



City of Gillette Development Summary

Third Quarter July 1 – September 30, 2014



New Lakeview Elementary School Opened In September

Highlights

New housing permits issued through the 2014 third quarter have surpassed the total for all of 2013.

New commercial projects have surpassed the \$75 million valuation mark, the highest since 2008.

Commercial and community investment into development continues at a substantial rate.

Vacancy rates continue to decrease as demand continues to climb.

Menards is under construction.

City of Gillette Planning Division
201 East 5th Street - Gillette, WY 82717
PH. 307-686-5281
On The Web: www.gillettewy.gov
E-mail: Cityplan@gillettewy.gov

Project Horizon

Project	Status
New First Interstate Bank at Lakeway and Hwy. 59	Commercial site plan review
New Menards along Lakeway at KG Town Center	Permits recently issued – under construction
New Marriott Motel at Hwy. 14-16 and 50	Development Plan Review
New Hilton 2 Motel and two separate restaurant pads – East Boxelder	Subdivision and Development Plan approved
New dry cleaners/office building on West Boxelder	Under construction
New First Northern Bank of Wyoming at Kendrick and Second	Under construction
New Pinnacle Bank on Madison Street	Under construction
New Tractor Supply on South Douglas Highway	Under construction
New 160,000 square foot Pioneer Manor 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 Commercial Construction Permits Year to Date and Comparison with Yearly Totals 2010 – 2013

2014 – Year To Date Permits 19	2014 – Year To Date Valuation \$76,535,755
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 71	2014 – Year To Date Valuation \$ 19,990,251
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 have a valuation at the end of the third quarter that is the highest since 2008. There were 15 new commercial projects at the end of the 2013 Third Quarter with a valuation of slightly more than \$30 million. At the end of the 2014 Third Quarter there are 19 new commercial projects with a valuation of more than \$76 million.

Commercial and community investment continues at a substantial rate with 12 major projects at the end of the current quarter.

Housing Horizon

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

3rd Quarter By Year	Subdivision Review	Permit Ready	Horizon Total
2014	575	255	830
2013	639	290	929
2012	638	350	988
2011	427	244	671
2010	308	579	887

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		



New Westwood High School Opened in September

**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	2 Duplex	West of Garner Lake	Sunburst
Pronghorn I	2 SFD, 20 Duplex	Lakeway Road	Paintbrush
Ash Meadows	20 MH	Kliver Road	Heritage
Copper Ridge, Ph. I	8 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	7 SFD 40 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
Pronhorn Phase II	11 SFD	Lakeway Road	Paintbrush
Lakeland Hills Ph. IV	53 SFD	Warlow Drive	Energy Park
Total: 255 housing units that may apply for a zoning and building permit	135 SFD 84 Duplex 36 MH/EMH		

New Housing
New Housing Units Permitted by Type and Neighborhood
January 1 – September 30, 2014

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Complex	1				1
Collins	1				1
Fox Park	1		7		8
Energy Park	8				8
Heritage			2		2
Northside					
Wagonwheel					
Echeta	11				11
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	7				7
Westover	21				21
Country Club	4				4
Sunflower					
Donkey Creek					
Lakeway	21				21
South Park	12				12
Sunburst	23	18			41
TOTAL For year	110	18	9		137
% For Year	80%	13%	7%		100%

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 \$56,484,638.

Comparison: New Housing Units Permitted Through Third Quarter 2010 – 2014

Second Quarter By Year	Total of New Housing Permits Issued By End Of Third Quarter
2014	137
2013	104
2012	156
2011	161
2010	195

New housing starts at the end of the 2014 third quarter have surpassed the total issued for all of 2013.

**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	93
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 – To Date	74	\$1,249,268
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, less than 1% on average. 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 third quarter of 2014. The vacancy rate for rental buildings is at .7% for the 2014 third quarter. This very low vacancy rate is similar to the 2005 – 2008 time frame. The vacancy rate for manufactured and mobile home parks, 5.5% for the 2014 second quarter, has not been this low since the second quarter of 2009.

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		
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		

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 or Staci Bungard at the Planning Division for questions.

Michaels@gillettewy.gov or Staci@gillettewy.gov at 307-686-5281.