



**TOWN OF WIGGINS
AGENDA
PLANNING & ZONING MEETING
October 7, 2025 7:00 P.M.**

**304 CENTRAL AVENUE
WIGGINS, CO 80654**

I. INTRODUCTIONS

1. Call the Meeting to Order
2. Pledge of Allegiance
3. Introduction of New Commissioner
4. Roll Call
5. Approval of the Agenda

II. Approval of Minutes

1. Minutes from the previous meeting held on February 11, 2025

III. Public Hearing (Public Comment will be taken during the hearing)

1. Public Hearing and Review of Re-Zoning Application, PD Plan for Cottages at Aspen Grove
 - a. Land Use Application
 - b. Final PD Plan
 - c. Staff Summary

IV. Consideration of Resolution 02-2025

A Resolution Recommending Approval of a Rezoning and a Final PD Plan for the Cottages at Aspen Grove.

1. Resolution No. 02-2025

V. Adjournment:

1. Closing Remarks by Chairman and/or Commissioners and Meeting Adjournment.



MINUTES OF MEETING

TOWN OF WIGGINS PLANNING & ZONING COMMISSION MEETING February 11, 2025 at 7:00 p.m.

CALL TO ORDER & ROLL CALL

A regular meeting of the Planning & Zoning Commission for the Town of Wiggins, Colorado was held on Tuesday, February 11, 2025 in person. Chairman Jeffrey Palmer called the meeting to order at 7:10 p.m. The following Commissioners answered roll call: Member Jim Musgrave, and Member Jerry Avey. Member Stan Baumgartner was absent. Staff present: Planning & Zoning Administrator, Diana Evans.

APPROVAL OF AGENDA

Motion was made by Commissioner Musgrave to approve the agenda as written. Second was made by Commissioner Avey. Roll Call: Unanimously approved.

APPROVAL OF MINUTES FROM September 10, 2024

Minutes had not been typed up, no approval this session.

There were no public comments.

REVIEW OF COMPREHENSIVE PLAN

CONSIDERATION OF P&Z RESOLUTION 01-2025

Britt Palmberg from Rick Engineering presented the board with a short presentation on the Comprehensive Plan.

Motion to approve – Jerry Avey; Second- Jim Musgrave; Roll Call – Unanimously approved.

ADJOURNMENT

Closing remarks by Chairman Palmer and adjournment of meeting.



Town of Wiggins

Planning & Zoning Department

304 E Central Avenue * Wiggins, CO 80654

Phone: (970) 483-6161 * Fax: (970) 483-7364

diana.evans@wigginsco.gov <http://townofwiggins.colorado.gov>

LAND USE APPLICATION

Please fill form out completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME: COTTAGES AT ASPEN GROVE		
FILE NO:	DATE SUBMITTED:	FEES PAID: N/A

Project Name: Cottages at Aspen Grove

Project Physical Address (if applicable): TBD Pearl Street and TBD Emerald Street

Project Description: Build 26 cottages, ranging from 550 sq. ft. to 800 sq. ft.

Legal Description: (Attach legal description if Metes & Bounds) Lots 9 thru 34, Block 19, the original Town of Corona, Colorado, according to the recorded plat thereof.

Subdivision Name: (If applicable) Cottages at Aspen Grove

Filing No. Lot No. Block No. Section Township Range

PROPERTY OWNER (Attach separate sheets if multiple)		AUTHORIZED REPRESENTATIVE	
Name/Company: Mark B. Carns		Company/Firm:	
Contact Person: Mark B. Carns		Contact Person: Mark B. Carns	
Address: 32661 E. 151st Avenue		Address:	
City/State/Zip: Brighton, CO 80603		City/State/Zip:	
Phone: 720-201-1205		Phone:	
Email: mbcarns@aol.com		Email:	
MINERAL RIGHTS OWNER (Attach separate sheets if multiple)		MINERAL LEASE OWNER (Attach separate sheets if multiple)	
Name/Company: N/A		Name/Company: N/A	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
LAND-USE & SUMMARY INFORMATION			
Present Zoning:		Gross Site Density (du/ac):	
Proposed Zoning:		# Lots/Units Proposed:	
Gross Acreage:			

