



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, October 7, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Approval of Minutes

A. Minutes – August 5, 2025

Project Approval

B. 0102 Silverheels Road - New Construction

Adjourn



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, August 5, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Chair Johnson called the meeting to order at 5:30 p.m.

PRESENT: Planning & Zoning Commissioner Kristofer Carlsted

Planning & Zoning Commissioner Dan Cleary

Planning & Zoning Commissioner Tim Johnson

Planning & Zoning Commissioner Gordon Manin via Zoom

Planning & Zoning Commissioner Doug O'Brien

Planning & Zoning Commissioner Troy Watts

EXCUSED: Planning & Zoning Commissioner Travis Beck

Also present: Town Manager/Clerk Michelle Eddy; Building Official Kyle Parag

Approval of Minutes

A. Minutes

Watts noted that the motion to deny was 5-2 with Beck and Watts opposed for 0016 Rustic.

Watts moved and Carlsted seconded to approve the minutes of July 2025. Motion passed unanimously.

Project Approval

B. 417 Wilderness

The Building Official presented the addition recommending approval. It was noted the small less than 200 square foot shed. Discussion to verify if the home is on septic or sewer prior to permit issuance.

Carlsted moved and O'Brien seconded to approve the addition at 417 Wilderness.

Motion passed unanimously.

C. 0016 Rustic-New Construction

The Building Official presented the new construction project recommending approval noting the home is no longer in the river easement.

Discussion that the project will be connected off of Rustic and the parking/snow storage area meets requirements. It was noted that while the drawings show parallel parking it is questioned whether that would actually happen once built.

Watts moved and Cleary seconded approve the new construction project at 0016 Rustic. Motion passed unanimously.

D. 0400 97 Circle-Dormer

The Building Official reviewed the project and recommended approval for the dormer at 0400 97 Circle.

Discussion of the siding proposed and noted the steel siding is limited with the dormer will match the garage siding.

Cleary moved and Carlsted seconded to approve the dormer at 0400 97 Circle. Motion passed unanimously.

Adjourn

Next Meeting Tuesday, September 2, 2025

It was noted that the September meeting may need to be delayed due to the Town Manager/Clerk departure.

Cleary moved and Carlsted seconded to adjourn the meeting at 6:04 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: September 18, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0102 Silverheels

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 2 story, 4 bedroom, 4.5 bath home, includes 3,659 s.f. of living space and an attached 576 s.f., 2 vehicle garage for a combined 4,235 square feet.

Zoning district: R-1

Lot Size: ~ 93,424 sq. ft.
80,000 sq. ft. Required–Conforming

Lot Width: ~ 152'
100 ft. Required – Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 25'

Garage Stds: The proposed garage is ~576 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is not indicated clearly, front of house to road is over 100 feet	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 26'7", scaled at 25'	Y
Article 5-60 Foundation	Foundation is not exposed, stone veneer	Y
Article 5-70 Roofs	Main roof design is a complex shed roof. Slopes indicated at 1.5:12. Shed roof designs with less than 3:12 are not permitted per section 5-70.	PC
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Some windows are substantially larger than traditional designs.	PC
Article 5-100	None indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a gas fireplace is indicated on the floor plan	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Combination of horizontal and vertical cedar siding is indicated with accent metal panels. Metal is indicated as conditional approval	PC
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 576 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are minimal	Y
Article 7-60 Parking Areas	Parking comprises of 2 interior spaces and one exterior space.	Y
Article 7-100 Decks	No deck is proposed	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Property has 2 separate wetlands areas. A delineation plan has been provided. A disturbance plan has not been provided, and will be required before permit can be issued.	Y

		reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	
		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	
✓		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	A-0.2
	Floor Plans	Scale 1/8" = 1'	
✓		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	A-1 A-2
	Exterior Elevations	Scale same as floor plans	
✓		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	A-4, A-6
	Roof Plan	Scale same as floor plans	
✓		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	A-3
✓	Materials Sheet	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	A-4

3000 K LED Outdoor Lantern AZT 11250AZT30 (Textured Architectural Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	11250AZT30
Finish	Textured Architectural Bronze
Available Finishes	AZT, BKT

Dimensions

Extension	6.50"
Height from center of Wall opening	3.25"
Base Backplate	5.00 X 5.00
Weight	2.60 LBS

Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

Specifications

Material	Aluminum
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Electrical

Voltage	120-277 V
Input Voltage	Dual (120/140)

Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

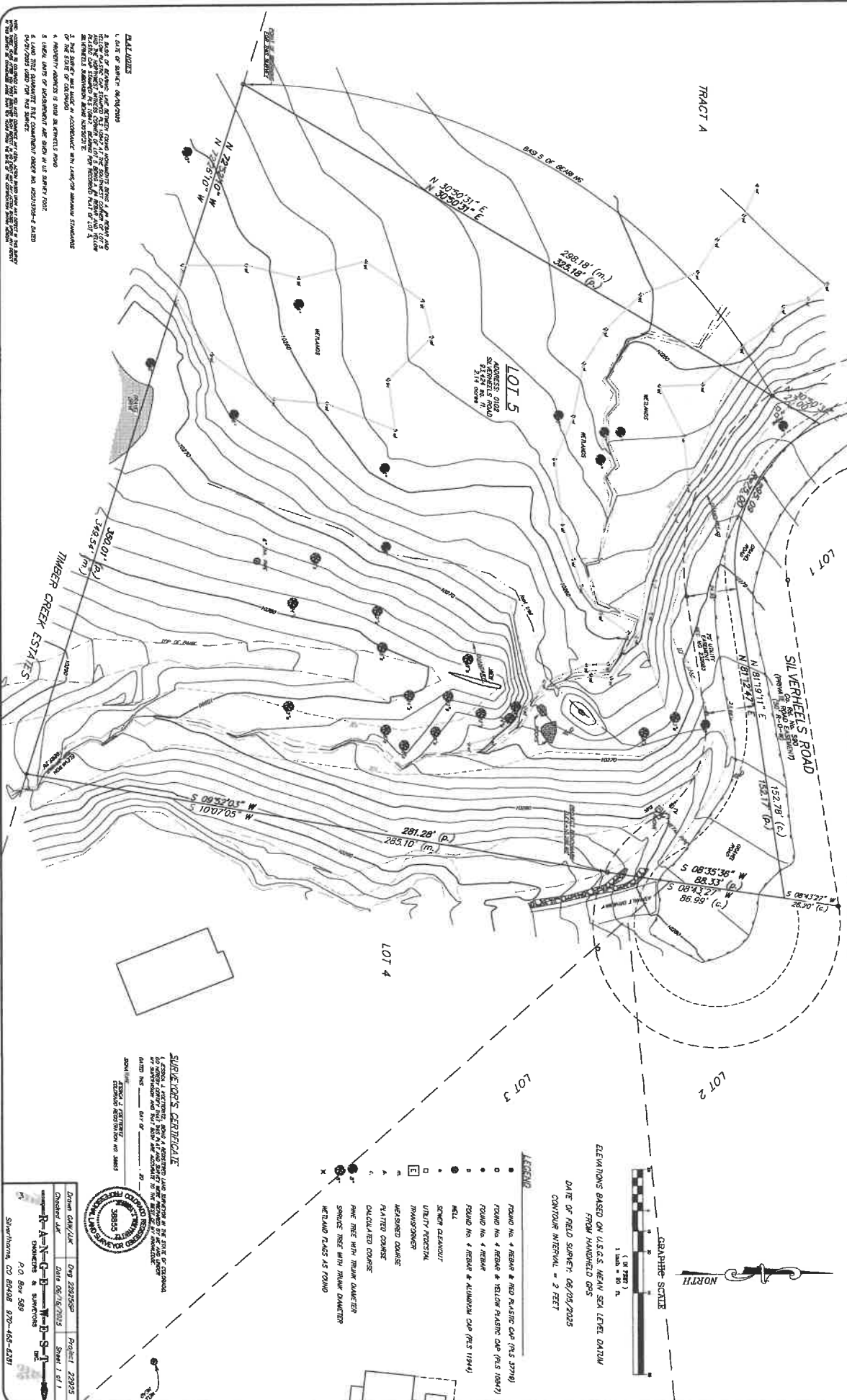
Dimensions

Height	7.00"
Width	5.00"

Notes:

- 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOT 5 SILVERHEELS SUBDIVISION
 ACCORDING TO THE PLAT RECORDED 10/08/1981 AT REG. NO. 230019
 LOCATED IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



DETAILS

1. DATE OF SURVEY: 06/05/2025
2. NAME OF SURVEYOR: [Name]
3. NAME OF CLIENT: [Name]
4. PROJECT: [Name]
5. SHEET: [Number]
6. TOTAL SHEETS: [Number]
7. SCALE: [Scale]
8. METHOD OF SURVEY: [Method]
9. INSTRUMENTS USED: [Instruments]
10. ADJUSTMENT METHOD: [Method]
11. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF COLORADO.
12. THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT TO BE CORRECT AND ACCURATE.
13. THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT TO BE CORRECT AND ACCURATE.
14. THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT TO BE CORRECT AND ACCURATE.
15. THE SURVEYOR HAS REVIEWED THE PLAT AND FINDS IT TO BE CORRECT AND ACCURATE.

