

Grand Rapids, MN Stormwater Utility Best Management Practices Credit Policy

(As per Section 70-203(b) of Ordinance No. 17-05-03)

Background

On May 8, 2017, the Grand Rapids City Council approved a Stormwater Utility Ordinance No. 17-05-03 (Ordinance Chapter 24, section 1.0 through 1.6) to finance the City's Stormwater 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) Stormwater Pollution Prevention Plan (SWPPP) for the City's Municipal Separate Storm Sewer Systems (MS4) as outlined in the City's Stormwater Permit when required by the Minnesota Pollution Control Agency (MPCA). The Utility provides for credits for the use of Stormwater Best Management Practices (BMPs) such as stormwater ponds, green space, undeveloped land, etc. The amount of the credit will be determined by the City Engineer based on applicant's submittal 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 70-203(b) Credits of the Stormwater Utility Ordinance:

The Council may adopt policies, by resolution, for adjustment of the Stormwater 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 reduction of the amount of stormwater leaving the parcel via the use of an approved Stormwater 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 as listed on the application. It is the applicant's responsibility to prove the claim. It may be required that a licensed professional engineer prepare the documentation.**

Stormwater Quality Credits

The Grand Rapids Stormwater Quality Credits program offers businesses a credit of up to 50% of monthly stormwater utility charges. Business owners can apply for a credit if they are using stormwater quality management tools/practices (BMP's).

Common stormwater quality management tools (BMP's) included:

- | | | |
|-----------------------|----------------------------------|-----------------------|
| • Wet ponds | Manufactured underground filters | Rain gardens |
| • Dry ponds | Vegetated swales | Infiltration trenches |
| • Underground storage | Sand filters | Pervious pavers |
| • Wet or dry swales | Filter strips | |
| • Green roof | Dry wells | |

To determine the amount of the Quality Credit, applicant shall calculate the following:

- total amount of impervious area on the property
- total amount of impervious area treated by the Quality BMP(s)
- divide the total amount of treated area by the total amount on the property
- since the maximum credit for this section is 50%, divide the percentage of treated impervious area by 2 to calculate the percent reduction in monthly stormwater fees
- Example:

Total amount of impervious area = 1,747 sf

Total amount of impervious area treated by BMP(s) = 1,024 sf

Percentage of treated impervious areas = 1,024 sf / 1,747 sf = 0.5861 (58.6%)

Divide percentage by two = 58.6% / 2 = **29.3% reduction in stormwater fees for quality**

Stormwater Quantity Credits

The Grand Rapids Stormwater Quantity Credits program offers businesses a credit of up to 50% of monthly stormwater utility charges. Only those properties that can demonstrate the capacity to handle a 10-year or 100-year rain event can receive a stormwater quantity credit. To apply for a stormwater quantity credit, property owners must have their applications certified by a state licensed engineer or landscape engineer.

Property Owners can apply for either the “Standard Quantity Reduction Credit” or the “Additional Quantity Reduction Credit”.

- **Standard Quantity Reduction Credit.** The Standard Quantity Reduction Credit is a 25% credit on a property's stormwater fee. The “Standard Quantity” credit is based on a property's stormwater quantity management tools/practices being able to retain the *10-year, 24-hour type II SCS* storm event. To qualify for this credit, the property owner must demonstrate that stormwater from the property is controlled with an on-site constructed stormwater quantity management tool/practice (BMP).
- **Additional Quantity Reduction Credit.** The Additional Quantity Reduction Credit is a 25% credit on a property's stormwater fee. The “Additional Quantity” credit is based on a property's stormwater quantity management tools/practices being able to retain the *100-year, 24-hour type II SCS* storm event. To qualify for this credit, the property owner must demonstrate that stormwater from the property is controlled with an on-site constructed stormwater quantity management tool/practice (BMP).

To determine the amount of the Quantity Credit, applicant shall calculate the following:

- type of quantity reduction credit requested (25% or 50%)
- total amount of impervious area on the property
- total amount of impervious area treated by the Quantity BMP(s)
- divide the total amount of treated area by the total amount on the property
- multiply the quantity reduction credit requested by the percentage of treated impervious to determine the adjusted quantity credit amount

- Example:

Type of quantity reduction credit = 0.50 (50%)

Total amount of impervious area = 1,747 sf

Total amount of impervious area treated by BMP(s) = 1,525 sf

Percentage of treated impervious areas = 1,525 sf / 1,747 sf = 0.8729

Multiply quantity credit by percent treated = 0.50 x 0.8729 = 0.4365 = **43.7%**

reduction in stormwater fees for quantity

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.

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).

1. The vacant land must represent at least 50% of the total parcel or be 1 acre or more in size.
2. 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.

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 Stormwater and/or Erosion Control Ordinances if applicable.

MPCA Industrial Permit Credits and Charges:

If an Industry has their own Industrial Stormwater 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 stormwater utility. This credit should amount to no more than the maximum of 75% of the stormwater utility fee.

Authority

Administrative implementation of this policy was reviewed by the Grand Rapids City Council on May 8, 2017.



