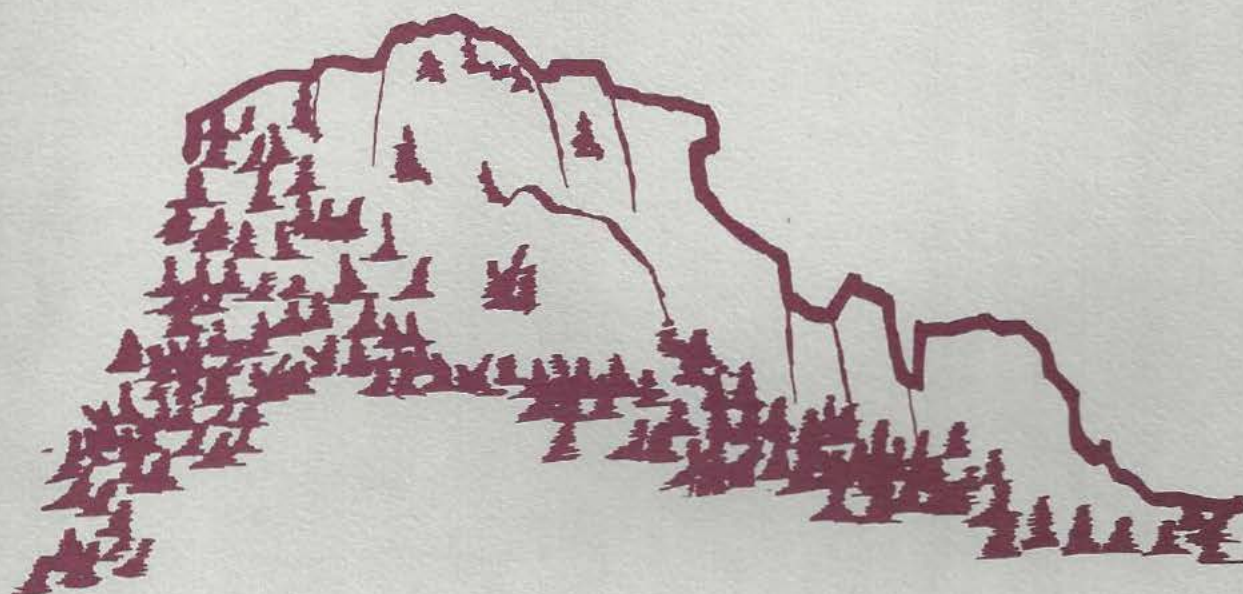


JAMESTOWN, COLORADO



COMPREHENSIVE PLAN
1981

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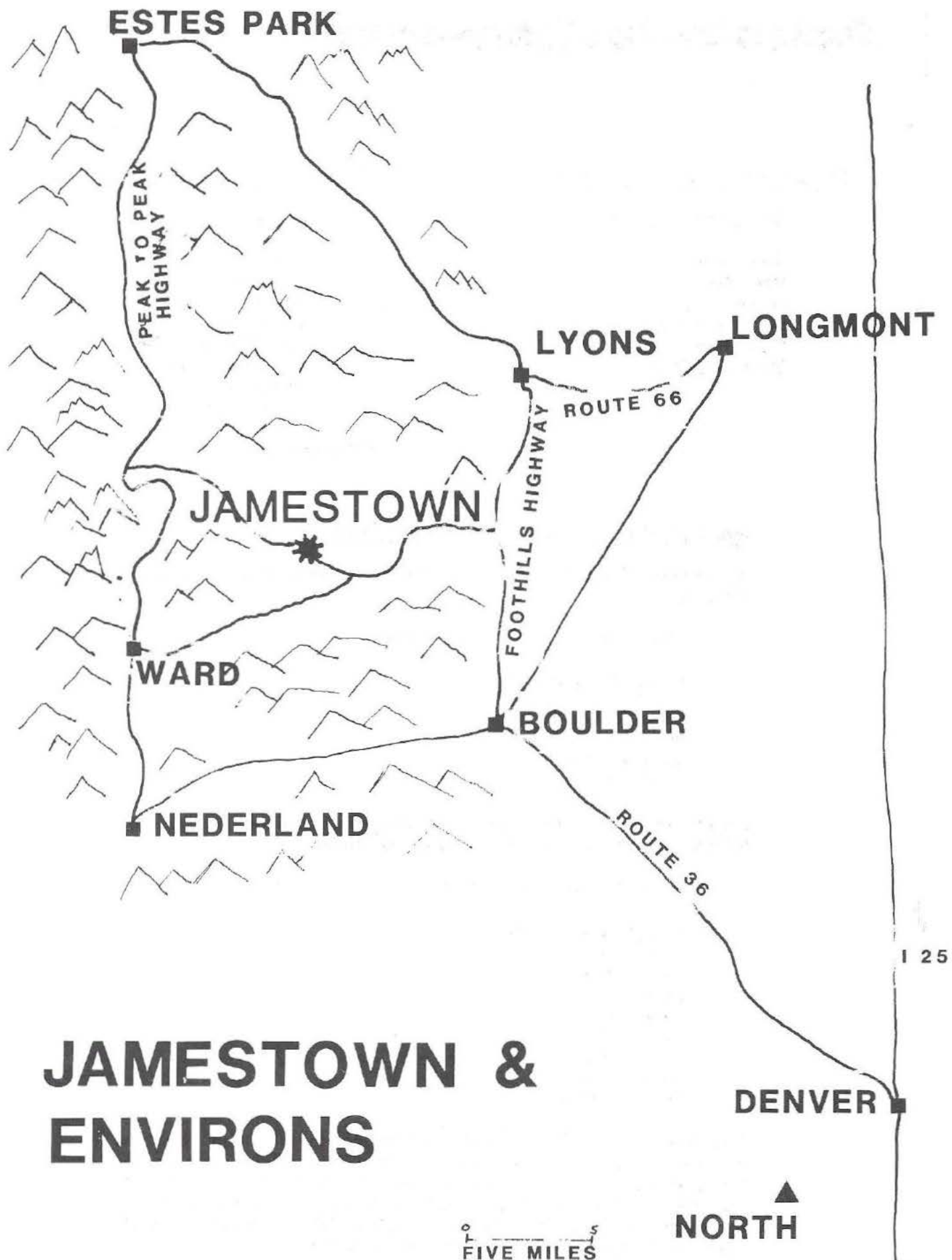
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JAMESTOWN & ENVIRONS

