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**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 24, 2021
250 NORTH 5TH STREET
[STREAMED LIVE](#)
BROADCAST ON CABLE CHANNEL 191

WORKSHOP, 5:30 P.M.**

1. Discussion Topics

- a. Marijuana Regulations with the Marijuana Enforcement Division
- b. Colorado Riverbank Rehabilitation

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

- 1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more

members of City Council (970-244-1504);

2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.



Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: May 24, 2021

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Marijuana Regulations with the Marijuana Enforcement Division

EXECUTIVE SUMMARY:

The purpose of this item is for City Council to receive information from the Marijuana Enforcement Division regarding marijuana regulations.

BACKGROUND OR DETAILED INFORMATION:

At the Workshop on Monday, May 17, City Council requested the attendance of the Marijuana Enforcement Division (MED) in order to ask questions regarding regulating marijuana.

FISCAL IMPACT:

N/A

SUGGESTED ACTION:

For City Council discussion.

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: May 24, 2021

Presented By: Trent Prall, Public Works Director

Department: Community Development

Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

Colorado Riverbank Rehabilitation

EXECUTIVE SUMMARY:

The Colorado River serves the City of Grand Junction as a primary wildlife habitat, water source, and recreational amenity. Over the past three decades, the City has invested heavily in rehabilitating and remediating the banks of the River in face of various challenges. The current redevelopment of the property at 347 27 1/2 Road, historically known as the Brady Trucking Property and now associated with The Eddy housing and upscale camping project that is required to construct the Riverfront Trail the length of its river frontage, presents an opportunity for further investment in the riverbank. Approximately 1,150 feet of bank along the south edge of The Eddy property is currently steep and composed of a mixture of concrete rubble, rebar, asphalt, and invasive species. The Council may direct City funds amounting to an estimated \$870,000 for the rehabilitation the riverbank, including removal of the rubble and its replacement with a more gradually sloped edge with more natural armoring mixed with native vegetation.

BACKGROUND OR DETAILED INFORMATION:

The Eddy is a 12.6-acre development approved and in construction on the bank of the Colorado River just southeast of Las Colonias Park at 347 27 1/2 Road, a property formerly known as the Brady Trucking site. The proposal includes a first phase with 96 apartment units in three buildings and an upscale RV camping area, with a potential future phase of additional apartments. This staff report summarizes a potential project for the rehabilitation of approximately 1,150 feet of the northern bank of the Colorado River at the southern boundary of the Eddy project/ property.

The Eddy development occupies a critical location for the future development of the Colorado Riverfront Trail (CRT). One of the largest remaining gaps in the CRT is between 27 ½ Road and 29 Road, and this project offers a significant opportunity to make progress toward completing that connection. The location of the trail across the property has been the subject of substantial negotiation in the past resulting in the previous Ordinance No. 4979 which the easement and related conditions were recently allowed to be modified with the approval of Referred Measure 2C in the most recent municipal election. As a result, any modifications to the easement will now require City Council approval and the development will meet all standard requirements of the City's development code, including construction of the CRT across the property concurrent with the project.

Developing the property and of the CRT across it poses an additional opportunity: remediation of the north bank of the Colorado River that forms the southern boundary of the site. The bank is currently stable due to informal armoring due to the deposition of debris including asphalt, concrete slabs, and rebar rubble, as well as the root systems of numerous invasive species including Tamarisk, Russian Olive, and Siberian Elm trees that have volunteered over the last three decades along the bank. A general survey of riverbank quality within City limits makes evident that this particular stretch is uniquely unsightly and uniquely steep, features that may make it incompatible, unsightly and unsafe. Due to these traits and the proximity to Las Colonias Park, there may be a desire to improve upon the condition of the bank. The proposed development offers a window of opportunity for rehabilitation of these conditions.

Due to cost concerns, the development does not plan to rehabilitate the riverbank, including removal of the concrete rubble that has been used to stabilize the bank and its replacement with more formal and gradual armoring. City Code does not require the developer to address the bank; therefore, the City or another entity would need to fund and direct the project.

