



## **Environmental Utility Best Management Practices Credit**

### **Background**

On September 8, 2003 the Maplewood City Council approved an Environmental Utility (Ordinance No. 839) 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.

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. Credits must be applied for by Dec. 15<sup>th</sup> of year preceding the year in which the credit is to be considered. The amount of the credit will be determined by Maplewood's Public Works Department 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.

### **Commercial, Industrial, Institutional**

A credit may be granted to a Commercial, Industrial or Institutional 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 Environmental Utility Fee. Documentation must be provided to the City of Maplewood's Public Works Department for evaluation of the claim. **It is strongly suggested that the documentation be prepared by a licensed professional engineer of the State of Minnesota and provide the necessary drawings and calculations to support the claim. It is the applicant's responsibility to prove the claim.**

### **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 are not eligible for a credit since the water from the ponds is discharged to the City's storm sewer system. MS4.

## **Land Use Credits**

### **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
3. Vacant land does not include “green space” as outlined below

### **Green Space Credit**

Green space areas meeting the following criteria can receive up to a 75% reduction 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. Examples of impacted spaces are trails, ball fields, gravesites, golf courses and picnic areas.
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 1 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.

### **Residential Properties and Rain Gardens**

A Residential Property can apply for a credit of 30% per month if the property installs and maintains a rain garden per the City’s rain garden program. The Rain Garden must be approved by the City of Maplewood’s Engineering Department after it’s construction and must meet the current requirements of the City’s rain garden program.



Property Owner: \_\_\_\_\_

Street Address: \_\_\_\_\_  
Maplewood, MN

Parcel I.D. # \_\_\_\_\_ (If unknown, leave blank)

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: \_\_\_\_\_ %

***Please attach any documentation supporting this claim to this application.  
It is the applicant's responsibility to prove the claim.***