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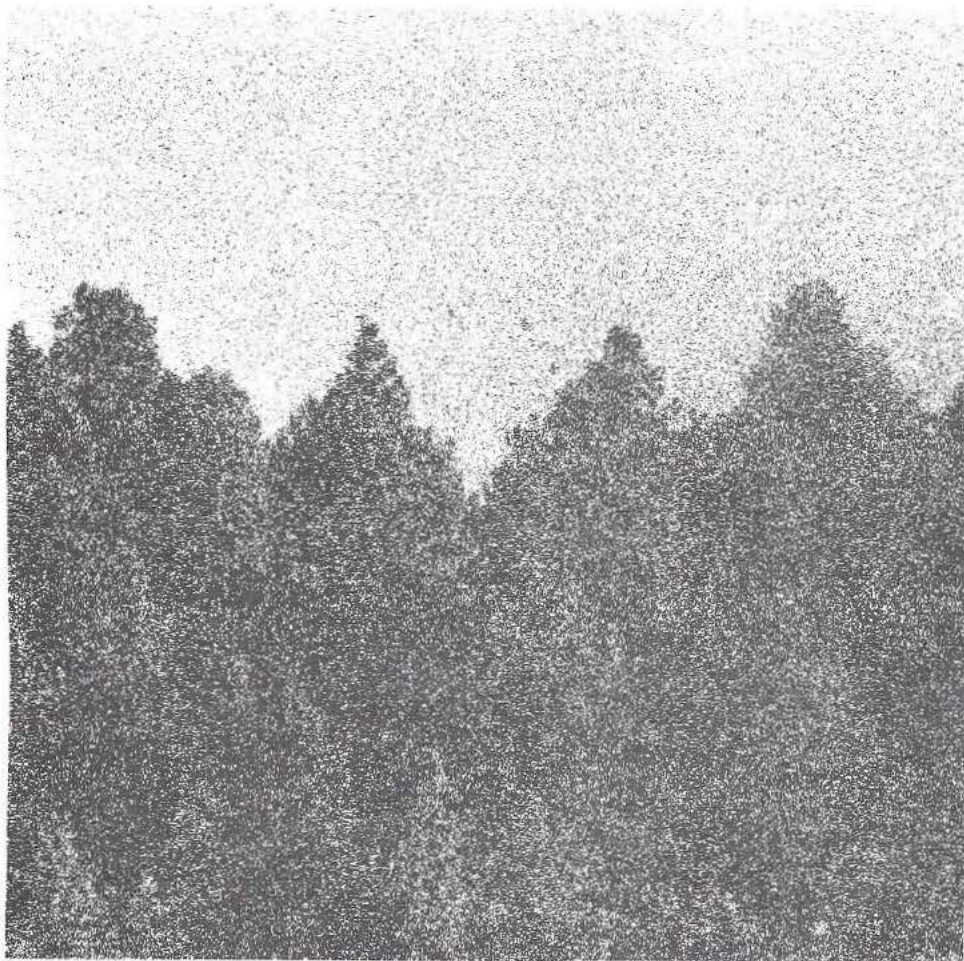
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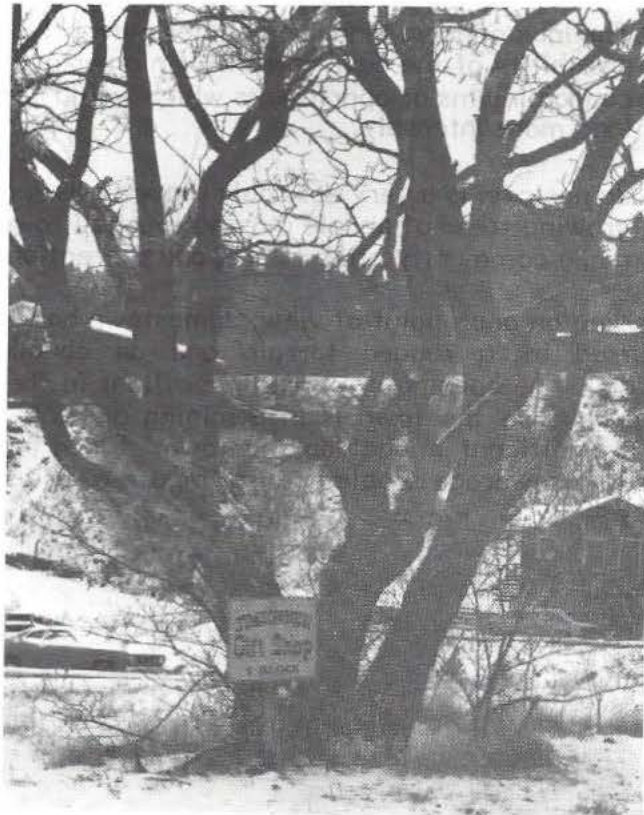
Introduction

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.

The Planning Process

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 "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 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

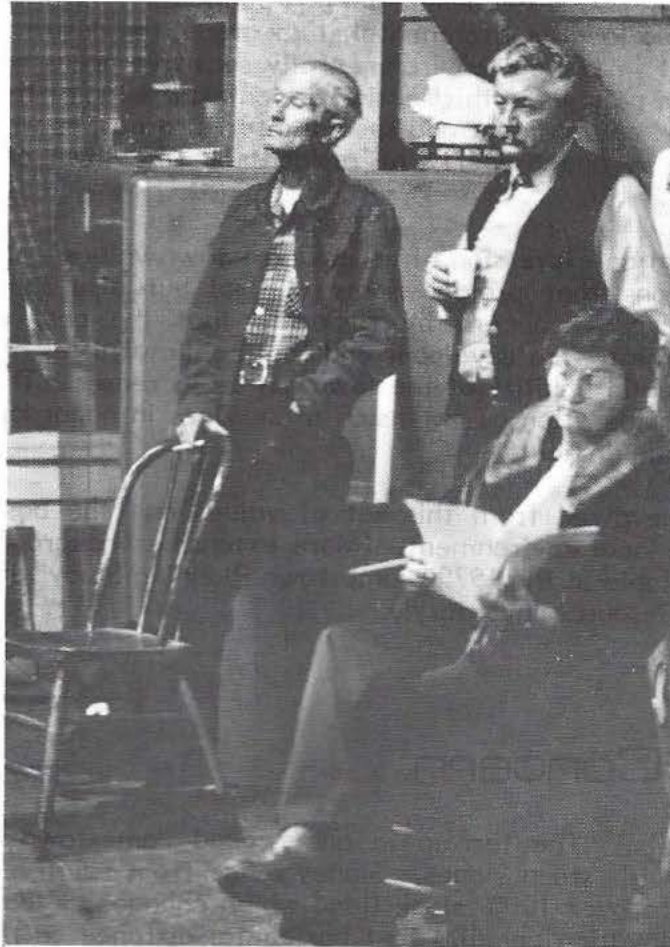
The next major step in formalizing the Comprehensive Plan was completed during the Land Use Study. This study examined the many possible ways Jamestown could develop in the future. Several scenarios of the future were generated. Each scenario was based on a different combination of utility, environmental 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.

Policies

Policies



Introduction

The issues raised in this document are not new - most of them came directly from the Household Survey or one of the town meetings. These issues have been refined into the policies that follow. The policies may seem too simple or broad to some, but they are based on very specific discussion over many months.

The policies are recommendations to the Town Board for a systematic course of action that should be taken to guide the development of the town. In order to avoid the over taxation of services or the social disruption of the community due to a rapid increase of population the policies should be followed consistently. Also included are suggested programs. These should be carried out because they help implement the policies.

