



City to give developer around \$1 million in impact fee credit for building sewer lines

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By AMANDA RICKER, Chronicle Staff Writer |

The city of Bozeman plans to reimburse a Great Falls developer between \$600,000 and \$1.1 million for building Fowler Avenue intersection and installing a sewer line to serve the area.

The Bozeman City Commission voted 4-1 Monday night to reimburse Mitchell Development Group a portion of request.



MDG also sought credit for building Garfield Street and operating manager Ted Mitchell said Tuesday that he w commission's decision.

Commissioners found that only the intersection and sewer-line improvements qualified.

"They were things that the city would have needed to do anyway as the city grew," regardless of whether MDG project, Commissioner Chris Mehl said Tuesday.

Impact fees are charged to developers to pay for growth. Credits are provided for work that expands infrastructure amount the developer needs.

MDG built Rosauers Supermarket and the surrounding Bozeman Gateway subdivision, soon to include a Kohl's plan calls for a 72-acre, pedestrian-friendly outdoor shopping center with several large retail stores, restaurants and possibly a multiplex cinema. The complex would wrap around the Chronicle building just south of the College intersection.

Mehl said city officials are expected to offer MDG credits toward future impact fees owed as the Gateway project the exact amount has yet to be determined.

"We'll probably give them back close to \$1 million out of the \$5 million they spent" in impact fees, Mehl said.

Mitchell said Tuesday that he wasn't finished making his case to the city. He said he couldn't comment on the issue that the commission's decision "doesn't seem to be quite right."

Mayor Jeff Krauss opposed the commission's decision. He said he voted against providing the credit because the details were unclear.

Commissioner Carson Taylor also voted against granting MDG's entire credit request, in part because the company starting the work, as required.

MDG had discussed the project with city officials, but didn't officially apply for the credit until five years ago, after construction began on the Bozeman Gateway project.

"There's a reason why the (city's) ordinance requires a timely request for impact fee credit on items that are being Taylor said. "To miss a deadline that is patent and clear to all who are dealing with these situations is a serious prevents any public input from being heard until way after the fact."

Amanda Ricker can be reached at aricker@dailychronicle.com or 582-2628.

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