

Jamestown, Colorado Comprehensive Plan_ ~~1981~~2016

Introduction

The ~~Jamestown Comprehensive Plan is plan~~ is an official public document adopted by the Town of Jamestown Board of Trustees as a formal definition of the Town's aspirations for its future. It sets forth policies and programs in order to guide the physical development of the community. ~~Basically, T~~his plan describes the way Jamestown wants to develop as it grows and recommends guidelines in order to achieve the desired results.

This plan is comprehensive in that it takes a broad look at a wide range of ~~problems-issues~~ that exist in the community and that should be considered as the Town evolves. ~~It has arranged these problems into a rational order for use by the Town's residents in the future.~~

This plan is general in that it does not indicate specific location or detailed regulations. However, it does provide recommendations for the development of regulations if it is determined necessary by the community.

The plan is also long range because it attempts to look beyond the foreground of current issues to the possibilities of the future.

It should be noted that even the most soundly based plan has a limited life span. As time, technologies, and philosophies change, the plan should be revised to reflect the changing situation.

~~The comprehensive plan contains the three sections of special importance to the Town: base information, the land use study, and the section on guiding future growth. The first two sections were printed in separate documents entitled "The Jamestown Planning Study" and the "Jamestown Land Use Study" and are contained in the appendix of this study. The section on guiding future growth is contained in the main body of this report.~~

The Need for a Comprehensive Plan

To become a more resilient community in the face of adversities – whether natural or man-made – Jamestown intends to build a stronger and more flexible physical and social infrastructure that can better adapt, evolve, and thrive through the inevitable changes that may occur.

~~In a community survey conducted in the fall of 1978, it was shown that most of the present population has. Many residents have~~ been attracted to Jamestown ~~by due to~~ its environmental assets, its small size, and because it is isolated but within easy reach of Boulder, Longmont, and Denver. ~~Jamestown also sits on the edge of the Colorado Mineral Belt. There is a good possibility that rich deposits of base minerals will be found in the area. The impact to the social and physical environment of Jamestown caused by a large mineral development cannot be overestimated. The Town also has limited jurisdiction of these operations because they will probably develop on federal land. In respect to land use and development, to ensure Jamestown the ability to guide its own future; make decisions about land use and growth; and have influence on what occurs on land within close proximity to the Town, a comprehensive plan is the State and County recognized tool to do so.~~

~~Regardless of the eventuality of mining impact, a comprehensive plan is needed. Because of the~~ The potential for growth in the region – including Jamestown – continues due to the high population and economic growth of the Front Range, ~~the potential for growth in Jamestown becomes increasingly great.~~ This pressure is significant due to several factors:

- County development policies in the mountains have essentially stopped further subdivision with the exception of those subdivisions already platted. This has made platted lots within town more desirable due to the general scarcity of mountain lots.
- ~~There exists substantial v~~Significant vacant land remains within the town limits. ~~, 92 acres or 290 sixty-four vacant~~ platted lots and mining claims. (totaling approximately 121 acres) exist.¹ which have the potential for further subdivision.
- ~~The lack of Town land use policies currently allows the possibility of the development of high or medium density condominiums or apartments which would use the available land more intensely.~~
- Jamestown is a very desirable place to live due to the growing trend of people moving to small towns ~~having that tend to have~~ cleaner air, a community atmosphere, and recreation opportunities.
- Jamestown's close proximity to the City of Boulder where the cost of living continues to rise.

With the pending growth pressure, the Town acknowledges that development in Jamestown is constrained - specifically due to the terrain. Steep slopes, floodplains, and other natural hazards exist. These aspects pose difficulties in ensuring safety of lives and property. The rugged terrain also creates hurdles for the installation and maintenance of roads, water infrastructure, waste water treatment, and utilities as well as for providing services to the community. These aspects of the community should be considered along with the overall community vision as time moves forward.

¹ Boulder County Geographic Information Systems and conveyed in the 2015 Land Use and Housing Study. Jamestown, Colorado Comprehensive Plan 19812017

~~Depending on one's point of view, Jamestown has been either blessed or cursed by a rugged terrain and an abundance of precious minerals. The opening of mining operations in the area is imminent simply because the town is in a mining district. This is bound to have a significant impact on the town. Flood plains, steep slopes, water and sewerage problems also impose a series of constraints on the town.~~

The Need for an Update to the 1981 Comprehensive Plan

Jamestown's original comprehensive plan was adopted in 1981. Over the decades, it served the Town adequately. However, changes in events, technology, philosophies, and land use tools, as well as changes in residents' opinions on the vision for Jamestown, has led to the need for the first update to the 1981 version.

A major catalyst for the 2016 update to the Jamestown Comprehensive Plan was the flood event of 2013. The flood resulted in loss of life and property, and powerfully impacted and altered the terrain of the natural environment and the watersheds across the Front Range of Colorado. A large percentage of the community's homes, roads and water distribution system were destroyed. The greater Jamestown area also suffered significant housing damage and roads were severely impacted and completely destroyed in several critical areas.

The flood resulted in impacts to land use, natural systems, utilities and, initially, the availability of housing for those displaced by the flood. These impacts also affected the Town budget through increased costs to Town systems and a decrease in revenue. To recover from the impacts, a community discussion began on what the identity of the community is, what the vision should be, and where appropriate areas for development might be.