Environment

The natural environment is a major determinant of the quality of life of Jamestown. The terrain, climate, and geology of the area can be rugged and challenging. The importance of preserving and respecting the unique mountain environment has been recognized by Jamestown residents. In the Household Survey, public meetings, and through the work of a local environmental study group, the desire to control development in certain environmentally sensitive areas has been expressed. The policies in this section are an expression of this desire to protect the environment and special interest areas, as well as the health, safety, and property of residents in the town and surrounding area.

The policies are also an expression of other Jamestown values - the desire for regulations that provide some control but also some flexibility. There is a concern by residents that the cost of development be borne by the developer and that public utilities and service costs and public liability of the town not be increased. This is an important consideration as extension of services in hazardous areas is expensive and difficult.

The policies have evolved from this set of values and the basic information on the local environment. (More extensive background information is available in the 1979 "Jamestown Planning Study" and the "1978 Natural Resource Inventory").

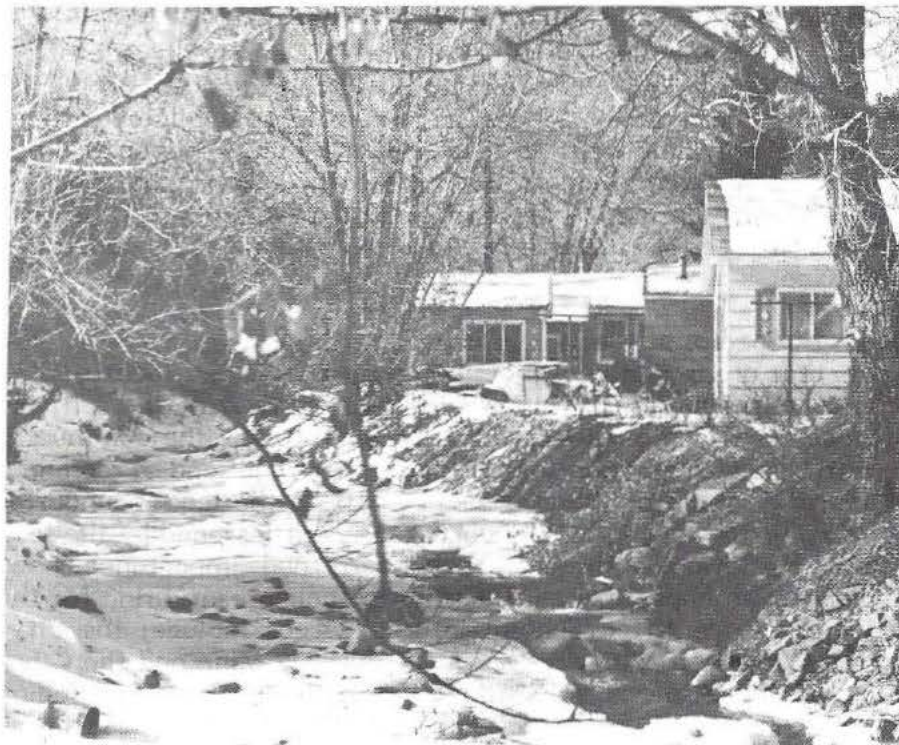
Areas of Concern

- I. Slopes and soils: The terrain in and around Jamestown is mountainous with steep slopes. Slopes range from relatively level ground to over 100% slope (land which changes at least 100 feet in elevation per 100 feet horizontal distance on the ground). Engineering technology is now available to develop safely on slopes of up to 50%. However, such engineering and mitigation of hazardous conditions can be very costly. Slopes and their soils can produce severe problems for development and the town itself. Septic system runoff may be difficult to control, erosion tendencies may increase and slope failure is possible. Provision of water services and other utilities is difficult and costly on steep slopes. Extensive grading, cutting, and filling are common in steep hillside development which causes further erosion problems and destruction of the natural beauty of hillsides and view.



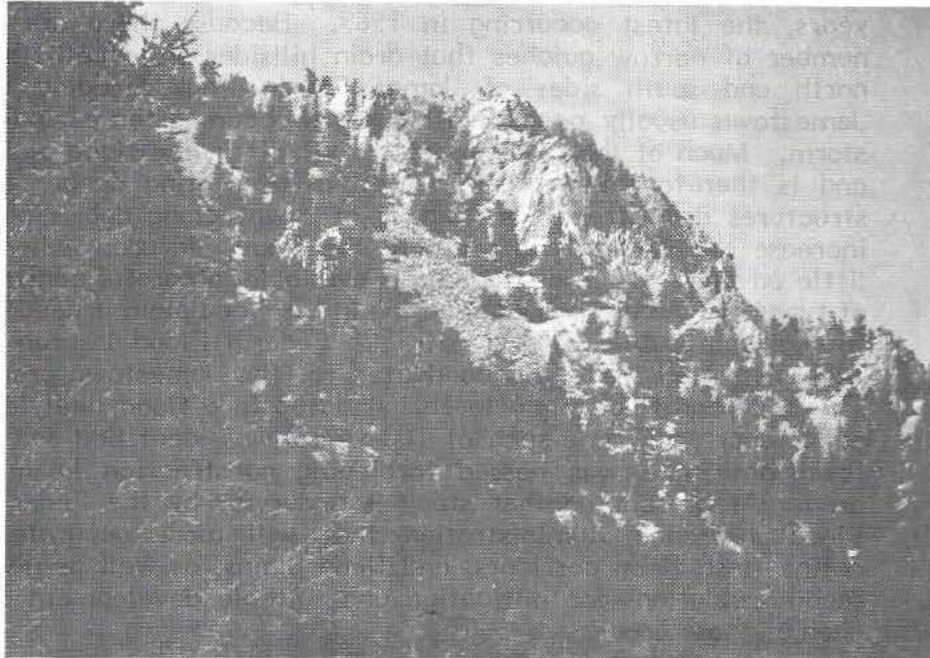
2. Rockfall: Rockfall in general is not a severe constraint within Jamestown. The naturally recurring rockfall on Porphyry Mountain is remote enough that it doesn't present a hazard to present or probable future development. Rockfall near the southeast section of town along the road coming up from the plains presents a mild hazard to motorists especially during the spring freeze-thaw periods. Also, areas of 100% slope (or more) present potential rock fall problems and hazards should be mitigated when development below is planned.
3. Flood Hazards: Jamestown has a history of flooding, with flash flooding presenting the most serious hazard to Jamestown. Five major floods have occurred in Jamestown in the last 100 years, the latest occurring in 1969. Because there are a number of narrow gulches that drain hillsides from both the north and south sides of James Creek. Peak flooding in Jamestown usually occurs within a few hours after a single storm. Much of the town is presently built in the flood plain and is therefore in danger as well as presenting danger to structures downstream as floating or swept along debris can increase the volume and force of the flood. In areas where little advance notice of flooding is available, a careful control of types of land use and engineering in the flood plain is needed to maintain public safety. A 1978 Federal Flood Insurance Administration study was conducted for the Jamestown area. The 100-year flood plain (area inundated in a flood likely to occur once in a time span of 100 years) was identified and a town ordinance was passed forbidding construction in this area. At present another study is underway by the Federal Flood Insurance Administration that will more accurately define flash flood corridors, and flood plains, as well as give recommendations for mitigation and suitable development in each of these areas.

