MH/EMH		

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

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Camplex	1				1
Collins	1				1
Fox Park	1		9		10
Energy Park	10				10
Heritage			4		4
Northside					
Wagonwheel					
Echeta	11				11
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	8				8
Westover	25				25
Country Club	4				4
Sunflower					
Donkey Creek					
Lakeway	27	1			28
South Park	16				16
Sunburst	29	36			65
TOTAL For year	133	37	13		183
% For Year	73.0	20.0%	7%		100%

SFD= Single Family Detached // SFA = Single Family Attached Up To Three Units // Multi-Family = Four or More Units

Comparison: New Housing Units Permitted 2007 - 2014

Year	Total of New Housing Permits Issued By End Of Fourth Quarter
2014	183
2013	129
2012	210
2011	208
2010	319
2009	457
2008	391
2007	1,112

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

Year	Final Certificates of Occupancy Issued
2014 – To Date	151
2013 – Entire Year	140
2012 – Entire Year	188
2011 – Entire Year	303
2010 – Entire Year	200

Note: The Final Certificate Occupancy means 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 – To Date	103	\$1,886,018
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. Vacancy rates were very low. 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 fourth quarter of 2014. The average yearly vacancy rate for apartments and other buildings is the lowest since 2008. The year average for manufactured is the lowest since 2009. The demand for rental housing has caused the vacancy rates to trend downwards over the past two years. The trend is expected to continue through 2014.

Rental Vacancy Rate by Quarter 2010 – 2014 by Percent Vacant

Apartments and Other Buildings	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Average for Year
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%
2014	4.4	1.3	.7	1.3	1.9%
Manufactured and Mobile Home Parks					
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%
2014	6.4	6.3	5.5	4.8	5.7%

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

POPULATION

The estimated population of the City of Gillette on January 1, 2015 is 32,520. This population figure is within the medium growth rate for the period 2009 – through 2014, as shown next.

City of Gillette Population Projections - 2010 to 2015

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

Source: City of Gillette, Planning Division, Nov. 2009

The next table shows population projections from 2016 to 2020.

City of Gillette Population Projections - 2016 to 2020

Year	Low @ 1.5%	Medium @ 2.0%	High @ 3%	Highest @ 3.5%
2016	31,882	32,998	35,331	36,54
2017	32,360	33,657	36,390	37,824
2018	32,845	34,331	37,482	39,148
2019	33,338	35,017	38,607	40,519
2020	33,838	35,718	39,765	41,937

Source: City of Gillette, Planning Division, Dec. 2014



ECONOMIC VITALITY

For the seventh consecutive year, the Gillette Micropolitan Area has been ranked within the top 3% of all 576 US Micropolitan Areas for economic strength. A micropolitan area is defined by the US Census as an incorporated community and a surrounding jurisdictional area, like a county, which has 50,000 or less population. Only four micropolitan areas in the country share this distinction for the past seven years. Three out of the four are in the Rocky Mountain West. Gillette is the only micropolitan area in Wyoming to be among this group.

ANNEXATIONS

During 2014 there were four annexations which added acres to the area of the City. As of January 1, 2015 the City is 21.66 square miles. The City was 16.15 square miles seven years ago, on January 1, 2008. The City grew by better than 5.5 square miles during the economic recession and period of uncertainty which started in 2008.

Name	Annexation Date and Ordinance	Acreage and Zoning	Number and of Dwelling Units	Estimated Population
Bobcat	8/14/14 Ord. 3833	3.22 acres/ C-1 zoning	0	0
Hagen-Shelstad	8/14/14 Ord. 3834	3.66 acres/ C-1 zoning	0	0
Ford	11/18/14 Ord. 3846	9.46 acres/ I-1 zoning	0	0
Southern Industrial	12/16/14 Ord.3849	487.77 acres I-1, I-2, C-1 and -3 zoning	12	32
Totals	4 Annexations	504.11 acres annexed into City	12 Dwelling units	32 People added to City population

CITY OF GILLETTE CAPITAL INVESTMENTS

During 2014, the City of Gillette utilized \$27,578,200 on 1% Projects and other capital projects. The listing does not include the New Madison Water System or any Utility Department Operations funded projects. The community investments included:

- Buildings such as the Y.E.S. House Girls Cottage
- Park development and Improvements such as the softball/baseball complex
- Street Projects such as the Gillette Avenue Rebuild
- Sidewalksand Pathways: new sidewalks and pathways
- Drainage Improvements which were carried out around Gillette
- Water System Improvements for mains and transmission lines
- Sanitary Sewer Improvements for collector mains, pump station and treatment facilities

