



To: Minturn Planning Commission
From: Madison Harris
Date: May 23, 2025
Agenda Item: Relocation of Meyer's Barn from 25 Harrison Avenue to
801 Cemetery Road – Little Beach Park

REQUEST:

Review the application for relocation of the Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park based on the criteria outlined in the Minturn Municipal Code citing as findings of fact for this recommendation, and public testimony.

Current Location: 25 Harrison Avenue
Proposed Location: Little Beach Park – 801 Cemetery Road
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: Powpownow LLC (locally Loren Bendele)
Applicant(s): Ken Halliday, Woody Woodruff, and Kelly Toon

CASE SUMMARY:

A request for relocation has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Planning Commission meeting on May 14, 2025. Adjacent properties were notified via certified mail, a poster posted to the property, and a notice placed in the Vail Daily 10 days before the public hearing.

CRITERIA EVALUATION

Town staff found that the application for relocation demonstrates that the proposal supports the Little Beach Park Sub-Area Master Plan. It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top.

Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground.

There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site.

Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

POINTS OF NOTE:

Attached to this memo is a memo from the Interim Town Manager Katie Sickles as well as a response to the questions posed in that memo by Ken Halliday, Applicant. When this whole project started two years ago, the only item that was being proposed out at Little Beach Park was the Meyer's Barn. Since then momentum has picked up and there are plans for the replacement of the playground equipment, the road/ramp down to the amphitheater will need to be regraded, the retaining wall requires significant work, and there are tentative plans for bathrooms. A significant portion of this will be done this year. In light of that, staff believes that this application for relocation can be approved, but that more detail should be put into a site plan that encompasses all of these improvements as well as coordination of the timing of all of this. To that end, staff has recommended conditions attached to this staff report.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 16, Sec 16-21-610 identifying legal notice procedures. Adjacent properties were notified via certified mail by May 5, 2025, a poster posted to 801 Cemetery Road – Little Beach Park, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:

Public comments are being accepted via planner1@minturn.org until May 28, 2025 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by May 28, 2025 at 4:00 p.m., or in person at the public hearing on May 14, 2025 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:

Grant the Historical Landmark Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park with the following conditions:

1. The Applicant(s) shall work with the Town of Minturn to produce a detailed site plan prepared by a professional land planner at no cost to the Applicant prior to or concurrent with any building permit application. The site plan will show, at a minimum and to scale, all existing and proposed contours, grading and drainage details, and any revegetation and/or planting details recommended by the professional land planner. The site plan will show how the barn structure will be placed to allow construction of other buildings such as bathroom facilities in or around the same general area of the site.
2. The Applicant(s) shall work with the Town of Minturn to produce a detailed construction management plan to be prepared by a professional land planner at no cost to the Applicant indicating the limits of disturbance and any required fencing, erosion control, and noting proposed construction commencement date, anticipated completion date, and any construction time limitations to limit disruption and disturbance of Little Beach Park.

ATTACHMENTS:

- Memo from Interim Town Manager Katie Sickles
- Response from Ken Halliday
- Public Comment received as of 5/23/25
- Relocation Application