

Appendix 2

1981 Comprehensive Plan Background

1981 Comprehensive Plan Development Process

Between 1978 and 1981, there were five major studies that led to the formation of the *1981 Jamestown Comprehensive Plan*. 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 the *1981 Jamestown Comprehensive 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 the 1981 plan document. The Planning Study serves as the basis for policy decisions made.

The Land Use Study: The next major step in formalizing the *1981 Jamestown 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 the 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. The 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 the study.

Re-evaluation and Revision of the Comprehensive Plan

The third stage of the planning process is the review and updating the comprehensive plan. The ongoing evaluation of the plan encourages flexibility and maintains consistency with community concerns. When reviewing the effectiveness of the plan, questions should be asked such as:

- Is the community moving in the direction determined in the comprehensive plan?
- Do new studies indicate that parts of the comprehensive plan need to be updated or new sections added?
- Are the implementation tools effective in carrying out the comprehensive plan policies?

Intergovernmental Planning

Jamestown should continue to work closely with Boulder County in any review or updating process of the plan. A greater degree of contact and coordination should be developed between these and other relevant government entities. It is advantageous for Jamestown to become more aware of, and take a larger role in decisions concerning development external to its municipal borders. The policies in the Jamestown Comprehensive Plan were developed with careful consideration of the Boulder County Comprehensive Plan. This coordination will result in more efficient use of services, consistency of development policies, and an overall integrated planning effort. The development of this intergovernmental relationship is necessary in order to provide a healthy mountain environment.