

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, and Alternate Commissioner Katie Berning, Hayden Contract Planner with Mesa Planning and Design LLC Ty Johnson, Town Manager Mathew Mendisco, and Project Manager Kevin Corona.

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Commissioner DeMorat made a motion to approve the Planning Commission meeting minutes from February 27th, 2025, the motion was approved unanimously.

**Explorist.Life Conditional
Use Permit, Lot 12
Northwest Colorado
Business Park F3**

The applicant, Steph Yarbrough, presented the site plan for 631 Wings Way and provided an overview of the proposed project and her company, Explorist.Life. The facility is proposed to be located in the Northwest Colorado Business Park and is intended to serve as the central hub for their business operations.

Steph and Nate Yarbrough, property owners, currently operate out of three separate warehouse locations—one on Bridge Lane in Steamboat Springs, and two adjacent lots on Marble Court, also in Steamboat. The goal of the new facility is to consolidate all operations into a single location to increase efficiency.

Steph noted that their current warehouse operations support five full-time employees and two part-time staff, in addition to several remote employees. The proposed facility includes six RV pads designed to support real-world electrical system installations. These pads will allow RVs to be connected to electrical and sewage systems during installations and troubleshooting processes.

Given the nature of their business, most customers are from out of state and may stay on-site in their RVs during installation or repair services. Explorist.Life also runs a YouTube channel with over 300,000 subscribers, where they produce educational content related to electrical installations and RV systems. The RV pads will be used for staging these instructional videos.

Additionally, the applicant requested the ability to use the RV pads for seasonal workforce housing, limited to a 90-day occupancy period to accommodate increased staffing needs during peak seasons.

Steph addressed traffic and site access concerns, explaining that the selected lot at the cul-de-sac location was chosen to help manage their regular logistics. Their operations include daily UPS and FedEx deliveries

and one weekly freight delivery. As their business is entirely e-commerce based, there will be no in-person retail customers visiting the site.

The site plan includes ample parking for employees and deliveries, dedicated fire access, storm drainage, snow storage, and other necessary infrastructure. The building design will feature a modern industrial aesthetic to align with neighboring structures in the business park.

Steph concluded by thanking the Planning Commission for their time and consideration and expressed hope that the project aligns with the Town of Hayden's vision for future development.

Public Comments

Chair Williams opened public comment. There was no public comment at this

Roundtable

Commissioner DeMorat asked for clarification regarding whether utility hookups would be provided for the proposed RV sites. Tennessee Johnson, representing T's Construction—the contractor for the project—was present at the meeting and responded that sewage hookups would be included to support troubleshooting and repairs while customers' RVs are being serviced.

Commissioner DeMorat then noted that the current site plan does not reflect utility connections. Ty Johnson clarified that the site plan currently on file with the Planning Department does not include utilities. He added that the site plan would be reviewed concurrently with the building permit submittal.

Town Manager Mathew Mendisco further explained that the inclusion of utilities such as electricity and sewage connections is intended to reduce the need for generators and to mitigate potential issues, such as spills during service. These connections are considered ancillary and are intended to provide adequate living conditions for both customers and seasonal employees.

He also clarified that there is a distinction between the civil application process and the technical building application, and that these aspects—including utility infrastructure—will be reviewed by Public Works as part of the broader permitting process.

Commissioner Robbins noted that it appears the appropriate departments will be reviewing the utilities and their capacity as part of the permitting review.

Town Manager Mendisco concluded the discussion by expressing appreciation for Explorist.Life's investment in the community. He commented that the business represents a model for light industrial development in Hayden and could help pave the way for similar projects in the future.

Motion

Chair Williams made a motion of approve and stated the

Findings of fact:

Motion to approve the Explorist Conditional Use Permit with the findings of fact that:

1. The development application meets the standards of the Town of Hayden's Development Code, is consistent with the general goals and intent of the Town of Hayden Comprehensive Plan, and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

The decision was approved unanimously.

Staff Reports

Town Manager Mendisco provided an update on the Geothermal Utilities that are underway as they are now breaking ground. He explained they are now doing a single structure geothermal utility system.


Adjournment

The meeting was adjourned at 7PM

Recorded by:


Kevin Corona

APPROVED THIS 12th DAY OF June, 2025


Amy J. Williams, Chair