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**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 24, 2021  
250 NORTH 5<sup>TH</sup> 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**

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*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/](http://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](mailto: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.

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**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

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**Meeting Date:** May 24, 2021

**Presented By:** Wanda Winkelmann, City Clerk

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann

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**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.

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**Meeting Date:** May 24, 2021

**Presented By:** Trent Prall, Public Works Director

**Department:** Community Development

**Submitted By:** Trent Prall, Public Works Director

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### **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

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**Existing Bank Conditions – November 2020**

**Existing Bank Conditions – November 2020**



**Existing Bank Conditions – November 2020**



**Existing Bank Conditions – November 2020**

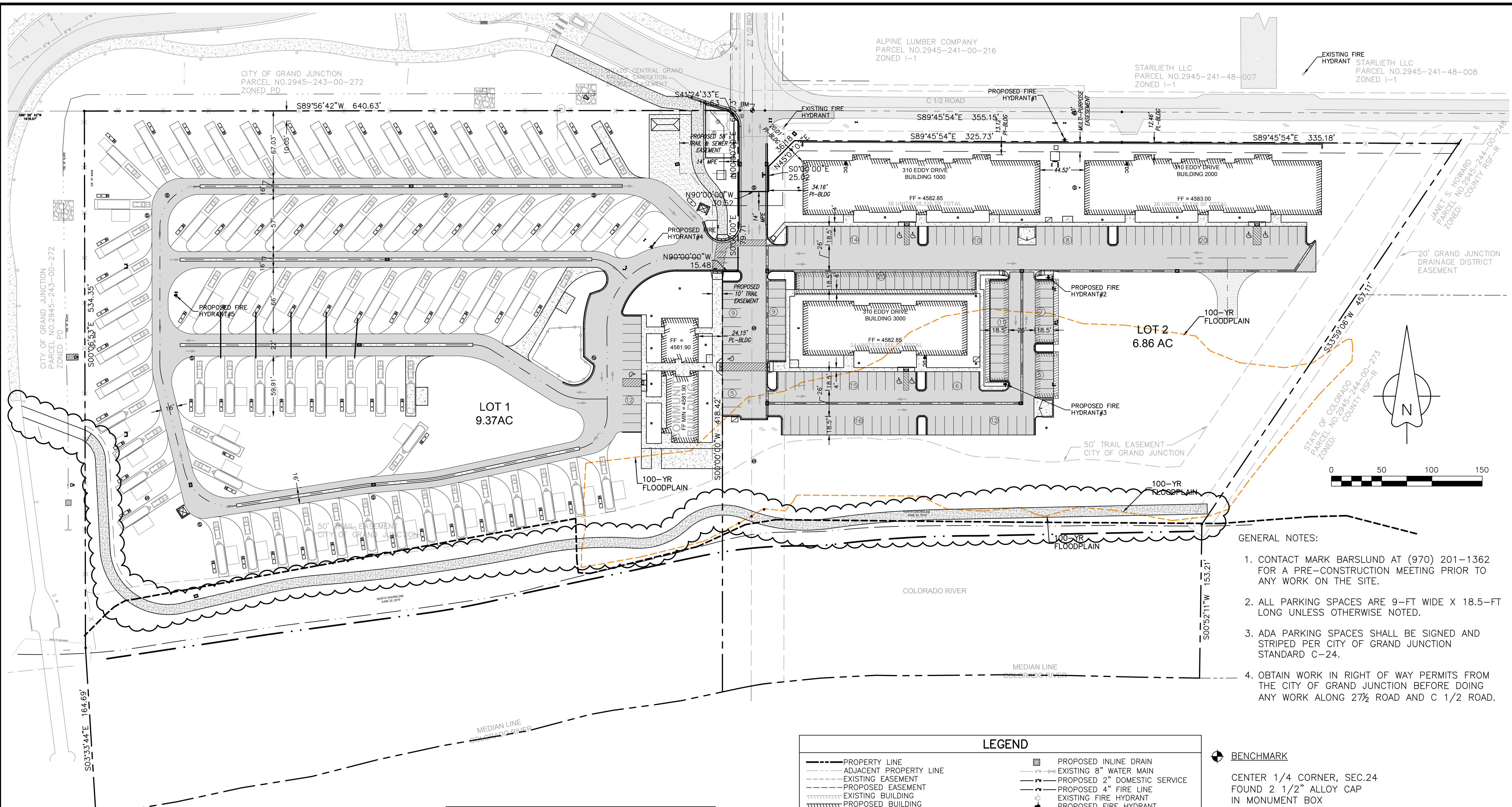








M:\PROJECTS\1370\0001 - Zakk Frisch Property\DWG\CAD\Production\DWG\PROD-SITE EDDY.dwg, C-4 SITE 5/10/2021 9:48:07 AM



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%
<b>TOTAL</b>	<b>408,157</b>	<b>100%</b>

