

External Factors

Future development on the land surrounding Jamestown has the potential to affect the town in many direct and indirect ways. Mining is an example of an outside development which could have impact on the town even though the mine is not located within the town boundaries. Air and noise pollution, increased traffic, and damage to visual features are some of the impacts which could result from outside mining activity. Jamestown is particularly vulnerable to these types of external impacts because of ~~its being located in a mining district~~ the long history with mining in the area.

By establishing a review process and a set of criteria to study the positive and negative impacts of development, Jamestown would have the opportunity to protect its small town atmosphere and mountain setting. This type of cooperative review process among ~~the Boulder~~ County, Roosevelt National Forest, and Jamestown would be a systematic way to keep all three parties aware of potential developments.

Residents ~~have also expressed a desire to influence outside development especially mining activity (October Town Meeting 1979).~~ They would also like to protect and preserve National Forest land. Development outside the town boundaries would have impacts on Jamestown. These impacts include:

- Fiscal impacts (costs, incurred due to wear and tear on roads, new housing needs)
- Air and noise pollution
- Possible damage to visual features
- Disturbance to recreation areas used by town residents
- Impacts on physical structures
- Impacts due to increased transportation
- Impacts due to the possibility of increased population growth

Because of these potential impacts, Jamestown should be involved with the Forest Service and Boulder County in determining the positive and negative impacts on the town before approving development even though these areas are not directly under the town's jurisdiction.

Jamestown has an Intergovernmental Agreement with Boulder County for the purpose of planning and regulating the development of land in the Jamestown vicinity. Through the IGA, the County agrees to preserve, to the extent legally possible, the "non-urban" character of the land surrounding Jamestown and discourage new concentrations of residential, commercial, or industrial land outside the Jamestown service area. In addition, the County agrees to refer to the Town, for comment, all development proposals within three miles of the town limits and give serious considerations to Town concerns. In the IGA, no annexations to the Town are to be considered without an amendment to the Jamestown and County Comprehensive Plans.

The County Comprehensive Plan also adopts the special interest areas note for protection in the Jamestown Comprehensive Plan. The current Boulder County Comprehensive Town includes the 1981 Jamestown Comprehensive Plan with the policies and land Use map being adopted and other portions of the plan recognized.

A Three-Mile Plan is a tool that communities can use to help influence land use and development in their vicinity. A Three-Mile Plan is a long-range plan that technically outlines a municipality's intent for annexation of, and provide services to, land within 3 miles of its boundaries. It may be a stand-alone plan or part of a comprehensive plan. Although annexation is not a high interest for Jamestown, it can be used to influence development patterns. This update to the Jamestown Comprehensive Plan creates the intention of annexation based on the adopted annexation policies found in the Land Use chapter.

External Factors Policies

1. Jamestown should ~~establish a review process~~continue to work -with Roosevelt National Forest and Boulder County for evaluating any proposed mining or new development on the land surrounding the town.
2. Jamestown should maintain its small town character while allowing for moderate growth. This should be accomplished by maintaining a workable balance between new growth and the town's financial, physical, and social capabilities to handle the impacts of new growth.

Proposed Programs

1. The review process provides a systematic coordinated system for Jamestown, Boulder County, and the National Forest Service to evaluate development. The framework for the review process should be established. Some suggested ways to do this are:
 - a. Use the Colorado State Joint Review Process
 - b. Establish a 3-way Review Board with Jamestown, the Forest Service, and the County for development matters.
 - c. Establish a separate review board with Jamestown and the County and Jamestown and the Forest Service.
 - d. Create a Mountain Communities Review Board which would include other communities in the area. The board would review any type of development which would occur on land surrounding these communities.
2. A method for coming to a decision on whether or not the development should be approved needs to be established. This will avoid the possibility of the review process being only a discussion session of Jamestown, Boulder County, and Roosevelt National Forest interests.
3. Continue to work with Boulder County on land use and development issues in the vicinity of Jamestown. Work with the County to adopt the 2017 update of the Jamestown Comprehensive Plan into the County Comprehensive Plan.