Following Federal Flood Insurance guidelines is vital for obtaining federal or private lender/bank funds for most private development and town improvements.



4. Alluvial Soils:

Alluvial soils or alluvial debris fans exist where gulches drain into the stream flowing through the valley floor where Jamestown is located. Water flows quickly through these very permeable soils. This quality of the soil is troublesome for building foundations and controlling septic runoff, especially since they are usually adjacent to streams where contamination and pollution can easily occur. Mitigation of the hazard is possible, although the soils are usually located on flood plains and mitigations for flooding is of overriding concern.



5. Wildfire Hazards:

Most of Jamestown and vicinity fall into a severe wildfire hazard area. These areas have potential for difficult-to-contain, rapidly spreading crown fires. Density of vegetation, population, and steepness of slopes (winds and access problems) increase the hazards. There are a number of public education, and preventive/mitigation measures possible. This hazard has other significant impacts on Jamestown because the cost of homeownership is high due to fire insurance rates and the cost of public roads/utilities is high for necessary access and water service.

6. Areas of Special Interests:

Certain areas in the Jamestown area have been identified as important to preserve in their present or natural state. These places are scenic visual resources, and provide the community with an appreciation of its local heritage and a common identity. Some of these areas are outside the legal boundaries of Jamestown, but their importance is not lessened by the lack of jurisdiction. By stating concern and importance now, Jamestown hopes to be influential in their preservation for the future. Identified Special Interest Areas include: the city-owned cemetery; privately owned Blue Jay Mine and the Glory Hole; three areas in Roosevelt National Forest including Porphyry Mountain, Owen's Flats, Gillespie Meadow; and the Little and Big James Creeks.

Environmental Policies

General

1. The natural environment is a crucial factor in determining land use in Jamestown because of its isolated, fragile mountain location. Controls on types of use and mitigation of hazards and damage to the environment should be instituted. Controls through building permit review should allow development when safely possible with the burden of regulation and mitigation borne by the developer because of limited resources of the town.

Slope Hazard Areas

2. Jamestown should require certified engineering and administration of development in slope hazard areas to eliminate slope failures, erosion, aesthetic deterioration, and hard-to-control septic runoffs. Review of development within areas exceeding 20% slope should include soil reports, detailed site plan, professionally engineered foundation, and erosion control plan for building and road construction.

Rockfall Hazard Areas

3. Jamestown should discourage development in rockfall hazard areas, but allow development if certified mitigation of hazards by stabilizing slopes and reducing the risk of erosion and rock slides is possible. Mitigation should avoid major visual impact.

Flood Hazard Areas

4. Jamestown should require certified "flood proofing" mitigation and limits of density of development to Flood Insurance Administration (FIA) standards in the floodplain zones defined by FIA maps. Open space uses should be encouraged in the flash flood hazard area. These controls on development should limit encroachment of buildings, activities, landfills, utilities, and bridges into the channel. These controls should assure compatibility of uses in the floodplain and protect down stream settlements. FIA maps and policies presently being developed should be adopted when available.

Alluvial Soil Hazard Areas

5. Jamestown should require certified mitigation of hazards and limit on density of development in alluvial soil areas in order to keep ground water clean and at high levels, limit flood danger, and assure safe and solid building foundations in these areas of highly permeable soil.

Wildfire Hazard Areas

6. Jamestown should require certified mitigation of fire hazards for development in severe wildfire hazard areas by the Fire Protection District in order to reduce the possibility of fires and to increase the ability to fight fires once they have started. Mitigations should include adequate roads for fire equipment, fire breaks and other means.

Special Interest Areas

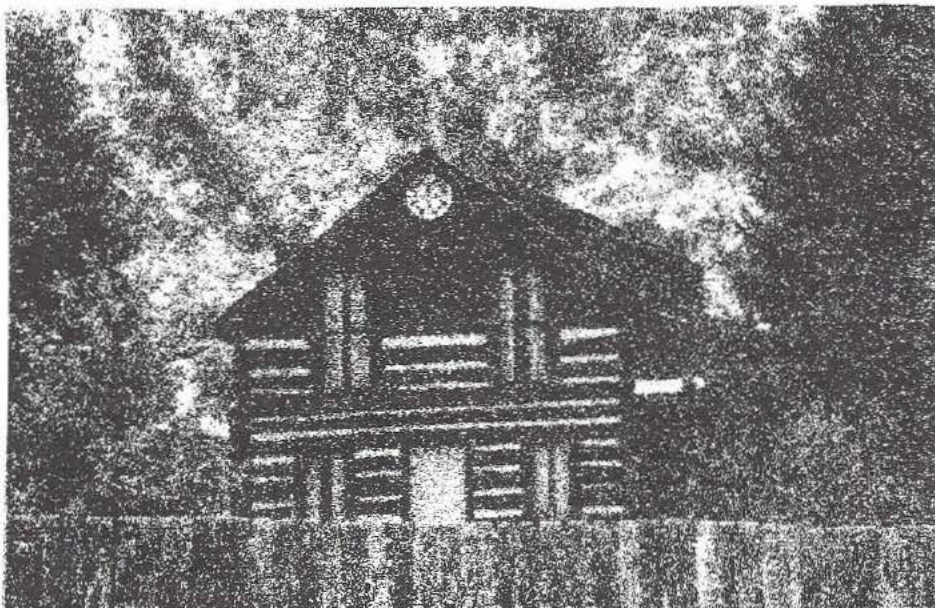
7. Jamestown recommends that special interest areas be removed from development and preserved in their natural or existing state. The town recognizes that certain natural, aesthetic, and historic features are an integral part of the small town, mountain environment and contribute to the high quality of life in Jamestown. For areas outside the town jurisdiction, Jamestown should strongly state its interest and exert pressure whenever these areas are threatened. Areas include: Gillespie Meadow, Little James and Big James Creek, the Blue Jay Mine, the Glory Hole, the Cemetery, Owen's Flats, and Porphyry Mountain.

Air and Water Quality

8. Jamestown recommends that regional and national standards for air and water quality be strictly enforced to preserve the high quality of life in Jamestown and to protect the environment.

Proposed Program

The building permit system should be expanded. The Planning Commission should inspect building sites and review building permit applications and recommend approval or disapproval based on consistency with the Comprehensive Plan. The Town Board should grant or deny all building permits.



Land Use

Land use describes the different ways the land is utilized to provide development sites and circulation for the community's needs. Land use planning tries to reconcile the needs of present and future users and to solve conflicts that potentially exist among various land uses. Planning for land use is important because the total land use pattern establishes the character or form of the town, which in turn affects sociability, privacy, and the environment. Comprehensive research and community input are basic to any meaningful land use plan.

