

Madison Harris

From: Kenneth Halliday <khalliday62@gmail.com>
Sent: Thursday, May 22, 2025 7:51 AM
To: Madison Harris; Katie Sickles; Scot Hunn
Cc: Woody Woodruff; Kelly Toon
Subject: Meyer's Barn
Attachments: P&Z Letter of Intent April 2025.docx

Madison-please include this in the P&Z packet with Katie's memo to add more context.

To: Commissioners, Katie, Madison, Scot

Our team (me, Woody Woodruff and Kelly Toon) has been working with the Town for two years. We had a team assess the barn for disassembly and reassembly in summer of 2023 and 2024, and since then we have worked to figure out the many complex issues associated with this project. During this process, we met with the Town on several occasions to discuss how best to proceed. Then we raised funds necessary after getting HPC and initial Council approval.

Working with the Town, it was decided to divide the project into two Phases (see the Letter of Intent submitted to P&Z). Phase I is just to do a foundation, disassemble and reassemble the barn at the new site. Phase II would address the "finish-out" of the barn, including electricity, water/sewer rough outs (for when these services are available), flooring, chinking the exterior logs, landscaping, windows and doors, shed roof extension, etc.

Here are some items discussed with the Town:

1. Should the Town engage the master planning team (we don't have money for this)? The Manager told us that it was not necessary since the barn would be located in the parking lot and the Town believed that it could be sited with support from the Town using the existing master plan. If the Commission decides to proceed with master plan team guidance, we would be supportive; however, it could affect Loren Bendele (owner of the barn) and Jim Parker (key volunteer with specialized log structure assembly experience). Everything else could be adjusted.
2. Should the Town get a new survey (we don't have money for this)? The Manager said no since the Town owns the land and Staff is not aware of any restrictions or easements (other than the 100' easement from the railroad tracks that does not get close enough to the site to be a possible issue).
3. What about a foundation soil study (we don't have money for this)? We were advised by Albert Ewing, the barn project engineer, that we should do an "open pit inspection" of the soil once the hole is dug. Based on that inspection, we were advised the foundation could easily be adjusted as needed given the small size of the barn.

4. What about parking requirements? We were told that the Town was comfortable with parking based on the existing parking for the amphitheater and the barn's planned use as an amenity to the amphitheater.

5. What about community input? It was decided that it would make the most sense to get input needed to drive the "finish-out" plan after the barn was on site. Part of the rationale I believe was that the Little Beach master plan had community input so a building of this nature in this general location had demonstrated support but we would need input from caterers and other users as well as the community in general to drive the Phase II finish out plan.

6. What about bathrooms? We were told that the Town envisioned the bathrooms being a separate structure if the barn was used.

7. Phase II Commitment? The Manager asked us, and we agreed, to continue on the project after Phase I to then work on the Phase II "finish-out" plan. We agreed that we would work on that plan, with support from the Town and its consultants, and then seek all required approvals. We also agreed we would raise additional funds needed for Phase II.

We hope this additional context is helpful.

Thank you,

Ken Halliday