CAMPBELL COUNTY CAPITAL INVESTMENTS

During 2014, 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. Remodel and Expansion
- Children’s Developmental Services of C.C. Safety and Security Updates
- Wright Recreation Center Remodel and Expansion
- Bell Nob Clubhouse Construction and Golf Course Modifications
- Northern Drive Phase II Construction

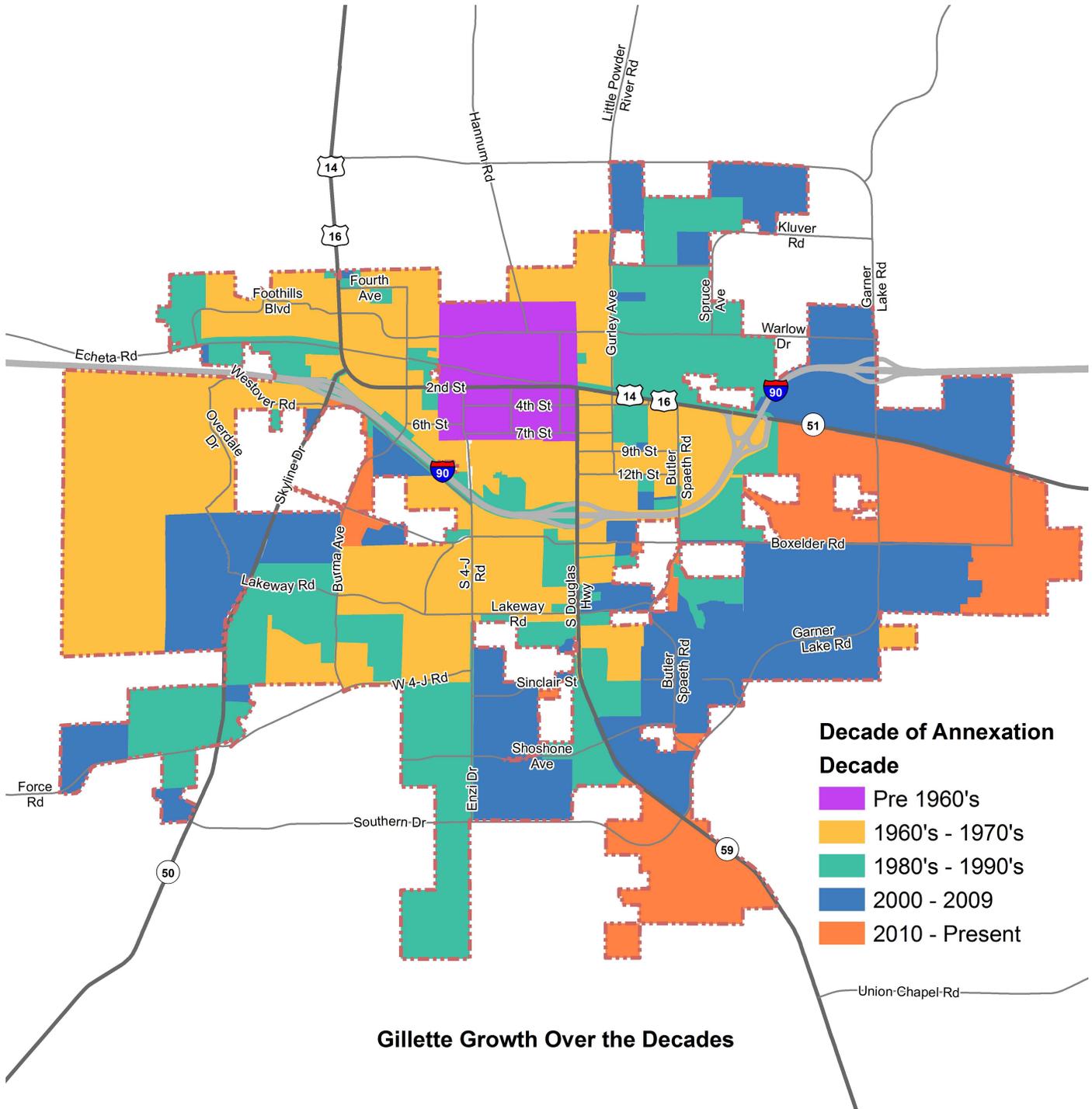
- Design and Construction of new Skate Park
- Bike Path Maintenance
- Bicentennial and Lasting Legacy Sidewalk Repairs
- Bicentennial and Lasting Legacy Restroom Upgrades
- Pavement Overlay Swanson Road
- Development for new Weed and Pest Facility
- Drainage improvements and dust control on various County roads
- Landfill #2 Phase II Final Cover design and construction
- Landfill #1 Closure
- Landfill #2 Leachate Pond Permit
- Landfill C&D Floor Repair
- Southern Industrial Road Project
- Sheriff's Office Integrator Upgrade
- Soup Kitchen HVAC
- Airport Multi Use Hangar Design
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Numerous Improvement and Service Districts were awarded grant funds for road and water projects. Campbell County invested an estimated \$22 million in public improvements during 2014.