SURVEYOR'S CERTIFICATE

I, [Name], a duly licensed and qualified surveyor in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this plat is based, and that the same have been carefully examined and found to be correct and accurate.

DATE: 06/05/2025

BY: [Signature]

STATE OF COLORADO

DEPARTMENT OF REVENUE

REGISTRATION DIVISION

REG. NO. 39835

EXPIRES: 06/05/2028

LEGEND

- FOUND NO. 4 REBAR & RED PLASTIC CAP (P.S. 1978)
- FOUND NO. 4 REBAR
- FOUND NO. 4 REBAR & YELLOW PLASTIC CAP (P.S. 1984)
- WELL
- SCREW CLEANOUT
- UTILITY HOISTING
- TRANSPIRENCY
- MARKED CORNER
- PAINTED CORNER
- CALCULATED CORNER
- PINE TREE WITH TRUNK DIAMETER SERVICE TREE WITH TRUNK DIAMETER
- METEORIC FLASK AS FOUND

GRAPHIC SCALE

1 inch = 80 feet

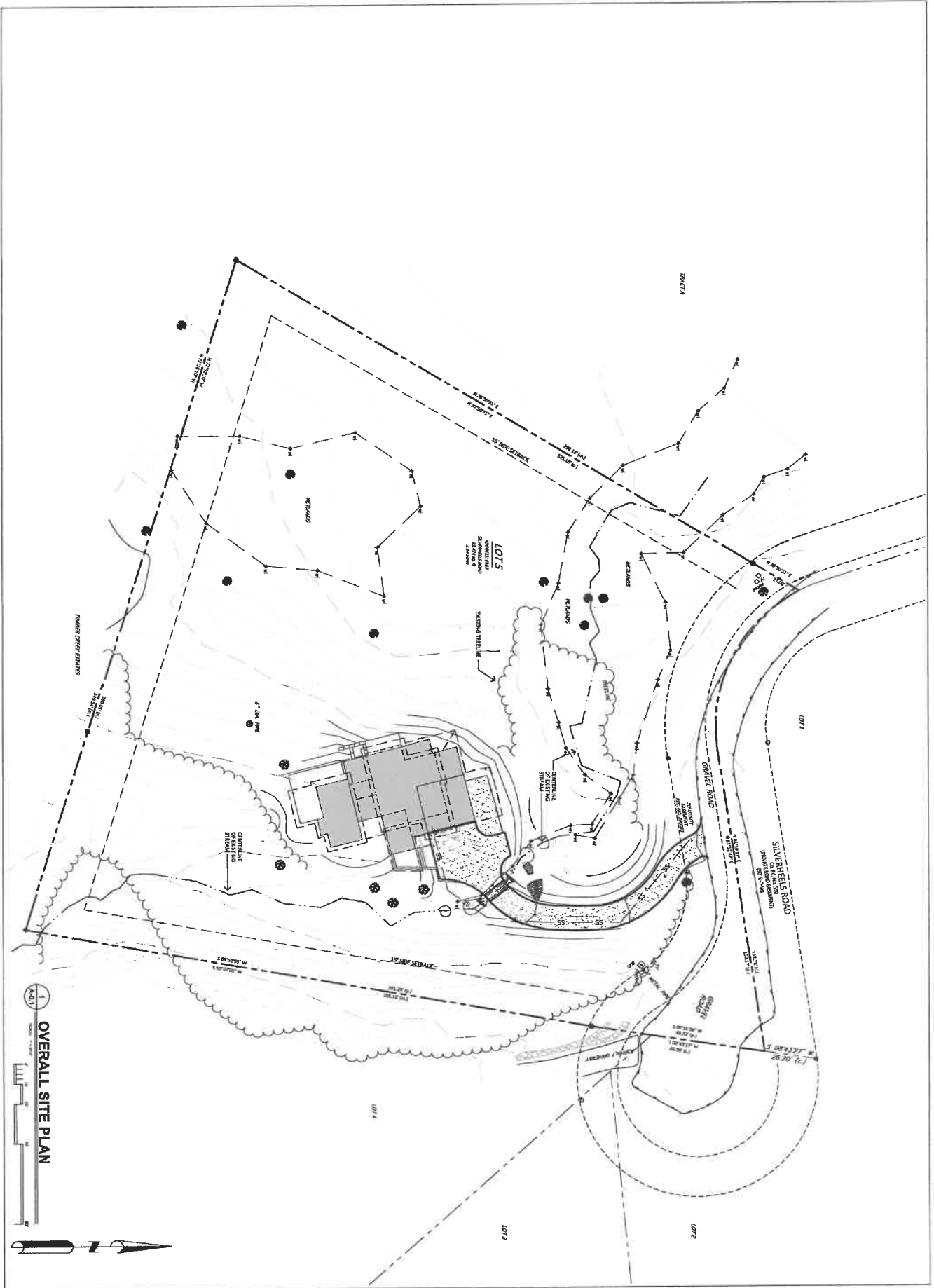
COMPARISON

ELEVATIONS BASED ON U.S.G.S. MEAN SEA LEVEL DATUM
 FROM HANDHELD GPS
 DATE OF FIELD SURVEY: 06/05/2025
 CONTOUR INTERVAL = 2 FEET

DRIVER INFORMATION

Driver Name: [Name]
 Date: 06/05/2025
 Project: 230019
 Sheet: 1 of 1

Company: [Name]
 Address: [Address]
 Phone: [Phone]
 Email: [Email]



1 OVERALL SITE PLAN



A-0.1

Project No: 2012.07
 Designer: TERRY A. ADAMS
 Date: 08/20/12
 Scale: 1" = 20'-0"

NO.	DATE	REVISIONS

SILVERHEELS RESIDENCE

Lot 5, Silverheels Subdivision
 102 Silverheels RD, Blue River, CO 80424

3/20/2012
 THIS DRAWING IS THE PROPERTY OF TERRY A. ADAMS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF TERRY A. ADAMS ARCHITECTURE.