The Planning Process

Planning ~~Various planning efforts have been underway~~ were conducted in Jamestown in terms of recovery from the 2013 flood event. These studies were consolidated to inform this update of the comprehensive plan. These studies include the:

- **Jamestown Area Long Term Recovery Plan (2016)** – The Jamestown Area Long Term Recovery Plan is intended to guide the Town government and community in its rebuilding as well as enhance certain aspects of the greater Jamestown area community to both mitigate the impacts of, and become more resilient to, future disruptive events. The themes of the plan are based on nine guiding principles identified by the community. They include: a healthy local government and civic culture; safe community; supportive community services; getting around town; living with nature; land use and housing; and vibrant communities.

The plan was prepared between September 2014 and April 2015. The planning process for the Jamestown Area Long Term Recovery Plan included several community meetings, work sessions with six Community Planning Groups. An

Implementation Plan Group was formed to ensure that the concepts and actions of the plan become a reality.

- **The Jamestown Hazard Investigation and Risk Assessment (HIRA):** The 2015 HIRA was developed to better identify and assess a variety of hazards that the community may face due to its physical setting. The report also provided recommendations that the Town should consider to better mitigate the impacts of the identified hazards. The process included public review of the findings and included an advisory team made up of community members.
- **The 2015 Land Use and Housing Study:** A companion to the 2015 HIRA, the 2015 Land Use and Housing Study analyzed the housing and land use opportunities for the community based on the information provided in the HIRA. It identifies the parcels within town limits that are more promising for development and conveys issues that the Town should consider before reviewing development proposals in and around town limits. The report also contains a housing survey that gauges the community's attitude toward future development. The process included an advisory team, community housing survey, community meetings, and updates to the Board of Trustees.

During the time preparing these materials, the community became aware that this work can be leveraged to assist in the update to the comprehensive plan as it was for the 1981 plan,

~~for the past 2-1/2 years in order to produce a plan with an unusually high level of community involvement. Efforts started during the summer of 1978 when Mark Murphy of the Center for Community Development and Design at the University of Colorado was contacted by the Town's Board of Trustees for planning assistance. It was made clear from the beginning that the major planning resource available in the town would be its people.~~

~~The scope of this project is wide. The proposal was for a thorough and comprehensive planning process involving community education as an integral part of the development of the plan. Other goals were to develop the planning competence of the Commission and to prepare the planning students for better professional practice. At the end of this process, Jamestown will have a comprehensive plan that is bound to be effective due to the community awareness and support generated during its development.~~

~~An indication of the Town's enthusiasm has been their participation in all phases of the plan. There have been five major studies that have led to its formation. They are: a household survey, an environmental study, a base information study, a land use study, and finally the policies for future growth which are contained in this document. The first four studies are summarized below:~~

- **The Household Survey:** In the fall of 1978 a household survey was distributed to the residents of Jamestown. The survey was a product of many hours of work by residents and the student team.

Original ideas for the survey came from a "brain storming" workshop with the townspeople. Ideas were grouped according to topic and the students began the process of transforming each idea into a viable question. Every two weeks a meeting was held with interested residents in which the questions were critiqued. In addition, students sought feedback from survey methodologists, sociologists, and other outside experts. Four drafts were written before the survey reached its finished form. The survey was then distributed by the committee members.

After a two-week response period, the surveys were picked up. Of the 157 surveys distributed, 109 were returned. This represents a 69% response rate which is a very high response rate for a self-administered survey and indicates a strong interest in the issues raised. The results of the Household Survey, question by question, appear in the Appendix of this plan.

- **The Environmental Analysis:** The "Jamestown Environmental Analysis" was carried out by an environmental study group made up of town residents and Peter Patten, a staff planner and student from the University. The group met six times during the spring of 1979. Environmental factors of importance to Jamestown were identified, mapped and analyzed. The citizens' values as to the importance of each environmental factor were determined. A composite map of each environmental factor was constructed using an overlay process. The valuable information generated from this study guided further development of the Comprehensive Plan.
- **The Base Information Study:** After the groundwork was laid through the Household Survey and the Environmental Analysis, the Base Information Study was done. (This planning study was the first phase in the formal development of the plan). The study compiled and explored the planning issues identified through town meetings and the survey and presented a range of alternatives available to Jamestown citizens. This study is located in the Appendix of this document. The Planning Study serves as the basis for policy decisions made.
- **The Land Use Study:** The next major step in formalizing the Comprehensive Plan was completed during the Land Use Study. This study examined the many possible ways Jamestown could develop in the future. Several scenarios of the future were generated. Each scenario was based on a different combination of utility, environmental and land use policies. The ultimate goal was to give the Planning Commission an indication of what results could be expected if alternative policies were adopted.

Who Was Involved

~~It was always the intent of this process to provide an opportunity for input from every resident of Jamestown. The Household Survey went a long way in achieving that goal. There were also numerous public meetings, (seven altogether), held to keep the public informed and to solicit more comments. This study was very much influenced by the Jamestown Planning Commission which met every two weeks in the fall, winter, and spring of the past 2 1/2 years to work with the students. Together they have researched the various issues and growth alternatives involved in this study.~~