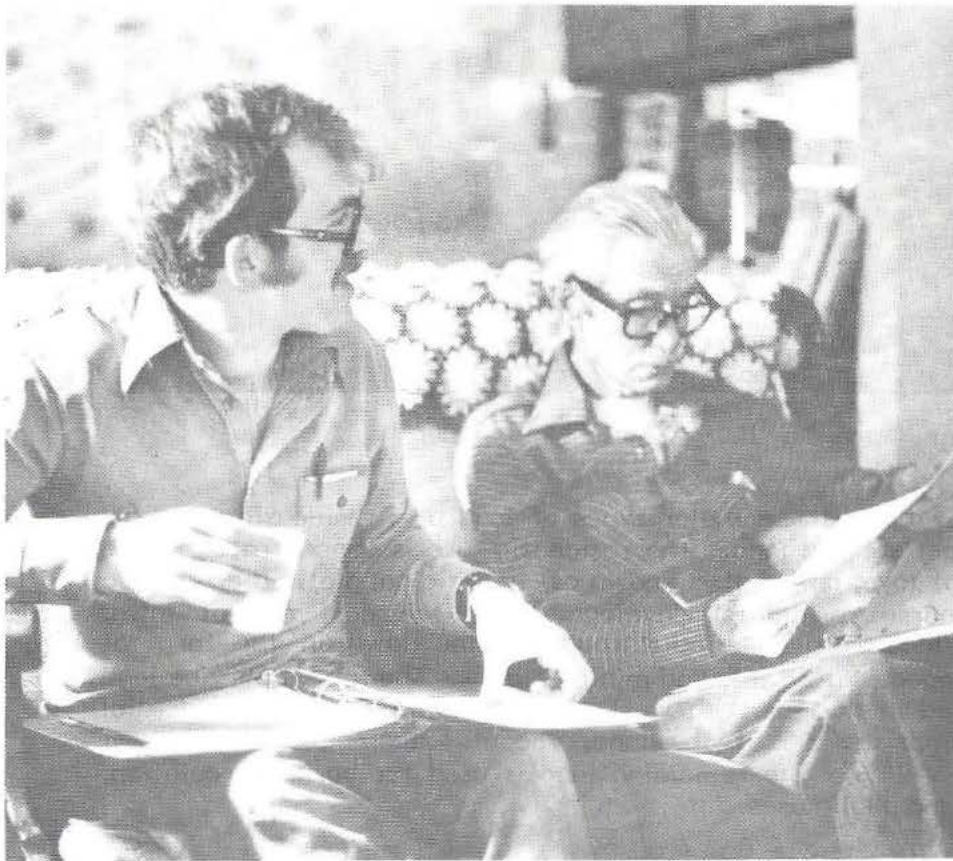


Jamestown has three major types of land use; residential, vacant, and forest service land. The residential use is concentrated in the center of town on (what is known as) the original plat. There is also some sparse residential development in the east end of town. Vacant land is distributed throughout the town in the form of undeveloped platted lots and mining claims. The Forest Service land is located in the east and west ends of town. Overall, residential uses comprise 22% of the land, vacant land - 43%, and Forest Service - 24%. The remaining land is used for parks, circulation, mixed, and public uses.

For planning purposes, the town can be divided into 3 major land areas: the central section, the area to the west, and the area to the east. The central section is predominantly residential with a significant amount of vacant land present. The residential use is almost entirely comprised of single family detached homes sited on .5-.75 acres each. There are currently approximately 95 homes in Jamestown, 90 are located in the central section. Most homes are one story and few have garages. Many homes are 1000 square feet or less. The housing pattern contributes significantly to the character of the town. Undeveloped lots constitute approximately 40% of this area. Commercial uses are located on Mill Street. Other uses or facilities in this area are the town hall, school and church.

The west end of town is 60% vacant land and 40% Forest Service land. The vacant land is entirely composed of overlapping mining claims. The Forest Service land is undeveloped and expected to remain so. The major uses in the east end of town are vacant, Forest Service, park, and cemetery. There are also a few homes located in this area. The vacant land has not been subdivided.

Jamestown has encouraged community input from the very beginning of the planning process. The various (numerous) meetings, studies, and surveys have helped the residents articulate their needs and desires. Some of the sentiments/findings on major land use issues are that, the small town character be maintained, development should be limited to the central area, development should be guided by the ability of the town to provide services, and opportunity for commercial growth should be provided. In general, Jamestown wishes to maintain its character while providing for a moderate level of growth and thus assure a pleasant, healthy, and safe environment.



The existing land use patterns are the most compatible and beneficial in terms of preserving the small town character. The large amounts of vacant land represent possible future development sites. It is critical that policies be developed to guide this development. This will ensure that future land uses will be compatible with the town's expectations. One of the most important factors in community development and planning is the citizen's desire for self-determination. Jamestown's residents are willing and capable of providing the guidance necessary to promote healthy growth.

Land Use Policies

1. Development should be orderly and parallel the ability of the town to provide adequate services. Therefore growth should be encouraged only in the Developing Area. (Area where concentration of development has already occurred. See Land Use Map.)
2. To encourage development in a priority area while minimizing its occurrence elsewhere, the subdivision of new lots should be limited to the Developing Area.
3. To insure a healthy environment, the density of development should be controlled. A subdivision ordinance should be adopted to guide further subdivision of parcels. No subdivision should occur until an ordinance is adopted. The natural and man-made systems will not be over taxed if density controls are provided.
4. One of the most important issues is preservation of the small town character. To maintain this valuable asset, development should be limited to those uses that are compatible with the existing character of the town. Uses should be limited to residential, cottage industry, and small retail trade. These uses will allow for a variety of development, supply in-town employment opportunities, and provide for an increased tax base while maintaining the town's character.



5. Where conflict occurs over legal description of lots, the individual parties should be responsible to resolve the issue. There exist recognized boundaries that are a result of the original plat and natural topography. Conflicts concerning overlapping mining claims can be remedied through the application of recognized legal rights of patented claims. Development on this land should be guided by future adopted development controls.

6. Jamestown should prohibit mining within the municipal boundaries. This includes undercutting from mines located outside the town boundaries. Mining claims should be allowed to develop as land uses which are recommended in this plan.
7. Annexation should not be approved until such time as land within the town limits is no longer adequate to provide the area for growth and until such time as the town is able to provide adequate urban services for new development. These criteria will be considered in the context of a comprehensive plan ammendment prior to approval of the annexation.