City staff has developed a preliminary concept for how the bank could be rehabilitated, stabilized, aesthetically improved. To reduce overall costs, design could be completed in-house and City crews could be utilized to remove the concrete rubble and restore the riverbank. Staff estimates the total cost of the project at \$870,000, however the self-performed labor describe previously would reduce the cost to \$786,000. The costs include landfill tipping fees for the rubble removal, rental of heavy equipment, labor, and materials for the restoration of the bank.

Funding for pursuit of this opportunity is currently unbudgeted and would therefore require that funds be disbursed from the City's reserve fund. The developer of the property, The Eddy at Grand Junction, LLC, has already introduced a substantial amount of fill dirt, and will be responsible for costs associated with the Riverfront Trail

(i.e. trail materials and construction). However, the Developer is not required by the Zoning and Development to participate financially in rehabilitation to the bank, nor has the Developer expressed interest or ability to participate in such a way.

An alternative to the clean up of the river bank would be to leave the debris in place and the developer constructs the trail. While the debris could be removed at some point in the future, the work would damage the trail as well as disrupt the trail users, adjacent campsites and apartments. Leaving the debris would still provide riverbank protection however in a very steep, unattractive condition as described above.

FISCAL IMPACT:

This item is for discussion purposes only. If City Council chooses to proceed with the project, the cost net of the self-performed labor would be \$786,000 and if the tipping fees of \$186,000 are waived by Mesa County that would further reduce the cost to \$600,000. Funding would most likely come from the General Fund Reserve which at this time is estimated to be \$31 million at 12/31/2021, and be approved by City Council through a Supplemental Appropriation Ordinance.

SUGGESTED ACTION:

This item is for discussion purposes only.

Attachments

1. Eddy Riverbank Maps and Photos
2. Eddy Site Plan Proposal
3. Budgetary Estimate for Riverbank Rehabilitation



The Eddy Site



Riverbank – cleanup – entire frontage
(See next slide)

The Eddy



The Eddy



Riverbank – cleanup – entire frontage
Miscellaneous concrete rubble / steep slopes

