

The regular meeting of the Hayden Planning Commission was called to order by Chair Williams at 6:00 p.m. Also, in attendance were Commissioner David "Mo" Demorat, Commissioner Ben Robbins, Commissioner Cooke and Alternate Commissioner Berning, Town Deputy Manager Tegan Ebbert, Town Manager Mathew Mendisco, and Project Manager Kevin Corona

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Chair Williams made a motion to approve the Planning Commission meeting minutes from October 13th, 2025, the motion was approved unanimously.

**Yampa Valley Regional
Airport Terminal Expansion
Major Site Plan , 11005 RCR
51A, Hayden, CO 81639**

Yampa Valley Regional Airport Director Tinneal Gerber was present for the meeting. The applicant, Yampa Valley Regional Airport, has submitted a Major Site Plan application under the Hayden Development Code (HDC). The proposal includes a significant expansion and reconfiguration of the airport's terminal building, improvements to the commercial apron, modifications to short-term vehicle parking and curbside areas, construction of a relocated GSE storage facility, demolition of Hangar 1 and Hangar 2, and relocation of the fuel truck access road. The subject property lies within the Airport Overlay District, where airport operations and associated facilities are permitted as a use by right.

The applicant provided the Planning Commission with an overview of the project, including background context, design influences, proposed plans and renderings, and the anticipated schedule for this phase of development.

Ty Johnson, the Town of Hayden's contract planner with Mesa Planning, provided an overview of the Yampa Valley Regional Airport's Major Site Plan application. He explained that the airport is seeking approval to expand and reconfigure several key components of its operations, including the terminal building, commercial apron, short-term parking areas, and curbside layout. The proposal also includes constructing a new location for GSE storage, demolishing Hangar 1 and Hangar 2, and relocating the fuel truck access road. Ty noted that the

property lies within the Airport Overlay District, where airport-related uses and supporting facilities are permitted by right.

Ty then walked the Commission through the project's compliance with the Town of Hayden Development Code (HDC). Although the HDC contains a wide range of land-use regulations, staff focused on the specific standards most applicable to this proposal. Ty described how the application was evaluated using a detailed checklist to confirm that each element of the project meets the required criteria for approval. He encouraged anyone interested in the broader regulatory context to review the full HDC for additional applicable standards.

Public Comments

Chair Williams opened the public comment period at 6:31PM.

Ron Harrison 10010 RCR 37D, gave a public comment asking if there will any plans to create gates closer to center of the runway and how the lighting would be affected. He mentioned the noise is not a problem at the moment. However, his main concern was the cost of additional lighting.

Chair Williams closed public comment at 6:38 PM

Roundtable

The applicant mentioned lighting within the runway will not change and assured that the runway will remain as is.

Alternate Commissioner Berning asked additional questions regarding the airport's snow removal plan. The applicant provided an explanation of their approach, noting that effective snow management will be essential given the site's location.

Commissioner Robbins reiterated that the proposal appears to focus on expanding and improving terminal operations for efficiency, rather than increasing overall density. The applicant confirmed this understanding.

Commissioner Demorat asked further questions about the construction schedule, anticipated work hours, and potential impacts related to noise and lighting. Keith Meyer, with Town Scape Advisors, confirmed that the standard construction hours outlined in their contract are 7:00 AM to 6:00 PM, Monday through Friday.

Motion

The motion to approve was initiated by Commissioner Robbins Subject to the following conditions of approval:

1. Prior to construction, applicant shall submit construction drawings to the Town for review and approval including a utility service plan stamped by a professional engineer and an exhibit showing easement dedication for all water and sewer mains located on the airport grounds.

2. Prior to approval of construction drawings, issuance of any required Colorado Department of Transportation access permits shall be complete.
3. Prior to CO/CA, all public water mains and sewer mains will be placed within dedicated easements by separate utility easement dedication instrument.
4. Prior to CO/CA, any improvements associated with access permit requirements shall be complete, inspected, and approved by Colorado Department of Transportation

The motion was seconded by Commissioner DeMorat, the motion was approved unanimously

Staff Reports

Deputy Town Manager, Ebbert Provided details on upcoming planning commission date of 11/25/2025 (Tuesday). This meeting was moved due to the Thanksgiving holiday

Adjournment

Meeting was Adjourned at 6:44PM

Recorded by:

Kevin Corona

APPROVED THIS _____ DAY OF _____, 2025

Amy J. Williams, Chair

The regular meeting of the Hayden Planning Commission was called to order by Chair Williams at 6:00 p.m. Also, in attendance were Commissioner David "Mo" Demorat, Commissioner Ben Robbins, Commissioner Cooke and Alternate Commissioner Berning, Town Deputy Manager Tegan Ebbert, Town Manager Mathew Mendisco, and Project Manager Kevin Corona

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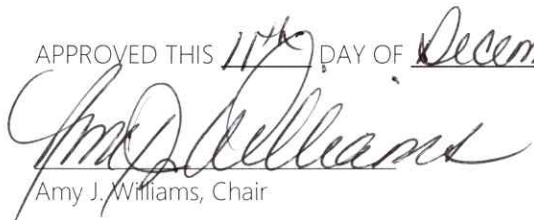
Adjournment

Meeting was Adjourned at 6:44PM

Recorded by:

A handwritten signature in black ink, appearing to read "Kevin Corona", written over a horizontal line.

APPROVED THIS 17th DAY OF December, 2025

A large, stylized handwritten signature in black ink, appearing to read "Amy J. Williams", written over a horizontal line.

Amy J. Williams, Chair