Definitions

- See Land Use Map for Locations

1. Growth Area: This land is viewed as a likely spot for development to occur.
2. Developing Area: This is where the concentration of development has occurred in the past. The boundaries of this area are defined by the existing water system. It is intended that new development take place in this area.
3. Secondary Area: This land is that which is just beyond the existing water system. This land is sparsely developed at present. Development is recommended to take place here after the Developing Area has reached a saturation point in terms of avilable lots and carrying capacity of the soil.
4. Non-Urban Area: This land lies west of the Developing Area. It is designated as an area of very little or no development. If the first two areas of develoment have reached saturation points, re-evaluation of this area might be warranted.
5. Residential: This is defined in relation to the existing housing stock and/or the desired type of development. For Jamestown this means single family or duplex development. Any more intense development, such as triplex or fourplex, will place an undue burden on the service systems and the environment.

6. Cottage Industry:

This refers to the type of production or assembling that occurs within a building whose primary use is residential. Such types are generally under the craft category (ie., leather, woodworking, etc.). The use must be compatible with its surrounding. There must be no more noise, pollution, traffic congestion, etc., than is normally associated with residential use.

7. Small Retail Trade:

The uses under this category are grocery, craft, stationary, and other types which are compatible with the towns location and character.

Proposed Programs

Implementation of land use policies will require some type of land use controls. Various methods are discussed in the implementation section of this plan. Some common ways to assure quality subdivision and new construction are minimum lot sizes and setback requirements. The following minimum lot recommendations are based on the average lot size in the developing area.

- That any new subdivision parcel in the developing area be not less than 1/3 acre.
- That any new construction on existing lots require 1/4 acre lot area.
- That subdivision be discouraged in the secondary and non-urban areas until such time that available land in the primary area is exhausted.

Setback requirements describe the placing of a dwelling on a lot in respect to adjacent dwellings and rights-of-way. This ensures adequate light, air, and carrying capacity of soil. Some examples are:

- That any new construction be located 15 feet from any existing buildings.
- That any new construction be located greater than 10 feet from public rights-of-way.

JAMESTOWN

LAND USE

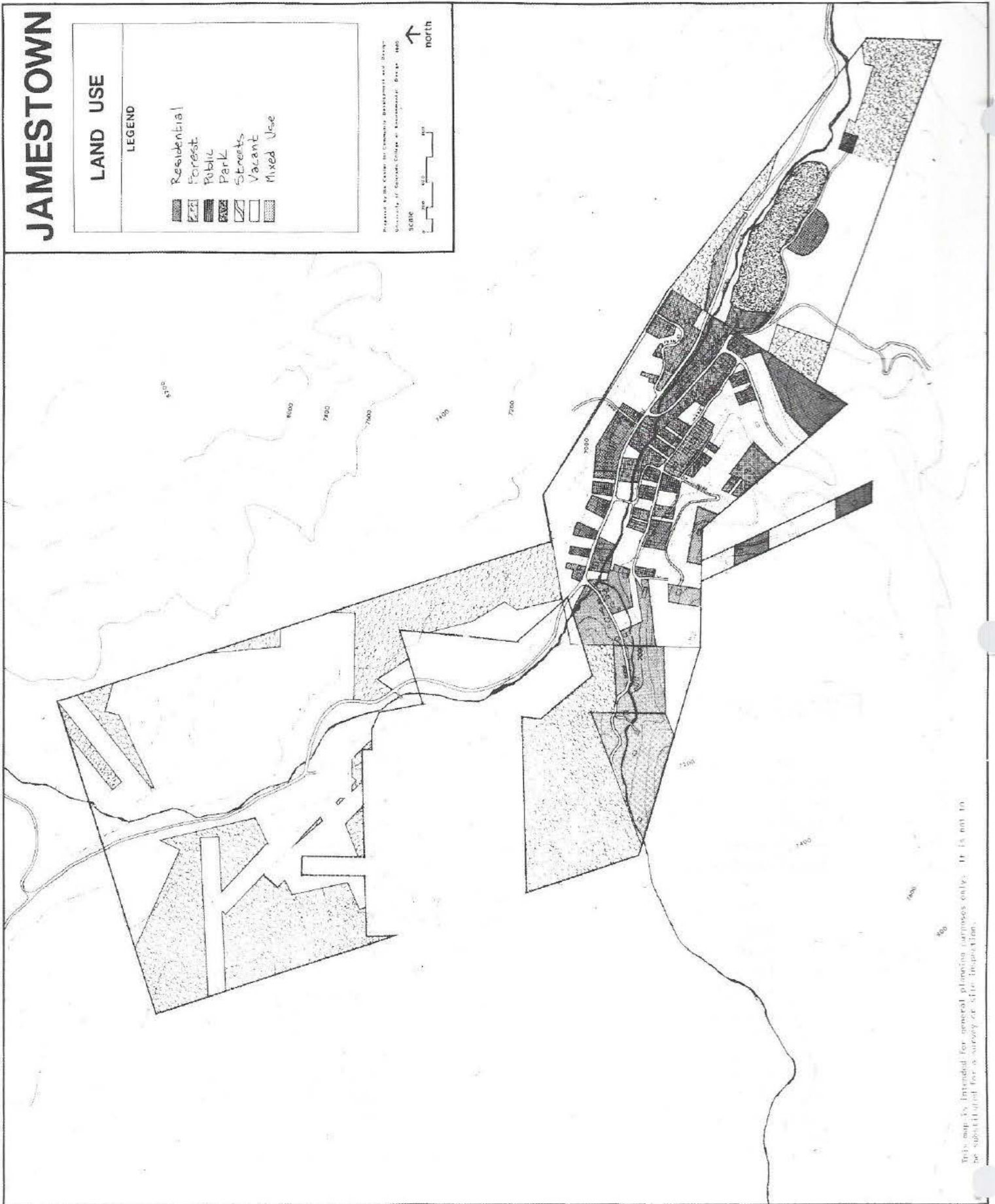
LEGEND

- Residential
- Forest
- Public
- Park
- Streets
- Vacant
- Mixed Use

Prepared by the Center for Community Development and Design
University of Southern California at Los Angeles, Orange, 1980

Scale
0 200 400 800
feet

← north



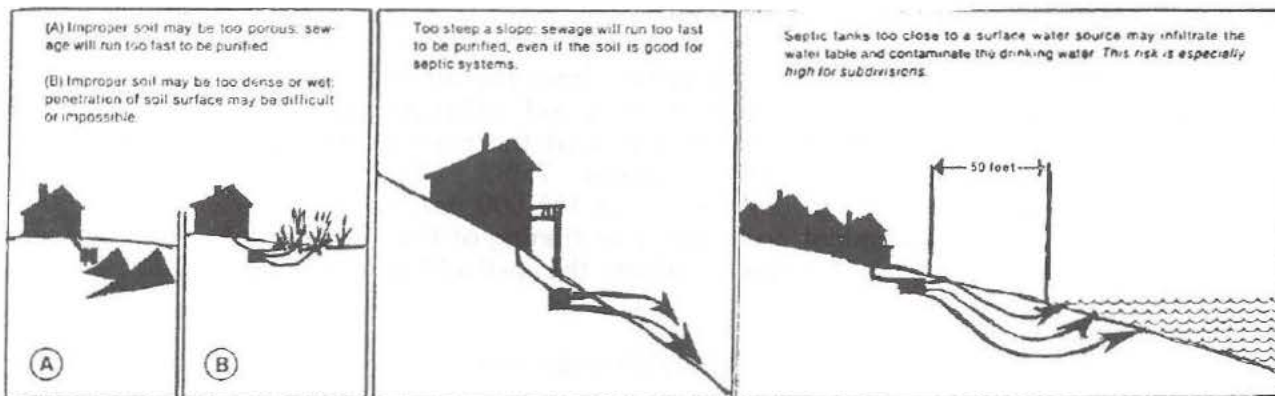
This map is intended for general planning purposes only. It is not to be submitted for a survey or site inspection.