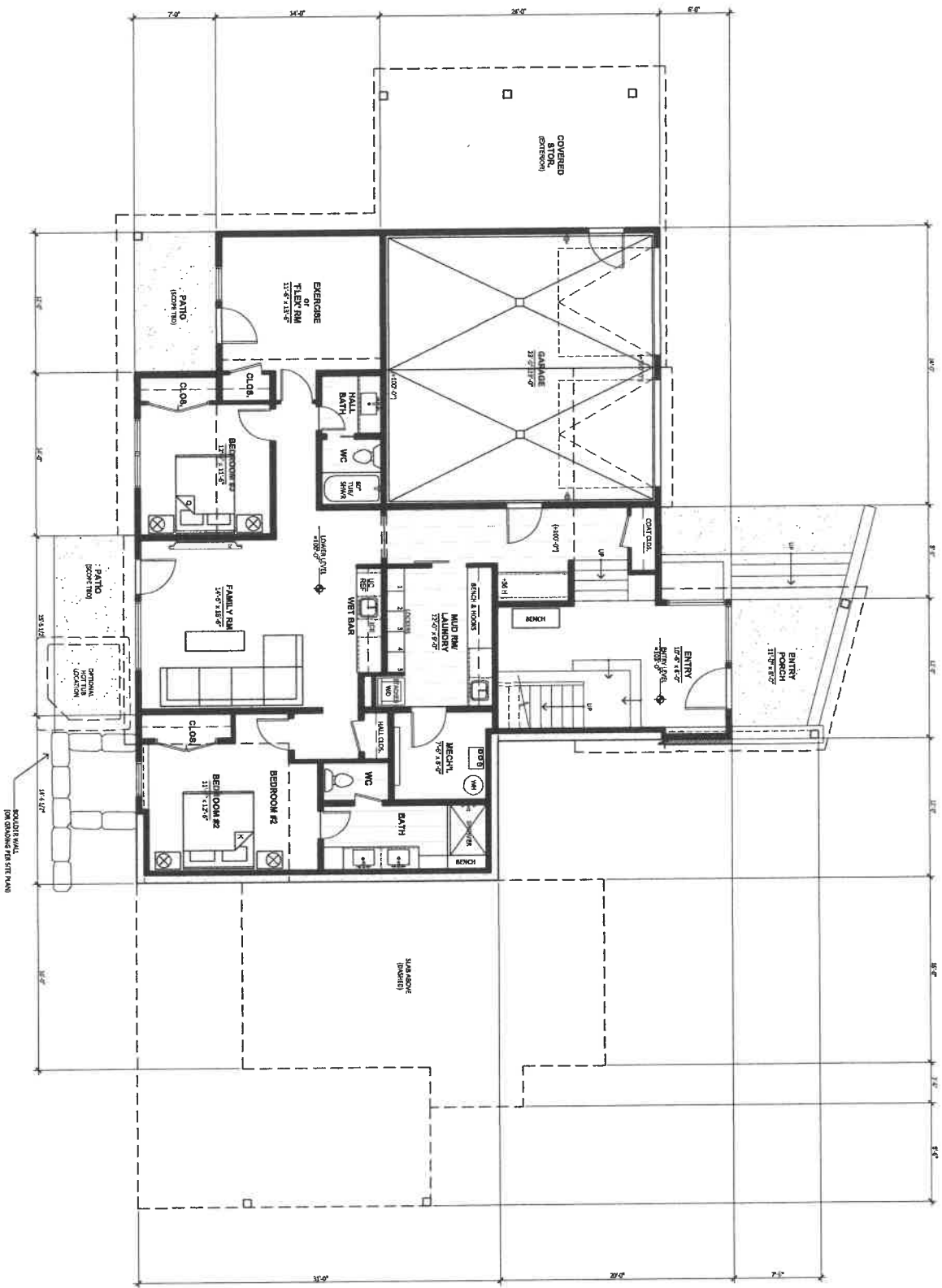
NOT FOR CONSTRUCTION

SCALE
 ARCHITECTURE



ROOTED ARCHITECTURE

1 LOWER LEVEL PLAN



POUNDS PER FT.
FOR DIMENSIONS SEE PLAN

Project No.: 2024-07
 Date: 10/21/24
 Scale: 1/4" = 1'-0"
 DRAWING TITLE:
 FLOOR PLAN