**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%
<b>TOTAL</b>	<b>220,849</b>	<b>100%</b>

**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

<ul style="list-style-type: none"> <li>--- PROPERTY LINE</li> <li>--- ADJACENT PROPERTY LINE</li> <li>--- EXISTING EASEMENT</li> <li>--- PROPOSED EASEMENT</li> <li>--- EXISTING BUILDING</li> <li>--- PROPOSED BUILDING</li> <li>--- EXISTING CURB/GUTTER</li> <li>--- PROPOSED CURB/GUTTER</li> <li>--- PROPOSED SPILL CURB/GUTTER</li> <li>--- PROPOSED TRANSITION CURB/GUTTER</li> <li>--- EXISTING RETAINING WALL</li> <li>--- EXISTING 1'-FT CONTOUR</li> <li>--- EXISTING 5'-FT CONTOUR</li> <li>--- PROPOSED 1'-FT CONTOUR</li> <li>--- PROPOSED 5'-FT CONTOUR</li> <li>--- EXISTING ASPHALT</li> <li>--- PROPOSED ASPHALT</li> <li>--- PROPOSED HEAVY DUTY ASPHALT</li> <li>--- EXISTING CONCRETE</li> <li>--- PROPOSED CONCRETE</li> <li>--- PROPOSED HEAVY DUTY CONCRETE</li> <li>--- EXISTING SANITARY SEWER</li> <li>--- PROPOSED SANITARY SEWER</li> <li>--- EXISTING SANITARY SEWER MANHOLE</li> <li>--- PROPOSED SANITARY SEWER MANHOLE</li> <li>--- PROPOSED SANITARY SEWER CLEANOUT</li> <li>--- EXISTING STORM SEWER</li> <li>--- PROPOSED STORM SEWER</li> <li>--- EXISTING STORM SEWER INLET</li> <li>--- PROPOSED STORM SEWER INLET</li> <li>--- EXISTING STORM SEWER MANHOLE</li> <li>--- PROPOSED STORM SEWER MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>--- PROPOSED INLINE DRAIN</li> <li>--- EXISTING 8" WATER MAIN</li> <li>--- PROPOSED 2" DOMESTIC SERVICE</li> <li>--- PROPOSED 4" FIRE LINE</li> <li>--- EXISTING FIRE HYDRANT</li> <li>--- PROPOSED FIRE HYDRANT</li> <li>--- EXISTING WATER METER</li> <li>--- PROPOSED WATER METER</li> <li>--- PROPOSED METER/BACKFLOW VAULT</li> <li>--- PROPOSED IRRIGATION MANHOLE</li> <li>--- PROPOSED FENCE</li> <li>--- EXISTING FENCE</li> <li>--- PROPOSED TRAFFIC FLOW</li> <li>--- GRADE BREAK</li> <li>--- ROOF DRAIN (RD)</li> <li>--- STREET LIGHT POLE</li> <li>--- FIRE DEPARTMENT CONNECTION</li> <li>--- PARKING LOT LIGHT</li> <li>--- PROPOSED BUILDING LIGHT</li> <li>--- POWER POLE</li> <li>--- FLOWLINE</li> <li>--- EOP OF PAVEMENT</li> <li>--- MPE MULTI-PURPOSE UTILITY EASEMENT</li> <li>--- TOC TOP OF CONCRETE</li> <li>--- TOW TOP OF WALL</li> <li>--- BOW BOTTOM OF WALL</li> <li>--- TBW TOP BACK OF WALK</li> <li>--- TC TOP OF CURB</li> <li>--- BOC BACK OF CURB</li> <li>--- LS LANDSCAPE AREA</li> <li>--- UTILITY PEDESTALS</li> </ul>
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### 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



**BENCHMARK**  
 CENTER 1/4 CORNER, SEC.24  
 FOUND 2 1/2" ALLOY CAP  
 IN MONUMENT BOX  
 Q.E.D. LS30111, 2006  
 ELEV: 4576.31

- ### GENERAL NOTES:
- CONTACT MARK BARSLUND 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 27 1/2 ROAD AND C 1/2 ROAD.

Know what's below.  
Call before you dig.

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

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/SEWER/WATER CHANGE	4-19-21	lms
4	BLDG 1000/2000 FDC CHANGE	4-29-21	lms
5	ADDED RIVER TRAIL	5-10-21	lms

**A · C · G**

**AUSTIN CIVIL GROUP, INC.**

Land Planning • Civil Engineering • Development Services  
 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501  
 (970) 242-7540

**THE EDDY**

**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: lms	APPROVED BY: MRA
JOB NUMBER: 1370.0001			
DATE: 11-23-2020			
SCALE: 1"=50'			
SHEET NO: C-4			

**Project Team**

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<b>Equipment Rental</b>					
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
<b>Labor</b>		5 employees		12 weeks	\$ 35.00 \$ 84,000
<b>Tipping Fees</b>		5175 tons		\$36 \$/ton	\$ 186,300
<b>Materials</b>					
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
<b>Total</b>					<b>\$ 870,000</b>

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