Utilities

Sewage Disposal

Jamestown sewage is disposed of primarily by individual septic systems. The permitting process for installation is under the jurisdiction of the Boulder County Health Department as is the enforcement to correct all malfunctioning systems and the monitoring of the water supply for contamination from septic system failure. The maintenance of a system is the responsibility of the individual owner. Health hazards will be rectified by various actions of the County Health Department such as terminating the use of failing or illegal systems, discontinuing the issuance of new septic permits or mandating the construction of a community sewage disposal system.

Septic System Problems



Sewage Disposal Policy

The town should protect the quality of the town water supply and prevent other contamination resulting in health threats by cooperating with Boulder County Health Department to rectify the failure of individual septic systems and to allow installation of new septic systems only with proper registration for construction.

Proposed Programs

1. Carefully and judiciously monitor the water supply for contamination resulting from the increased density of septic systems as in-fill occurs in the established part of town per land use policy(ies).
2. Care should be exercised in permitting building in undeveloped areas "above" the town water sources. Such building could result in water supply contamination from the failure of individual septic systems. (Refer to preferred development-land use policy(ies)).



Water

The Jamestown water supply is obtained from the James Creek and underground water by means of two wells and infiltration galleries. The Main Street well produces about 25% of the town water supply while the Mesa Street well provides 75%. Both pumping continuously 24 hours per day will yield 144,000 gallons of water. However, this is dependent on proper functioning of the Mesa Street well recharge system. If it malfunctions, the well will go dry in four hours.

The legal status of the town's water rights are as follows:

1. Jamestown owns 24 shares of the Left Hand Ditch Company.
2. Adjudication of the two wells is being considered in the Water Court. (legal request for water right)
3. Adjudication of the town irrigation ditch is also underway.

The water distribution system was installed in 1958 and was financed by a 30 year general obligation bond. The capacity of the system was to be 100 taps—all of which were sold immediately. Presently, there are an estimated 102 taps in private ownership of which only 80 are hooked-up to the system and being billed. (The two extra taps "grew" out of a tap ownership transfer and may or may not be the only "new" taps since the system was installed.)

The ownership of 24 shares of Left Hand Ditch Company provides water rights sufficient for an additional 50 taps (150 total), but the present pumping system could not accommodate the demand of 50 more taps.

In 1978, the Jamestown Water Ordinance was adopted and outlines a procedure for transferring unused, privately-owned taps:

1. The town will buy back an unused tap at the owner's request for the original purchase price. (Article I, Section 2)
2. Via application by the owner to the Town Board of Trustees, a request to transfer the tap to another piece of real property may be approved if the board determines that the denial of the requested transfer would result in undue hardship to the permittee.

The total cost of installation of the service, including pipe and curb box for taps purchased under schedules a., b., and c. will be paid by the applicant for the service. Installation costs for the portion of the water service between the main and curb box, including the cost of the curb box will be paid by the town for services purchased under schedules d. and e. All service connections from the water main to the curb box including the curb box become the property of the town.

Also, Section 6 -- Installation of Service Lines

Installation of all service lines for use of water from the private property line shall be at the water user's expense, subject to inspection and approval by the Water Commissioner.

The majority of the respondents in the Fall 1978 Household Survey found the existing water system satisfactory, felt no additional money should be spent, and indicated that upgrading the system for more taps was not important, but upgrading for the existing taps was desirable. There was a significant minority (35%) who registered an interest to spend money to expand the existing system to allow for growth.

Schedule of Connection Fees or Tap Fees, Article I, Section 5

	Date Permit Issued	Connection Size		
		3/4"	1"	1-1/4"
a.	10/01/58- 10/31/58	\$25.00	\$50.00	\$75.00
b.	11/01/58- 11/30/58	\$75.00	\$100.00	\$125.00
c.	12/01/58- 2/22/72	\$150.00	\$175.00	\$200.00
d.	2/23/72- 10/02/78	\$300.00	\$350.00	\$400.00
e.	10/03/78- thereafter	\$1000.00	\$1250.00	\$1500.00

The town meeting September 1979 raised the the following issues:

1. Capacity of the present water system.
2. Quality of Little James Creek water.
3. Legal issues surrounding town water rights.
4. Using water as a method of limiting growth.

The meetings with the planning committee brought forth concern regarding the following:

1. Fiscal capability of the town to spend any money for expansion of the system until after the 1988 water bond debt is retired.
2. Transfer of privately-owned unused water taps from one real property to another.
3. Responsibility of the town to provide water for new building/development.
4. Enforcement of the water ordinance.

The results of these sources of input are incorporated in the following policy and proposed programs.

Water Policy

Jamestown should control all taps to the present water system as provided for in the town water ordinance to ensure that all persons requesting hook-up to the current water system will be treated equally under the law. The town will also be able to better monitor the location of new hook-ups, what extensions are needed to accommodate them, and determine at whose cost the extension should be made.

Proposed Programs

1. Future sales of taps should be considered pursuant to the town water ordinance and land use policy(ies).
2. After the tap capacity of the current system is realized (as specified in the 1958 engineering report), the town should re-evaluate if the system should be expanded or if new building/development should provide its own water supply. (also treatment and distribution, if appropriate)
3. The town irrigation ditch should be adjudicated.
4. Every effort should be made to identify exactly who is holding unused taps to establish a complete list of those using the existing system and those who feel they have a right to hook onto it.