City of Grand Rapids, MN. Stormwater Utility Application for Stormwater Credits

Submit Application to:

This application must be completed and signed before it will be processed. When completed, send this application and all necessary attachments to:

City of Grand Rapids
Engineering Department
420 North Pokegama Avenue
Grand Rapids, MN 55744

If you have questions, please call: Steve Anderson, Stormwater Specialist, 218.326.7627

I. Contact Information

Property Owner: _____

Street Address: _____

City _____ State _____ Zip _____

Parcel I.D. # _____

Contact Name: _____

Phone Number: _____

Email Address: _____

II. Water Quality Credit

Step 1 – Calculate impervious area on property

Impervious Areas	Square Feet
Square feet of building(s)	
Square feet sidewalk/patio	
Square feet of parking/driveway	
Square feet other _____	
Total square feet of impervious area	

Step 2 – Calculate impervious area treated by Quality BMP(s) and indicate what stormwater tool/practice is being utilized

Impervious Areas	Square Feet	Stormwater BMPs
Square feet of building(s)		
Square feet sidewalk/patio		
Square feet of parking/driveway		
Square feet other _____		
Total square feet of impervious area		

Step 3 – Calculate the percentage of impervious area treated

_____	_____	_____
Total areas draining to BMPs (from Step 2)	Divided by total impervious area (from Step 1)	Equals % of impervious area treated for quality

Step 4 – Calculate percentage reduction in property's stormwater utility fee

_____	_____	_____
% of impervious area treated for quality (from Step 3)	Divided by 2	Equals % reduction/credit in property's stormwater utility fee based on Quality Credit

III. Water Quantity Credit

Indicate the type of credit for which you are applying (check all that apply).

- 25% Standard Quantity Reduction Credit (can handle a 10-year rain event on property)
- 25% Additional Quantity Reduction Credit (can handle a 100-year rain event on property)

Step 1 – Determine type of Quantity Reduction Credit requested (25% or 50%): _____

Step 2 – Calculate impervious area on property (Same as Step 1, from Section II): _____

Step 3 – Calculate impervious area treated by Quantity BMP(s) and indicate what stormwater tool/practice is being utilized

Impervious Areas	Square Feet	Stormwater BMPs
Square feet of building(s)		
Square feet sidewalk/patio		
Square feet of parking/driveway		
Square feet other _____		
Total square feet of impervious area		

Step 4 – Calculate the percentage of impervious area treated

_____	_____	_____
Total areas draining to BMPs (from Step 3)	Divided by total impervious area (from Step 2)	Equals % of impervious area treated for quantity

Step 5 – Calculate percentage reduction in property’s stormwater utility fee

_____	_____	_____
Type of Quantity Credit (from Step 1)	Multiplied by % of impervious area treated for quantity (from Step 4)	Equals % reduction/credit in property’s stormwater utility fee based on Quantity Credit

Professional Certification

To apply for a stormwater quantity credit, this application must be certified by a state licensed engineer or landscape architect. Only those properties that can demonstrate the capacity to handle a 10-year or 100-year rain event can receive stormwater quantity credit. The application will not be processed if this section is not signed and dated.

“By signing this application I certify that the “as-built plans” are an accurate representation of the subject stormwater facility or control and that the required calculations have been performed in compliance with the City of Grand Rapids requirements”

Name:	
Company:	
Telephone:	
Check One:	<input type="checkbox"/> Engineer <input type="checkbox"/> Landscape Architect
Registration Number:	
Signature:	
Date:	

IV. Land Use Credits

Vacant Land Credit

Step 1 – Calculate area of property (acres) _____

Step 2 – Calculate area of vacant land (acres) _____

Step 3 – Calculate the percentage of vacant land (Step 2 divided by Step 1) _____
(Must be at least 50% of total parcel or 1 acre in size)

Green Space Credit

Step 1 – Calculate area of property (acres) _____

Step 2 – Calculate area of green space (acres) _____
(Must be at least 0.5 acres in size)

Step 3 – Calculate the percentage of green space (Step 2 divided by Step 1) _____
(Must be at least 25% of total parcel)

Materials required to complete Application

Check when attached	Materials required for application to be processed
	Completed and Signed Application
	Site map including the following: <ul style="list-style-type: none"> • Aerial photograph • Boundary of property • Drainage areas • Impervious areas including all buildings and structures • CAD drawings of site (if available) • Detail of all permanent stormwater devices (BMP's)
	Additional items for Quantity Application <ul style="list-style-type: none"> • Details of all permanent BMP's • 10 or 100 year rainfall calculations • Storage volume of facility • All associated storm drain infrastructure • Signed professional certification
	Additional items for Vacant Land and Green Space <ul style="list-style-type: none"> • Boundary and areas of vacant land and/or green space
	Maintenance Plan / Schedule for all storm sewer infrastructure and BMP's

V. Total Credits Applied For

Type of Credit	Percentage credit applied for	Example
Quality Credit (from Step 4 of Section II)		29.3%
Quantity Credit (from Step 5 of Section III)		43.7%
Total Credit Applied For (max of 75%)		73.0%

Type of Credit	Acreage credit applied for
Vacant Land Credit (from Step 3 of Section IV)	
Green Space Credit (from Step 3 of Section IV)	
Total Credit Applied For	

VI. Ratepayer Certification

This section shows that as the owner or representative to the owner, you give the City permission to enter this property for the sole purpose of conducting a site inspection of the stormwater management facilities/methods on this property. The application will not be processed if this section is not signed and dated by the property owner or their designee.

“By signing this application I certify that I am the owner or authorized representative of the owner and have read this application and understand the terms and conditions of the credit program. I certify that this application and additional materials accurately describe stormwater management and disposal on the property identified on this application. I grant the City permission to enter this property for the sole purpose of conducting a site inspection of the stormwater management and disposal facilities on this property.”

_____ Signature	_____ Print Name	_____ Date
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