SERVICE PROVIDERS	
Electric:	Gas:
Special District:	Fire District:
Water: (If other than Town)	Sewer: (If other than Town)

DEVELOPMENT REVIEW FEES

ANNEXATION		VARIANCE		VACATION	
<input type="checkbox"/> Annexation	\$3,500.00	<input type="checkbox"/> Residential	\$250.00	<input type="checkbox"/> Vacation of	\$ 1,000.00
<input type="checkbox"/> Disconnection	\$500.00	<input type="checkbox"/> Commercial	\$350.00		

REZONING / SPECIAL REVIEW		SITE SPECIFIC (COMMERCIAL)	
<input type="checkbox"/> Rezoning	\$3,500.00	<input type="checkbox"/> Commercial Infill Final Dev Plan	\$3,500.00
<input type="checkbox"/> Special Use Review	\$250.00		
<input type="checkbox"/> Conditional Use Review	\$250.00		

BOUNDARY LINE / LOT MERGERS	
<input type="checkbox"/> Boundary Line Adj / Lot Merger	\$350.00

MINOR SUBDIVISION		MAJOR SUBDIVISION	
<input type="checkbox"/> Minor Subdivision	\$ 2,500.00	<input checked="" type="checkbox"/> Preliminary Development Plan	\$3,500.00
<input type="checkbox"/> Sketch Plan Review	\$ 1,000.00	<input type="checkbox"/> Final Development Plan (Res)	\$3,000.00
<input type="checkbox"/> Final Plat Review (Residential)	\$ 3,000.00	<input type="checkbox"/> Final Development Plan (Comm)	\$4,000.00
<input type="checkbox"/> Final Plat Review (Commercial)	\$ 4,000.00		

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understands that the application must be found to be complete by the Town of Wiggins before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Wiggins. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Applicant Signature: Mark Carns Date: 4/23/25

Applicant Signature: _____ Date: _____

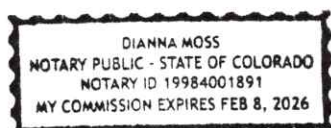
STATE OF COLORADO)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me this 23rd day of April, 2025.

