

Grand Rapids, MN
Storm Water Utility
Best Management Practices Credit
Policy
(As per Section 1.2 of Ordinance No. 04-08-10)

Background

On August 9, 2004 the Grand Rapids City Council approved a Storm Water Utility Ordinance No. 04-08-10 (Ordinance Chapter 24, section 1.0 through 1.6) to finance the City's Storm Water Management Program. In addition, the Utility will be utilized to finance compliance with the City's National Pollution Discharge Elimination System Phase II (NPDES Phase II) Storm Water Pollution Prevention Plan (SWPPP) for the City's Municipal Separate Storm Sewer Systems (MS4) as outlined in the City's Storm Water Permit when required by the Minnesota Pollution Control Agency (MPCA). The Utility provides for credits for the use of Storm Water Best Management Practices (BMPs) such as storm water ponds, green space, undeveloped land, etc. The amount of the credit will be determined by the City Engineer and approved by the City Council. A property owner may appeal to the City Council regarding a determination of the credit once per calendar year. If the credit is approved, the credit will be applied within 90 days of approval. No retroactive credits will be approved or applied to billings.

Per section 1.2 Credits of the Ordinance:

The Council may adopt policies, by resolution, for adjustment of the Storm Water Utility fees. Information to justify a fee adjustment must be supplied by the property owner. Such adjustments of fees shall not be retroactive. Credits will be reviewed regularly by a staff committee.

Commercial, Industrial, Institutional, Multi-family

A credit may be granted to a Commercial, Industrial, Institutional or Commercial Multi-family (apartments/condo) parcel that can demonstrate a minimum reduction of **20%** of the amount of storm water leaving the parcel via the use of an approved Storm Water Best Management Practice (BMP). Credits can be combined to account for a total reduction of up to **75%** of the Stormwater Utility Fee. Documentation must be provided to the City for evaluation of the claim. **Please provide the necessary drawings and calculations to support the claim. It is the applicant's responsibility to prove the claim. It is strongly suggested that a licensed professional engineer prepare the documentation.**

Examples of Best Management Practices

1. Storm water retention and infiltration systems (ponds), grassed swales and drainage from parking lots into grassed surfaces.

2. Storm Water Detention ponds may be eligible for a credit if the water from the ponds is discharged to the City's storm sewer system (MS4) at the pre-development rate, or as outlined in the city's Storm Water Ordinance.
3. Credits may be given to a parcel that is infiltrating storm water from roof structures into approved grass infiltration areas (rain garden). Consideration will be given to structures that are discharging to grass areas (direct discharge from roof or from a gutter system) if the grass area is of a sufficient size to handle the volume, is not steeply graded and has appropriate soils (Type A, B or C) for infiltration. Gutter systems discharging to impervious surfaces such as parking lots or plastic lined landscaping are NOT eligible for this credit.
 - 50%- 75% of Roof Surface discharging to infiltration area: 20% credit
 - 75%-90% of Roof Surface discharging to infiltration area: 25% credit
 - 91% -100% of Roof Surface discharging to infiltration area: 50% Credit
4. Credits may be given to a parcel where the parking lot is graded to sheet storm water off into a pervious surface such as grass, rain garden or wooded area if the area is of a sufficient size to handle the volume, is not steeply graded and has appropriate soils (Type A, B or C) for infiltration. Curb cut parking lot designs may also be considered, but must be documented by a PE for their design effectiveness.
 - 25% to 50% discharge to a pervious surface: 25% credit
 - 51% to 100% discharge to a pervious surface: 50% credit
 - "Rain Garden" parking lots engineered to meet the storm water ordinance requirements of a 2" rain are strongly encouraged and can be granted a credit of up to the maximum credit (75%) if the design treats 75% or more of the total storm water volume generated on the parcel (note: Storm water from buildings must also be considered).
5. NO CREDIT(S) will be granted for a BMP that has been (or is planned to) be turned over to the city for future maintenance. This includes BMPs required under the City's Storm Water and/or Erosion Control Ordinances if applicable.

Land Use Credits

A. Vacant Land Credit

Vacant land meeting the following criteria is to be **excluded** from the area used to calculate the monthly charge.

1. The property must not be developed in any way, or have been developed in the past ten (10) years. The property must reflect land in an "undisturbed, natural state" with non-impacted soils (i.e., the soils are not compacted).
2. The vacant land must represent at least 50% of the total parcel or be 1 acre or more in size.
3. Vacant land does not include "green space" as outlined below

B. Green Space Credit

Green space areas meeting the following criteria can be **excluded** from the area used to calculate the monthly charge.

1. Green spaces shall be contiguous pervious vegetated areas incorporated into the developed parcel.
2. The space shall not have more than 25% impacted, compacted soils.
3. Green space must be 20 feet or more away from the nearest impervious surface or structure.
4. The green space must be a minimum of 0.5 acre in size and not less than 25% of the total parcel.
5. Grassed parking areas that are utilized more than 15 days per year are excluded from the green space credit, as these are impacted, compacted soils.

MPCA Industrial Permit Credits and Charges:

If an Industry has their own Industrial Storm Water Permit for all or a portion of their property, the Industry and the City should enter into an agreement stating which portions of property should receive a credit from the storm water utility. This credit should amount to no more than the maximum of 75% of the storm water utility fee. The credit consideration should include:

- Does the storm water from the parcel discharge directly to the waters of the State or do they discharge into the City's MS4?
- Does this parcel(s) benefit from the City's MS4 including street curb and gutter?
- Does the storm water discharge meet all the requirements of NPDES and the MPCA?
- Does this discharge cause the City to have additional costs for Storm water quality or quantity requirements?
- Does the BMP meet current NPDES and MPCA standards?
- Who has legal authority and maintenance responsibilities for the BMP?

Authority

Administrative implementation of this policy was reviewed by the Grand Rapids City Council on November 22, 2004.

City of Grand Rapids, MN. Storm Water Utility

Best Management Practices Credit Form

Property Owner: _____

Street Address: _____

City _____ State _____ Zip _____

Parcel I.D. # _____

Contact Name: _____

Phone Number: _____

Email Address: _____

How should we contact you? Phone or Email? _____

When can we contact you with any questions?

Brief Description of the BMP or Land Use Credit:

For commercial, industrial and institutional properties only:

Estimated reduction in storm water volume: _____ %

Do the BMPs listed in the Documentation meet NPDES and MPCA standards? _____

Please attach any documentation supporting this claim to this application.

It is the applicant's responsibility to prove the claim

Signature _____ Date _____

