Introduction

This plan is an official public document adopted by Jamestown 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 this 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 that exist in the community. 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. 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 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

In a community survey conducted in the fall of 1978, it was shown that most of the present population has been attracted to Jamestown by 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.

Regardless of the eventuality of mining impact, a comprehensive plan is needed. Because of 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 vacant land within the town limits, 92 acres or 290 platted lots and mining claims 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 cleaner air, a community atmosphere, and recreation opportunities.

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.
Planning efforts have been underway in Jamestown 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 "brainstorming" 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 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 indicated 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.