



## Bozeman City Commission denies three-fourths of developer's impact request

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By AMANDA RICKER, Chronicle Staff Writer |

The Bozeman City Commission voted Monday not to grant impact fee credits for four of the six construction projects the Development Group of Great Falls had requested.

In January, the commission voted to move forward with granting credits for the other two of MDG's requests - at the Lane and Fowler Avenue intersection and installing a sewer line to serve the area. The amount of those credits determined, but is expected to be between \$600,000 and \$1.1 million.



On Monday night, the commission considered whether to also give credits to MDG for buying the land that Fowler is building Fowler Avenue, building Garfield Street and reconstructing the intersection at College and Main streets.

The commission voted against granting credits for those four projects during several different motions.

Commissioners Chris Mehl and Carson Taylor said they did not think the projects met timing requirements nor listed in the city's [Capital Improvement Program](#). The CIP is a planning document that outlines when and how the city will undertake construction of new roads, sewer lines and other infrastructure.

To be eligible for impact fee credits, a developer must get city approval for the credits before doing the work. The city generally provides impact fee credits to developers for projects that the city planned to do anyway and has listed in the CIP.

Mayor Jeff Krauss supported giving impact fee credits to MDG for the work. He said that even though the company had to get the credits before doing the work, city officials had more or less agreed at that time to grant them.

"It was the old Western way of doing things with a handshake," Krauss said. "Unfortunately, that's gone by the wayside."

MDG contends that the city originally agreed to the credits more than five years ago when MDG and the city signed a contract with the Montana Department of Transportation, outlining how the streets would be built.

Mehl said Krauss's comment Monday night marked the first time he'd ever heard of a verbal agreement having been made with Assistant Planning Director Chris Saunders if he knew of such a deal.

Saunders said no.

At a future meeting, city commissioners now have to decide how the two projects they approved in January fit into the city's budget. That will determine the amount of credit the city grants.

Commissioners could choose to reimburse MDG in several ways.

They could choose to pay the company the money up front in cash, or over up to 10 years plus interest accruing over time, or by providing credit toward impact fees for a future MDG project.

MDG built Rosauers supermarket and the surrounding Bozeman Gateway subdivision, soon to include Kohl's department store.

Plans call for the subdivision to eventually be a 72-acre, pedestrian-friendly outdoor shopping center with several restaurants, two residential towers and possibly a multiplex cinema. The complex would wrap around the corner at the Chorrera and Main streets intersection.

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