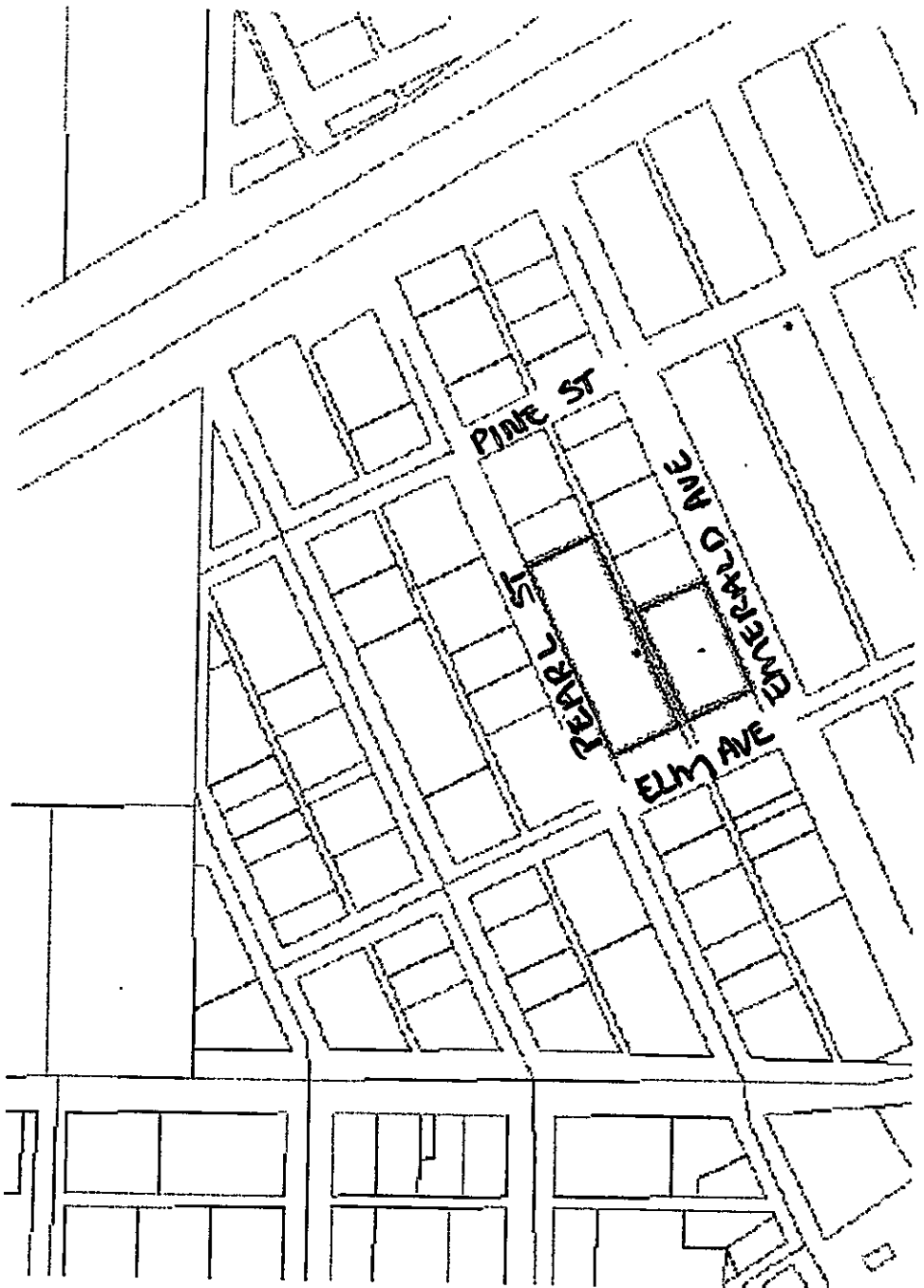
By Mark Carns

My commission expires: 2-8-2026

Witness my hand and official seal.



Dianna Moss
Notary Public





PLANNING AND ZONING DEPARTMENT
304 E. CENTRAL AVENUE, WIGGINS, CO 80654 970-483-6161
diana.evans@wigginsco.gov townofwiggins.colorado.gov

STAFF SUMMARY

PLANNING/ZONING COMMISSIONERS MEETING
OCTOBER 7, 2025

BOT MEETING
OCTOBER 22, 2025

DATE: 10-01-25

TOPIC: Mark Carns; Cottages at Aspen Grove

STAFF MEMBER RESPONSIBLE: Diana Evans, Planning & Zoning Administrator

BACKGROUND:

Mark Carns owns approximately 26 lots. The legal description of his property is: Lots 9-34, inclusive, Block 19, the original Town of Corona, Colorado, according to the recorded plat thereof, Morgan County, Colorado. The approximate location of the property is North side of Elm Avenue, East side of Pearl Street, West side of Emerald Street, Wiggins, CO.

The property is zoned R2, multi-family. Mr. Carns is requesting that the property be rezoned to Planned Development (PD) and has submitted a Final PD Plan to allow 26 single family dwellings and related uses.

SUMMARY:

Mr. Carns has met with the Planning Department several times in the past years trying to get this development off the ground. We believe now is the right time to proceed.

The purpose of PD zoning is to encourage innovations in residential, commercial, industrial and recreational development by allowing for mixed land uses, variations in development densities and variety in the type, design and layout of buildings in a manner not allowed under traditional zoning. PD zoning is being proposed for the Cottages at Aspen Grove because the development does not conform to the requirements of traditional R-2 zoning, including:

- **Setbacks:** The side setbacks in the R-2 district are 7feet, the PD Plan proposes side setbacks of 4-6 feet.
- **Lot area:** The minimum lot area in the R-2 district is 8,750 feet, but the PD Plan proposes lots that are 3,125 square feet.
- **Minimum lot width:** The minimum lot width in the R-2 district is 70 feet, but the PD Plan proposes lots that are only 25 feet wide.
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- **Minimum dwelling space:** The minimum dwelling space in the R-2 district is 864 square feet, but the cottages will only be 500-800 square feet.