The Eddy



Google Street View taken from Orchard Mesa Foot Bridge - 2014

The Eddy



Existing Bank Conditions – November 2020

Existing Bank Conditions – November 2020



Existing Bank Conditions – November 2020

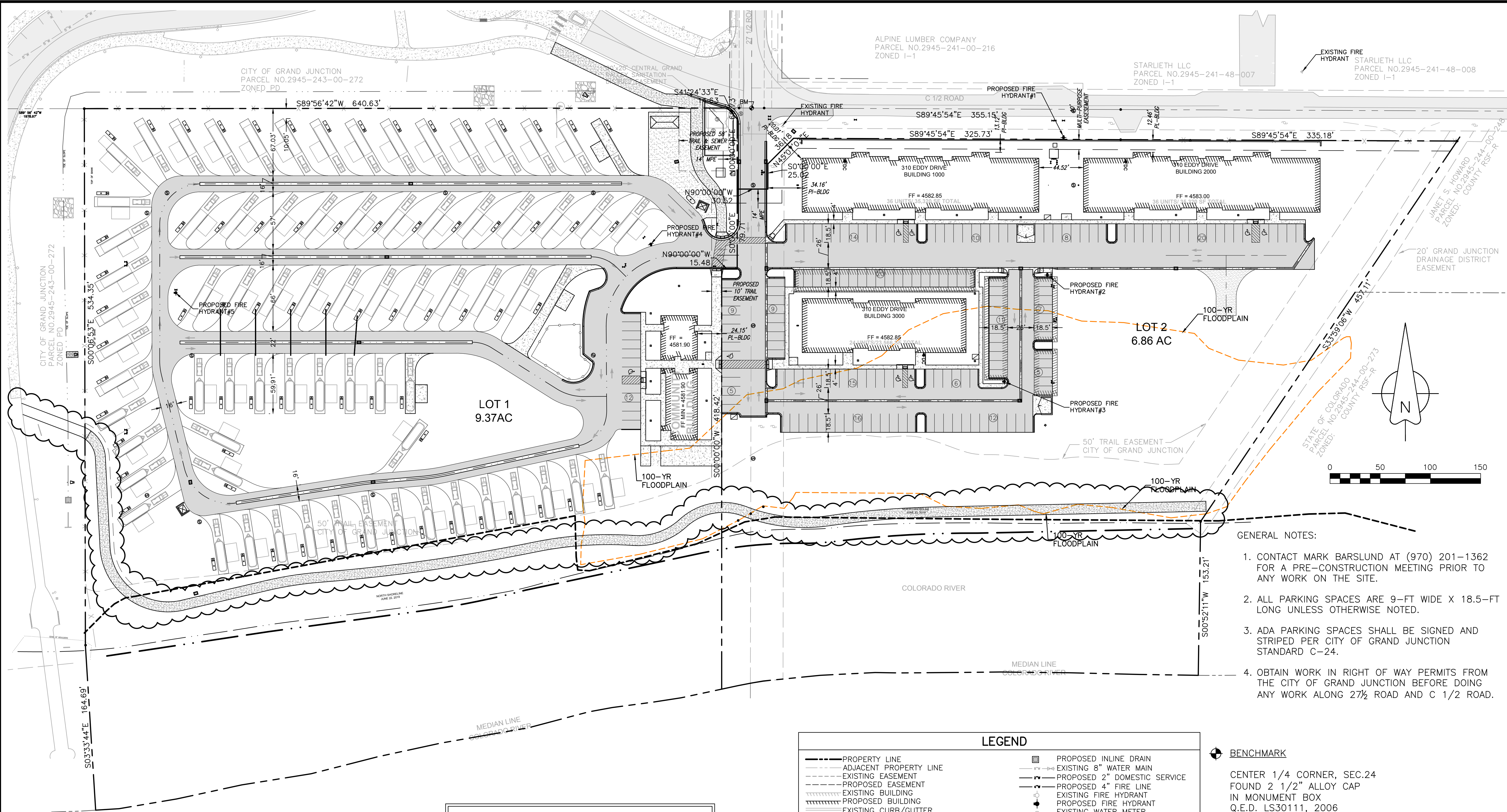


Existing Bank Conditions – November 2020









LOT 1 LAND USE SUMMARY		
USE	SQUARE FT	PERCENT
COMMUNITY BLDG	2,174	0.5%
STORAGE BUILDING	350	0%
ASPHALT/PKG/CONC	53,585	13.1%
GRAVEL	158,944	38.9%
LANDSCAPE	94,060	23.1%
COLORADO RIVER	99,044	24.4%
TOTAL	408,157	100%
PARKING REQUIREMENTS:		
COMMUNITY SERVICE: 1SP/250 SF		
2,174 SF / 250 = 9 PARKING SPACES		
73 CAMPING SITES		
1 SPACE PER SITE = 73 SPACES		
Total Parking Required = 82 Spaces		
Total Parking Provided On Site = 85 Spaces		

LOT 2 LAND USE SUMMARY		
USE	SQUARE FT	PERCENT
BUILDING 1 36 Units (3 Levels)	12,360	5.6%
BUILDING 2 36 Units (3 Levels)	12,360	5.6%
BUILDING 3 24 Units (3 Levels)	8,243	3.7%
LANDSCAPE	70,084	31.8%
ASPHALT/PKG/CONC	58,436	26.5%
COLORADO RIVER	59,366	26.8%
TOTAL	220,849	100%
BEDROOM SUMMARY: 48 Two Bedroom & 48 One Bedroom		
36 Unit Bldg= 36 Two Bedroom + 36 One Bedroom		
24 Unit Bldg= 12 Two Bedroom + 12 One Bedroom		
PARKING REQUIREMENTS:		
1.25 SPACES PER 1 BED, 1.5 SPACES PER 2 BED		
48 One Bedroom = 60 Spaces		
48 Two Bedroom = 72 Spaces		
Total Parking Required = 132 Spaces		
Total Parking Provided On Site = 167 Spaces		

