



RESOLUTION
(22-2018)

**A RESOLUTION OF THE FAIRVIEW CITY COUNCIL AMENDING THE
TIMELINES FOR DEVELOPMENT INCENTIVES ON ALL VACANT LAND
IN THE CITY**

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

WHEREAS, Council voted to move forward with an option to provide fee reductions and waivers for certain development on vacant land at its February 17, 2016 meeting, adopted via Resolution 15-2016; and

WHEREAS, at the March 7, 2018 Council meeting, Council directed staff to amend the timeline of the program to address concerns expressed by local businesses that additional time is needed to achieve the goals of the program; and

WHEREAS, at the March 21, 2018 Council work session, Council directed staff to remove the 0.75 % of building valuation applied as a credit and applicable language.

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

Section 1 The Fairview City Council hereby authorizes amending Exhibit A of Resolution 15-2016 extending and amending the Vacant Land Development Incentive Program as set forth in the attached Exhibit A.

Section 2 This resolution is and shall be effective from and after its passage by the City Council.

Resolution adopted by the City Council of the City of Fairview, this 4th day of April, 2018.

Mayor, City of Fairview
Ted Tosterud

ATTEST

City Recorder, City of Fairview
Devree Leymaster

4-9-2018

Date

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.
- Waiver of all SDC fees.

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:
 - 1) Make application for applicable final planning approvals (i.e. design review) on or before June 30, 2018,
 - 2) Receive applicable planning approvals by December 31, 2018, and
 - 3) 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.
- Waiver of all SDC fees with the exception that residential pay all applicable Park SDC’s.

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
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 - 1) Make application for applicable final planning approvals (i.e. design review) on or before June 30, 2018,
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