



## City of Gillette Development Summary

First Quarter 2015

January 1st – March 31st



First Northern Bank of Wyoming under construction on Kendrick Avenue

**City of Gillette Planning Division**  
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Hilton Home 2 Suites being constructed on East Boxelder Road

### Commercial Project Horizon

Project	Status
Coffee Kiosk – South Douglas Highway	Project Permitted/Construction Complete
FCA Travel Plaza	Site Work Under Construction - Building Plans Under Review
Commercial Shop/Office Building – Swanson Road	Under Construction
Shop Building – Garner Lake Road	Under Construction
Towne Place Suite Hotel	Permits Issued
Wyoming Welding and Trucking Building	Under Construction
Commercial Retail/Office Building – RC Ranch Business Park	Under Construction
First Interstate Bank Building	Under Construction
Hilton Home 2 Suites and Restaurant Pads	Under construction

#### New Commercial Construction Permits 2015 Year-to-Date and Comparison with Yearly Totals 2011 – 2014

2015 – Year-To-Date Permits 8	2015 – Year-To-Date Valuation \$17,033,005
Entire Year - 2014: 23	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

#### Commercial Additions and Alterations 2015 Year-to-Date and Comparison with Yearly Totals 2011 – 2014

2015 – Year-To-Date Permits 18	2015 – Year-To-Date Valuation \$4,374,600
2014: 90	Valuation: \$24,505,678
2013: 58	Valuation: \$10,323,461
2012: 78	Valuation: \$22,591,121
2011: 66	Valuation: \$14,327,599



New home being built in Lakeland Hills Subdivision

## Housing Horizon

### Subdivisions: Preliminary Plat Review Stage

Name	Lots	Location	Neighborhood
Doud Ranch, Ph. IV	64	West of Highway 50/South of Force Road	Donkey Creek
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
Western Sky, Ph. V	50 SFD	Moonshiner/Lakeway	Westover
<b>Total: 639 housing units</b>	537 SFD and 102 Duplex		

### Subdivisions: Final Plat Review Stage

Name	Lots	Location	Neighborhood
Pronghorn Ranch, Ph. III	27 SFD	Lakeway Road	Paintbrush
Chara Hills, Ph. III	14 SFD	North of East Boxelder Road	Country Club
Legacy Ridge, Ph. III	55 SFD	West of Tanner Drive	Lakeway
Tenth Hole Estates	16 SFD and 34 Duplex	Sinclair St. West of Garner Lake Rd.	Sunburst
Parkside	36 SFD	West of Butler Spaeth Road	Sunburst
Paradise Pointe	6 SFD	West of Moonshiner Lane	Westover
Western Sky, Ph. IV Filing 3	22 SFD	West of Moonshiner Lane/North of Lakeway Road	Westover
<b>Total: 210 housing units</b>	176 SFD and 34 Duplex		

**New Housing**  
**New Housing Units Permitted by Type and Neighborhood**  
**January 1 – March 31, 2015**

Neighborhood – Grouped By Geographic Location	SFD	SFA	Manufactured/Mobile Home	Multi-Family	Total
Camplex					
Collins					
Fox Park	1		4		
Energy Park	5				
Heritage			1		
Northside					
Wagonwheel					
Echeta	3				
Westside					
CBD					
E					
Hillcrest					
Meadowlark					
Stocktrail					
Paintbrush	1				
Westover	6				
Country Club					
Sunflower					
Donkey Creek					
Lakeway	2	1			
South Park					
Sunburst	11				
<b>TOTAL For year</b>	<b>29</b>	<b>1</b>	<b>5</b>		<b>35</b>
<b>% For Year</b>	<b>83%</b>	<b>3%</b>	<b>14%</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 \$14,413,064.

**Comparison: New Housing Units Permitted Through First Quarter 2011 – 2015**

First Quarter By Year	Total of New Housing Permits Issued During First Quarter
2015	35
2014	22
2013	25
2012	47
2011	58

**Residential Final Certificate of Occupancy Issued  
Year-to-Date and Comparison with Yearly Totals 2011 – 2015**

Year	Final Certificates of Occupancy Issued
2015 – Year-To-Date	36
2014	151
2013	140
2012	188
2011	303

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 2011 – 2015**

Year	Number of Permits	Valuation
2015 – Year-to-Date	28	\$906,000
2014	103	\$1,886,018
2013	105	\$2,391,665
2012	91	\$1,505,932
2011	80	\$1,701,568

### Rental Vacancy Rates

The vacancy rate for apartments/rental units in the first quarter of 2015 has increased to 3.7% from the 1.3% rate of the fourth quarter of 2014, but is still below the vacancy rate of 4.4% for the first quarter of 2014. There are approximately 63 apartment/rental units currently available in the rental stock surveyed in Gillette.

Of the 131 vacant mobile home spaces currently surveyed in Gillette, approximately 110 vacancies are contained within one mobile home park. The vacancy rate in the other parks surveyed (1,060 spaces) is approximately 2%.

#### Rental Vacancy Rate by Quarter 2011 – 2015 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
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	.7	1.3	<b>1.9%</b>
2015	3.7				
<b>Manufactured and Mobile Home Parks</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	5.5	4.8	<b>5.7%</b>
2015	9.2				

Sample Size 2015: 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 Larry Manning, Planning Manager, at the Planning Division for questions about this summary:  
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