LEGEND	
--- PROPERTY LINE	PROPOSED INLINE DRAIN
--- ADJACENT PROPERTY LINE	EXISTING 8" WATER MAIN
--- EXISTING EASEMENT	PROPOSED 2" DOMESTIC SERVICE
--- PROPOSED EASEMENT	PROPOSED 4" FIRE LINE
--- EXISTING BUILDING	EXISTING FIRE HYDRANT
--- PROPOSED BUILDING	PROPOSED FIRE HYDRANT
--- EXISTING CURB/GUTTER	EXISTING WATER METER
--- PROPOSED CURB/GUTTER	PROPOSED WATER METER
--- PROPOSED SPILL CURB/GUTTER	PROPOSED METER/BACKFLOW VAULT
--- PROPOSED TRANSITION CURB/GUTTER	PROPOSED IRRIGATION MANHOLE
--- EXISTING RETAINING WALL	PROPOSED FENCE
--- EXISTING 1-FT CONTOUR	EXISTING FENCE
--- EXISTING 5-FT CONTOUR	PROPOSED TRAFFIC FLOW
--- PROPOSED 1-FT CONTOUR	GRADE BREAK
--- PROPOSED 5-FT CONTOUR	ROOF DRAIN (RD)
--- EXISTING ASPHALT	STREET LIGHT POLE
--- PROPOSED ASPHALT	FIRE DEPARTMENT CONNECTION
--- PROPOSED HEAVY DUTY ASPHALT	PARKING LOT LIGHT
--- EXISTING CONCRETE	PROPOSED BUILDING LIGHT
--- PROPOSED CONCRETE	POWER POLE
--- PROPOSED HEAVY DUTY CONCRETE	FLOWLINE
--- EXISTING SANITARY SEWER	EOP
--- PROPOSED SANITARY SEWER	MPE
--- EXISTING SANITARY SEWER MANHOLE	TOC
--- PROPOSED SANITARY SEWER MANHOLE	TOW
--- PROPOSED SANITARY SEWER CLEANOUT	BOW
--- EXISTING STORM SEWER	TBW
--- PROPOSED STORM SEWER	TC
--- EXISTING STORM SEWER INLET	BOC
--- PROPOSED STORM SEWER INLET	LS
--- EXISTING STORM SEWER MANHOLE	UTILITY PEDESTALS
--- PROPOSED STORM SEWER MANHOLE	

- GENERAL NOTES:
- CONTACT MARK BARSUND AT (970) 201-1362 FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK ON THE SITE.
 - ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
 - ADA PARKING SPACES SHALL BE SIGNED AND STRIPED PER CITY OF GRAND JUNCTION STANDARD C-24.
 - OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG 27½ ROAD AND C 1/2 ROAD.

UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	RANDI KIM	244-1429
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY IRRIGATION	CHARLIE GUENTHER	242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	TRENT PRALL	244-1554
XCEL ENERGY	BRENDA BOES	244-2681
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750



ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE
CITY PLANNER DATE

Know what's below.
Call before you dig.

NO.	REVISIONS	DATE	BY
1	REVISED SITE LAYOUT	2-16-21	lms
2	REVISED PER CITY REVIEW COMMENTS - RND #1	3-22-21	lms
3	BLDG 1000 FDC/SEWERWATER CHANGE	4-19-21	mms
4	BLDG 1000/2000 FDC CHANGE	4-29-21	mms
5	ADDED RIVER TRAIL	5-10-21	lms

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

THE EDDY

description

SITE PLAN

347 27 1/2 ROAD, GRAND JUNCTION, CO

prepared for

Eddy at Grand Junction, LLC

DRAWN BY: lms

DESIGNED BY: lms

CHECKED BY: mms

APPROVED BY: MRA

JOB NUMBER:

1370.0001

DATE:

11-23-2020

SCALE:

1"=50'

SHEET NO.:

C-4

Project Team

Equipment Rental					
Breaker	\$	2,500	per week	12 Weeks	\$ 30,000
Hoe	\$	2,500	per week	12 Weeks	\$ 30,000
Haul Truck	\$	1,600	per week	12 Weeks	\$ 19,200
Labor		5 employees		12 weeks	\$ 35.00 \$ 84,000
Tipping Fees		5175 tons		\$36 \$/ton	\$ 186,300
Materials					
Rip Rap		1150 ft		\$ 325.00	\$ 373,750
Pit Run/Fill		1150 ft		\$ 85.00	\$ 97,750
Geotextile		1150 ft		\$ 7.00	\$ 8,050
					\$ 829,050
Contingency			5%		\$ 41,000
Total					\$ 870,000