



Town Council
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Council Members:
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Lynn Feiger
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Kate Schifani

Meyers Barn Memo

Date: May 14, 2025

To: Planning Commission

From: Katie Sickles Interim Town Manager

Cc: Ken Halliday

First, I am in support of the relocation of the Meyers Barn to Little Beach Park generally.

Second, this is a great opportunity to engineer and design the Little Beach Park recreational amenities while identifying a specific Meyers Barn location versus engineering around the Meyers Barn location. Here are the points outlined in the May 14 Planning Commission Agenda.

1. The following statement is provided in the packet: *“All Proposed Uses and Structures. The barn is **proposed to be used as the multipurpose** concession building to support the Little Beach Amphitheater as contemplated in the Little Beach Master Plan. The barn is the only structure in Phase I of the plan.”*

Has a community survey been done for uses?

2. Scaled Drawings of Proposed Design of the Structure:

From my understanding an extended roof line may be anticipated as a weather shelter, patio, picnic area, posted informational area, etc. The current building permit is likely to include the Meyers Barn, however some thought should be considered regarding the future roof extension. The drawings identify ROOR Detail, however it looks like a ROOF.

3. The following statement is provided in the packet: *“Building Location and Impervious Cover. We propose to locate the barn 35’ from the top of the ramp to Little Beach Amphitheater as shown on the site plan attached as Exhibit B-1 (the “Site Plan”). We propose to have the long side of the barn face the amphitheater. The impervious cover will be limited to the footprint of the barn which is 460 square feet. An entire copy of the Town’s survey is attached as Exhibit B-2 (the “Town’s Survey”) to provide more context. **The team will meet on site with Town officials to set and approve the final location and orientation before the foundation is dug.**”*

I have asked Zehren to consider coordinating a site plan for the Meyers Barn. They would like to coordinate this site plan for approximately \$5000 with Council approval. Considerations include:

- a) Coordination with the applicant’s architect, engineer and Inter-Mountain as the Town Engineer.
- b) Scenic view from inside the building and near the building.
- c) Snow storage, removal and snow/ice shade
- d) Optimal gateway location, such as event ticket sales, other indoor uses
- e) ADA
- f) Plan for utilities; electric, water, HVAC/sewer even if not possible, internet, remote wifi, other.

3. The following statement is provided in the packet: *"Parking Plan; Traffic Circulation. The barn will support the Little Beach Amphitheater and users of the barn would use parking generally available in the area. Since the barn will be located near the edge of what is a very large parking lot, we don't expect any material impacts to traffic circulation."*

Handicap Parking, access and protection from vehicular traffic accidents should be incorporated into a site plan.

4. The following statement is provided in the packet: *"Landscaped Area; Location of Existing Wooded Areas and Rock Outcrops. We don't plan any landscaping in Phase I of project. We do, however, expect landscaping will be included in Phase II of the project. The barn will be located more than 100' from any trees. There are some large boulders on the river slope off the edge of the parking lot along the amphitheater ramp, but they would not impact the site."*

Hiring Zehren will include a location for landscaping even if implementation is not planned immediately.

5. The following statement is provided in the packet: *"Utility Easements; Drainage Features; Snow Storage. The team is not aware of any utility easements affecting the site, and none are shown on the Town's Survey. The Site Plan includes design features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in the parking lot where the Town stores snow, the team expects that existing snow storage near the site is more than sufficient."*

The survey is dated September 20, 2012, almost 13 years from the date of the estimated relocation. Without a current survey there is no guarantee of the location of ownership, easements. An updated survey would establish possible recreational amenities in coordination with critical infrastructure including the Meyers Barn.

6. The following statement is provided in the packet: *"The Scaled Drawing includes features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in a large parking lot, the team expects that drainage surrounding the barn should be sufficient to address water coming off the roof of the 17'x27' structure."*

A professional site plan should consider drainage including any extension of the roof line.

Lastly, in addition to considering hiring Zehren to proceed with a professional site plan, grant leverage is also a point to consider.

7. A message plus the attachment was sent to Dan Omasta at GOCO (Great Outdoors Colorado) the following is his response. This communication included Debra Figueroa, the town grant writer. The Town will rely on Debra and her colleagues to draft a competitive grant app.

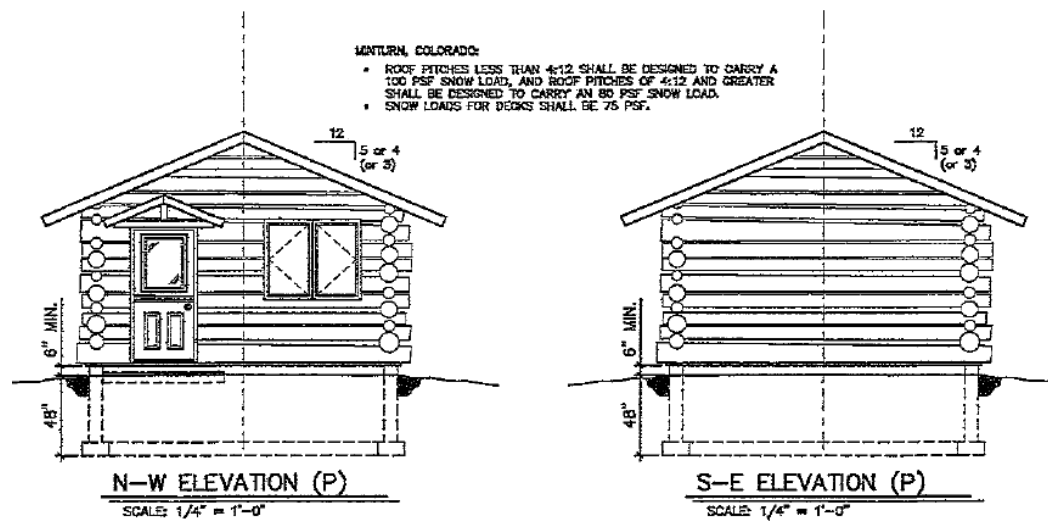
"Thanks for checking on this - I had an opportunity to discuss the cabin with our team today. Including the historic cabin at the site to support multiple community priorities seems like a great approach. GOCO funding would likely be better suited to the outdoor recreation facilities (trails, landscaping, playground, pathways, signage, courts, bathrooms, etc.) than a concession stand. We have supported a couple of projects that used small structures for storage of park maintenance equipment, but I would encourage you all to use outside funding for the cabin/concession stand and put GOCO money towards the outdoor rec pieces. The cabin can be used as a match or leverage depending on timing of build-out for that phase. Does that make sense?" We responded Yes, it makes sense.



Little Beach Park Recreation Plan January 4, 2023



Historic Meyers Barn in the current location and condition



Drawing of the Historic Meyers Barn reassembled and relocated to Little Beach Park as the anchor building to provide a concession facility and shelter adjacent to future restrooms.