Gillette Avenue Rebuild Completed in 2014

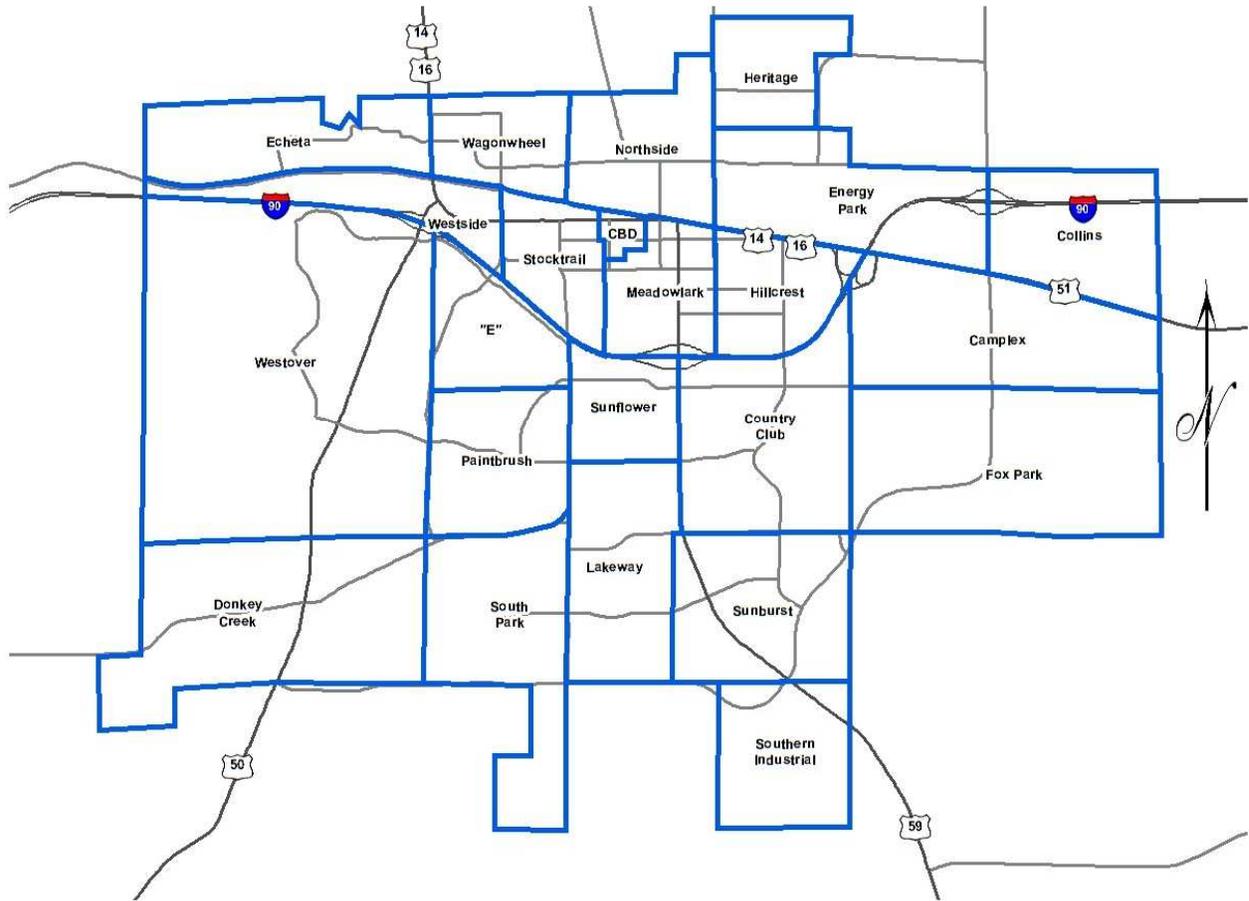
CITY OF GILLETTE EXPANSION



- Decade of Annexation**
- Decade**
- Pre 1960's
 - 1960's - 1970's
 - 1980's - 1990's
 - 2000 - 2009
 - 2010 - Present

Gillette Growth Over the Decades

CITY OF GILLETTE NEIGHBORHOOD MAP



UNEMPLOYMENT DATA

Since 2000, Campbell County has an 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.

U. S., Wyoming & Campbell County Unemployment Rates – 2000 to 2014

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	7.0	4.5	3.3
2014	5.8	4.5	3.0

SOURCE: Wyoming Department of Employment: Research and Development



Campbell County Skate Park built in 2014 along east side of 4J Road.