Our recently adopted Comprehensive Plan does specifically speak to the fact that Wiggins needs to provide more affordable homes for its community.

- "Data from the Community Assessment and input from residents and stakeholders indicate that the Town needs to work on improving...affordability and availability of housing options."
- *Comp Plan pg. 40* "...young adults just starting out, families with children and single person households are having the most trouble in finding suitable and affordable housing in Wiggins."
- "Over a third of respondents also noted that older adults were having trouble in securing affordable housing."
- *Comp Plan Pg. 41*, "The Town will encourage the construction of a mix of housing unit types and sizes to meet the needs of residents of different incomes, ages and household types"
- *Comp Plan Pg. 42*, "As part of updates to its Land Use Code and other regulations, the Town should remove unintended barriers to the development of affordable and workforce housing."

The Town of Wiggins recognizes that our Land Development Code is outdated and may not encourage affordable housing. Therefore, we have applied for a grant to help fund an update to our Land Development Code and have committed to 10 affordable units within the next two years. Colorado State Proposition 123 encourages local governments to address the housing crisis by increasing the supply of affordable housing. Currently, Mr. Carns' development is our best option to attain that.

The Cottages at Aspen Grove will be constructed on-site. Homes will be on a foundation, and approximately 500-600 square feet. There will be a 10x12 xeriscape lawn area with one tree per home and two car off-street parking for each home.

FISCAL IMPACT:

The Town of Wiggins' future budgets will be significantly impacted by this development. Mr. Carns will be purchasing 25 water/sewer taps to equal approximately \$1,215,000.00. These funds will boost our reserve for water/sewer associated purchases. 26 more households to shop local would be a great boost to Wiggins businesses.

APPLICABILITY TO TOWN OBJECTIVES AND GOALS TO PROVIDE SERVICES:

Townpeople have stated through surveys, questionnaires, and conversations that affordable housing is necessary. Wiggins' home prices are the highest in Morgan County, with the average being \$500,000.00. The average home price in Brush is about \$315,000.00 and Fort Morgan rings in at about \$345,000.00. We need to provide options for citizens who cannot afford to buy a large home, and don't need one. These will be great options for Seniors and Teachers- two of Mr. Carns' specific audience targets.

OPTIONS AVAILABLE TO THE BOARD:

- The Planning Commission may approve the resolution staff has provided for their consideration.



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- The Planning Commission may disapprove the resolution and direct the Town Attorney to prepare a resolution of disapproval for consideration at the Planning Commission's next meeting.

WIGGINS PLANNING AND ZONING COMMISSION

RESOLUTION NO. 02-2025

A RESOLUTION RECOMMENDING APPROVAL OF A REZONING AND A FINAL PD PLAN FOR THE COTTAGES AT ASPEN GROVE

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Wiggins a request for approval of a Final PD Plan for the Cottages at Aspen Grove development, which such property is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, there has also been submitted to the Planning and Zoning Commission a request for rezoning of the Property from Residential (R-2) to Planned Development (PD) for single-family residential and related uses as set forth in the Final PD Plan; and

WHEREAS, all materials related to the proposed rezoning and Final PD Plan have been reviewed by Town Staff and found with conditions to be in compliance with Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the rezoning request and Final PD Plan are consistent with the Town's plan for the area, that the applicant has demonstrated that the proposed rezoning and Final PD Plan meet the applicable criteria of the Town of Wiggins Land Development Code and related Town ordinances, regulations, and policies and that the application should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF WIGGINS, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of a proposed Final PD Plan for the property known as the Cottages at Aspen Grove development, which such property is legally described on Exhibit A (the "Property").

Section 2. The Planning and Zoning Commission hereby recommends approval of a rezoning for the Property from Residential (R-2) to Planned Development (PD) for single-family residential and related uses, subject to and in accordance with the Final PD Plan.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT A
COTTAGES AT ASPEN GROVE
LEGAL DESCRIPTION

Lots 9-34, inclusive, Block 19, the original Town of Corona, Colorado, according to the recorded plat thereof, Morgan County, Colorado