



RESOLUTION
(15 - 2016)

**A RESOLUTION OF THE FAIRVIEW CITY COUNCIL APPROVING
DEVELOPMENT INCENTIVES ON ALL VACANT LAND IN THE CITY**

WHEREAS, the City desires to create more incentives to develop vacant land that is located in the City to spur economic development; and

WHEREAS, the Council has considered several alternatives including those presented by staff, the Economic Development Advisory Committee, and a three-member Council subcommittee; and

WHEREAS, the Council has discussed the different alternatives at several City Council Work Sessions including September 16, 2015, October 7, 2015, and October 21, 2015; and

WHEREAS, Council voted to move forward with an option to provide fee reductions and waivers for certain development on vacant land at its October 21, 2015 meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE FAIRVIEW CITY COUNCIL AS
FOLLOWS:**

- Section 1** The Fairview City Council hereby authorizes the Vacant Land Development Incentives Program as set forth in the attached Exhibit A.
- Section 2** Resolution 64-2015 is repealed and replaced in its entirety with this Resolution 15-2016.
- Section 3** This resolution is and shall be effective from and after its passage by the City Council and shall expire and sunset on June 30, 2018.

Resolution adopted by the City Council of the City of Fairview, this 17th day of February, 2016.

Mayor, City of Fairview
Ted Tosterud

ATTEST

City Recorder, City of Fairview
Devree Leymaster

2-19-2016

Date

Exhibit A
Tier II
City of Fairview Vacant Land Development Incentive Program

The Vacant Land Development Incentive Program provides incentives to develop vacant land with a minimum new construction investment level of \$675,000. For purposes of this Program, “vacant land” means developable land.

Program Incentives:

- Waiver of business license fee for first year of operation (if applicable). Fees savings of up to \$75.
- 0.75% of building valuation applied as credit toward the applicable fees listed below*:
 - Building Permit Fee
 - Building Plan Review
 - Fire, Life & Safety Plan Review
- Waiver of all SDC fees.

*A maximum credit up to 0.75% of building valuation shall be applied. Credits cannot exceed the expenditure paid to another agency for any fee; if fees collected do not cover the cost paid by the City to any other agency; those costs will not be credited and will need to be paid by developer/property owner before a Certificate of Occupancy is issued.

Program Eligibility:

- The developer/property owner will legally construct a building for occupancy on land that is vacant before any construction occurs.
- Vacant land that, after development, will be exempt from property taxes will not be eligible for this Program.
- Developers/property owners of vacant land are only eligible for one of the following for each development:
 - The Vacant Land Development Incentive Program
 - The Enterprise Zone Incentive Program, or
 - The Vertical Housing Tax Credit
- The developer/property owner must receive applicable final planning approvals (i.e. design review) on or before June 30, 2018 and must submit an application for a building permit on or before June 30, 2019.

Tier I
City of Fairview Vacant Land Development Incentive Program

The Vacant Land Development Incentive Program provides incentives to develop vacant land with a minimum new construction investment level of \$0 to \$674,999.

For purposes of this Program, “vacant land” means developable land.

Program Incentives:

- Waiver of business license fee for first year of operation (if applicable). Fees savings of up to \$75.
- 0.75% of building valuation applied as credit toward the applicable fees listed below*:
 - Building Permit Fee
 - Building Plan Review
 - Fire, Life & Safety Plan Review
- Waiver of all SDC fees with the exception that residential pay all applicable Park SDC’s.

*A maximum credit up to 0.75% of building valuation shall be applied. Credits cannot exceed the expenditure paid to another agency for any fee; if fees collected do not cover the cost paid by the City to any other agency; those costs will not be credited and will need to be paid by developer/business owner before a Certificate of Occupancy is issued.

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