 DRAWING NO.:

NO.	DATE	REVISIONS

SILVERHEELS RESIDENCE

Lot 5, Silverheels Subdivision
 102 Silverheels RD, Blue River, CO 80424

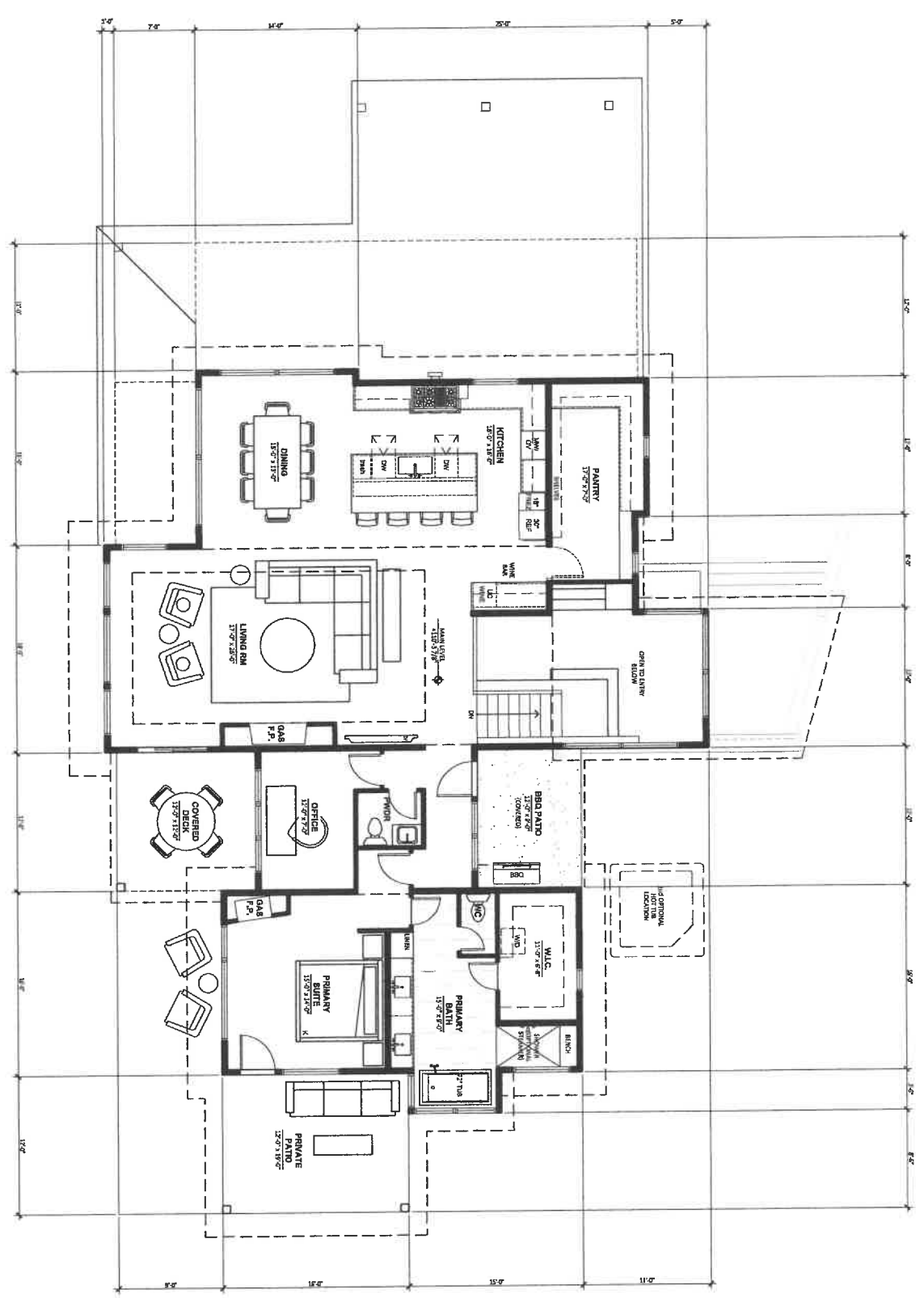
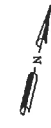
10/21/24
 NOT FOR CONSTRUCTION

SCALE

ROOTED



1 MAIN LEVEL PLAN



NO.	DATE	REVISIONS

Project No: 2025.07
 Sheet: 1008.R1.001.001.001
 Scale: 1/4" = 1'-0"
 DRAWING TITLE: FLOOR PLAN
 DRAWING NO: A-2

SILVERHEELS RESIDENCE
 Lot 5, Silverheels Subdivision
 102 Silverheels RD, Blue River, CO 80424

2025/10/28
 NOT FOR CONSTRUCTION

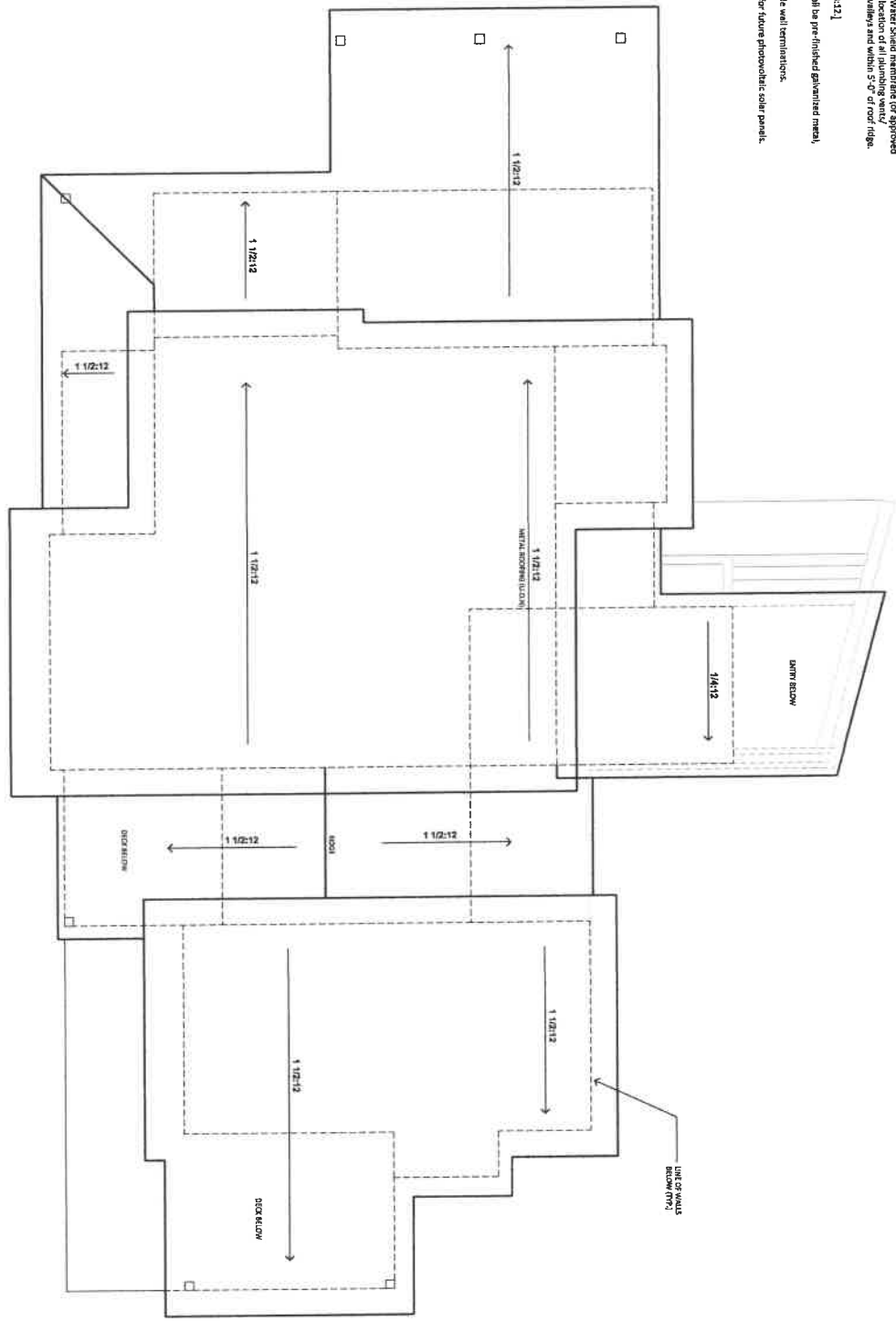
SEAL: _____

ROOTED

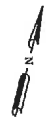


ROOF NOTES

- Provide ridge vents at all side-roofs.
- Provide valley flashing at all valleys.
- Provide kick-out flashing at all eave/wall junctions.
- Provide gutters and downspouts at roof eaves over doors where shaded at a minimum.
- Additional gutter and heat tape locations are at the discretion of the Owner.
- Approved roof flashing to be covered with W.R. Grace Ice & Water Shield membrane for approved areas and approved roof penetrations. Verify location of all flashing and roof penetrations prior to installation AND locate away from roof valleys and within 5'-0" of roof ridge.
- Roof material shall be Standing Seam Metal, U.S.N.
- Provide metal roofing on all roof pitched surfaces less than 3:12.
- All valleys, eave and wall flashing and all roof penetrations shall be pre-finished galvanized metal, unless noted otherwise.
- Provide electrical junction boxes for future heat tape near side wall terminations.
- Provide structural supports, mechanical & electrical rough-in for future photovoltaic solar panels.



1 ROOF PLAN
SCALE: 3/8" = 1'-0"



ROOTED
ARCHITECTURE
SEAL: _____

NOT FOR CONSTRUCTION

10/20/2024
SILVERHEELS RESIDENCE
102 SILVERHEELS RD, BLUE RIVER, CO 80424

SILVERHEELS RESIDENCE
Lot 5, Silverheels Subdivision
102 Silverheels RD, Blue River, CO 80424

NO.	DATE	REVISIONS

Project No.: 2024-07
 Designer: TERRY BLANKENHORN
 Date: 10/20/2024
 Scale: 3/8" = 1'-0"
 DRAWING TITLE:
 ROOF PLAN
 DRAWINGS NO.: _____

A-3

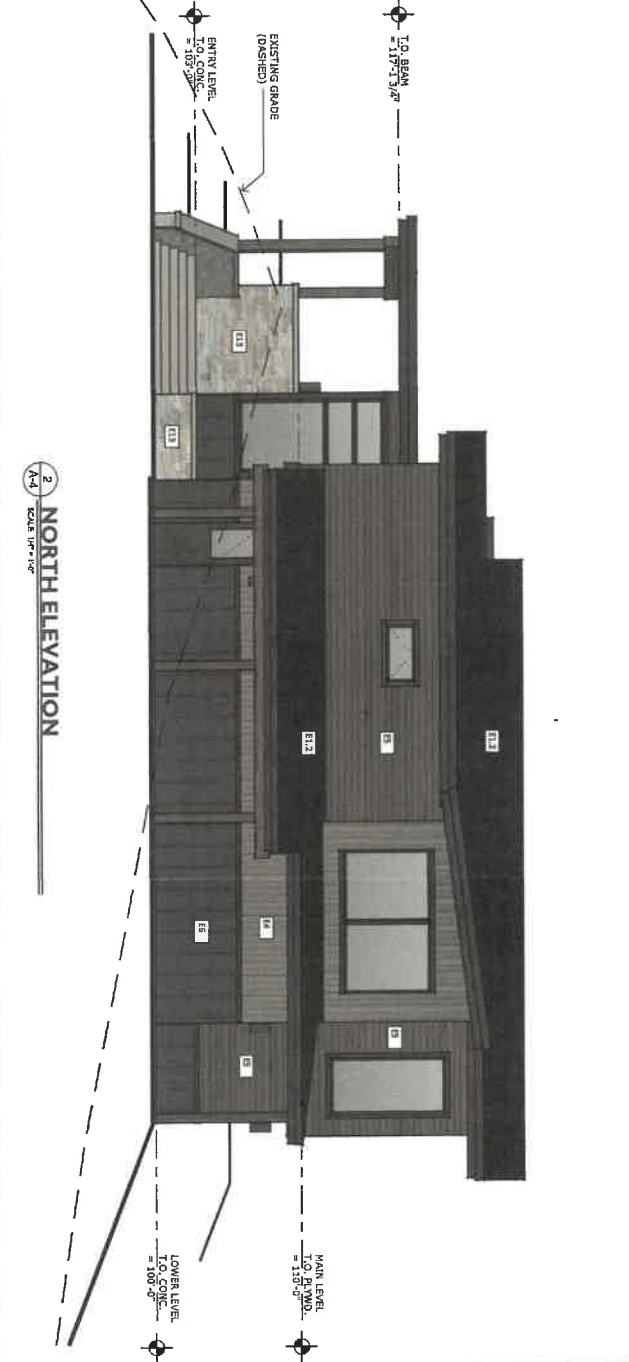


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

11	ASPHALT ROOFING	NA
12	W/1 ROOFING	M&C STAINING SEAM BATTERED (VARIABLE FINISHES)
13	W/0 FACIA TRIM	2x FACIA (PER DTU) / SHERWIN WILLIAMS (CHAMWOOD SW 3542)
14	ROOFING	1 1/4 CLEAN GEDANTING / SHERWIN WILLIAMS (MOUNTAINASH SW 3540)
15	VERTICAL SIDING	1 1/4 CLEAN GEDANT VERT. / SHERWIN WILLIAMS (BAYL BEIGE SW 3504)
16	W/1 GAB SIDING	1 1/4 CLEAN GEDANT HORIZ. / SHERWIN WILLIAMS (CHAMWOOD SW 3542)
17	CONCRETE TRIM	M&C STAINING SEAM (B. UNFINISHED PLATE)
18	DOOR & WINDOW CASING	PRE-FINISHED W/1 FINISHING TO MATCH W/1 FACIA 1 1/2
19	DOOR & WINDOW TRIM	ANDERSON 4-SERIES (DARK BROWN)
20	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (CHAMWOOD SW 3542)
21	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (MOUNTAINASH SW 3540)
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97	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (MOUNTAINASH SW 3540)
98	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (CHAMWOOD SW 3542)
99	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (MOUNTAINASH SW 3540)
100	DOOR & WINDOW TRIM	2x SHERWIN WILLIAMS (CHAMWOOD SW 3542)

NOTES:
 1. IF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
 2. APPROVE 2x 21 SILVERHEELS MATERS BY ALL CONCRETE WALLS WITH OVER 12" CONCRETE FOOTINGS TO BE FOUNDATION GRADE.
 3. ALL PAINTING, STAINING, GLAZING, ROOFING, MECHANICAL EQUIP. UTILITIES, ETC. SHALL BE INSTALLED TO MATCH ADJACENT EXISTING WALLS AND TRIM TO 1/8" TOL.
 4. TYPICAL SIDEWALL FLASHING, ICE & WATER SHIELD, SIP WALL, W/WRAP, W/ROOF DRAINAGE, W/1 FLASHING EXPOSED UP WALL, TYPICAL AT ALL SIDEWALL CONDITIONS.
 5. EXTENSION W/WRAP & STAIN AREAS TO RECEIVE (1) COATS MINIMUM, PLUS PRIMER/CAT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