JAMESTOWN

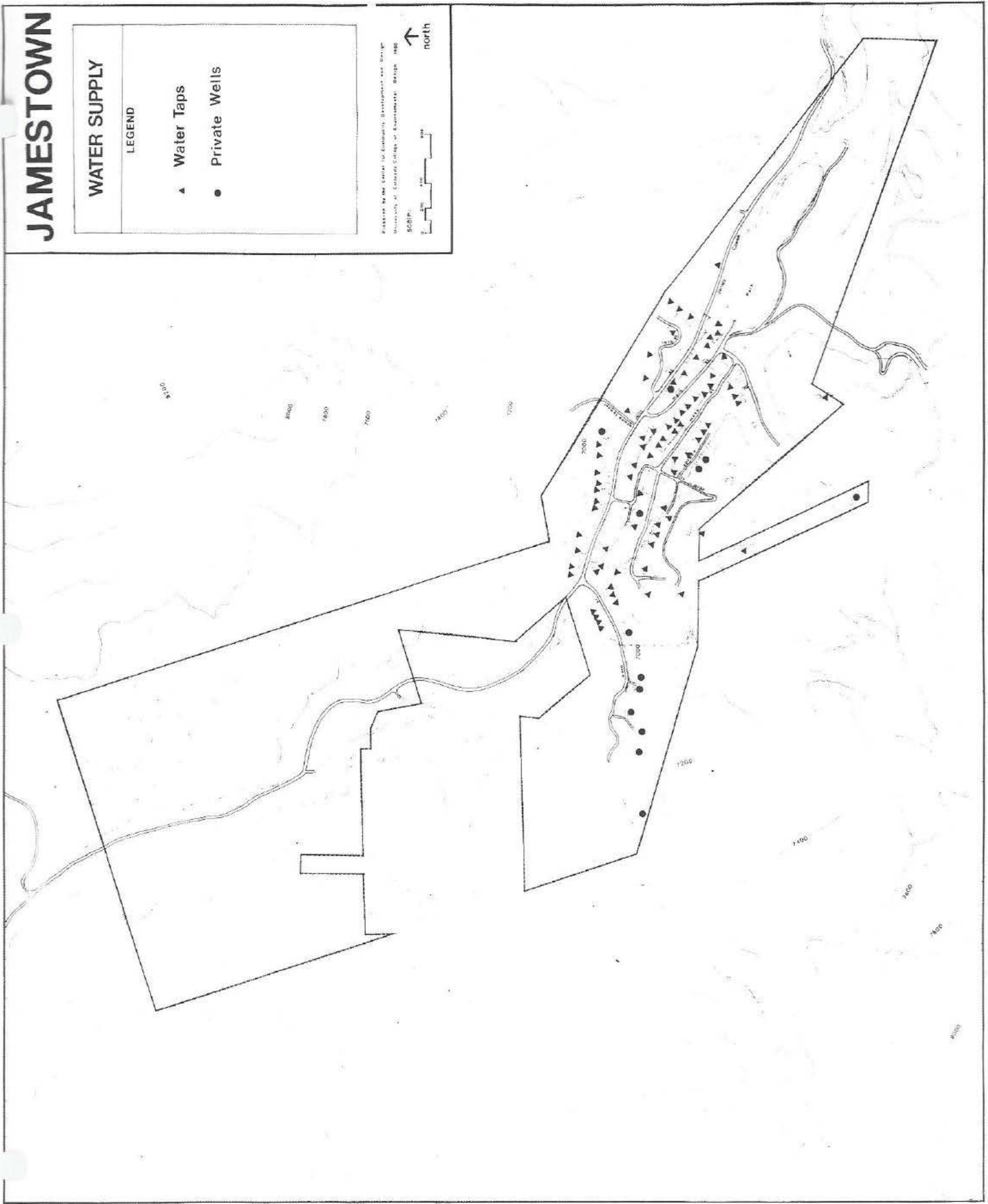
WATER SUPPLY

LEGEND

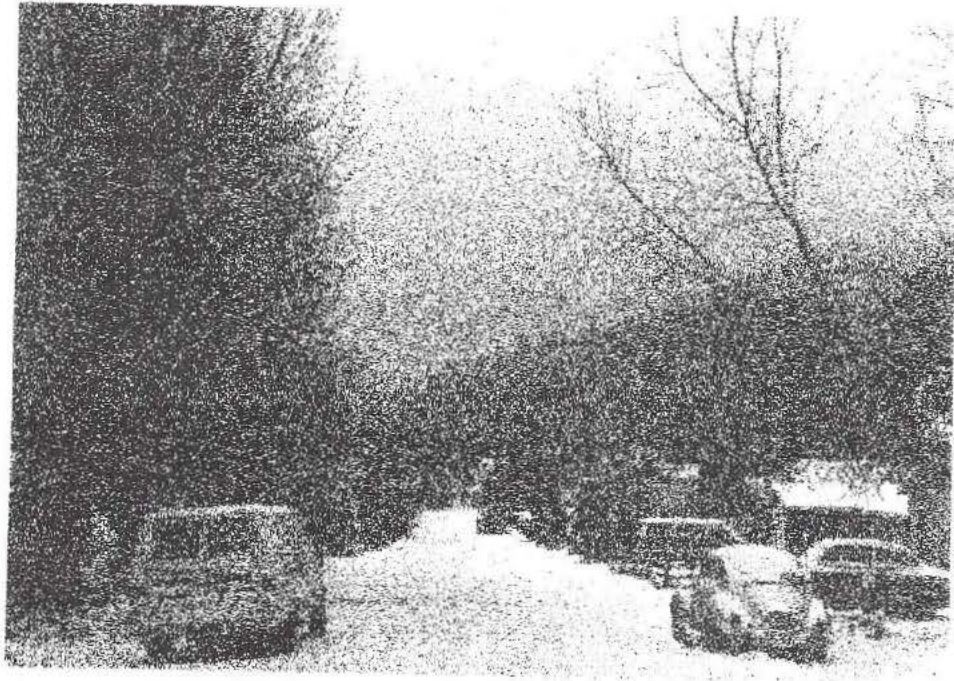
▲ Water Taps

● Private Wells

Prepared by the Center for Community Development and Design
University of Colorado College of Environmental Design 1988



Circulation



Jamestown's streets are unpaved gravel surfaces except for County Road 94 (Mill Street) which is paved to the west end of town. They are generally narrow and sometimes allow only one direction of traffic. Erosion from improper drainage has left some roads in poor repair. This and the steep grades of Mesa and Hill Streets make access to the the higher plateau particularly difficult. Also, as snow accumulates cars left parked on the road further impede vehicle circulation.

The county road is patrolled by the Boulder County Sheriff's Department and the Colorado State Patrol. The road maintenance and snow removal is provided via a contract with the Boulder County Public Works Department because Jamestown does not own equipment or employ staff for either job.

A concern often discussed is the through-town traffic on the county road as it relates to the safety of the residents. The validity of the two stop signs (one each direction) is questionable per strict traffic engineering, but their use is considered necessary to break up the traffic flow. More importantly, if the county road is paved west of town, greater traffic volume might result which could make the use of stop signs even more important.

The fall 1978 Household Survey showed a split response between a satisfactory rating of the road maintenance vs. a fair and poor rating, (41.2% vs. 46.1%). Most people (57%) felt the same amount of money should continue to be spent for road maintenance while a significant minority (39.6%) wanted to spend more.

Street paving was not considered important by about 80% of the respondents. However, the provision of "slow children" signs was ranked important and very important by almost 80%. Hiring law enforcement personnel was not favored in this survey nor was instituting a town traffic court. But at the same time, the present controls were found unsatisfactory.

The issues reiterated in the September 1979 town meeting were better road maintenance/improvements and regulation of through town traffic. Also the control of Forest Service land access was discussed.

During the meetings with the planning committee, the same issues as previously mentioned surfaced. The policies and proposed programs are a result of those meetings.

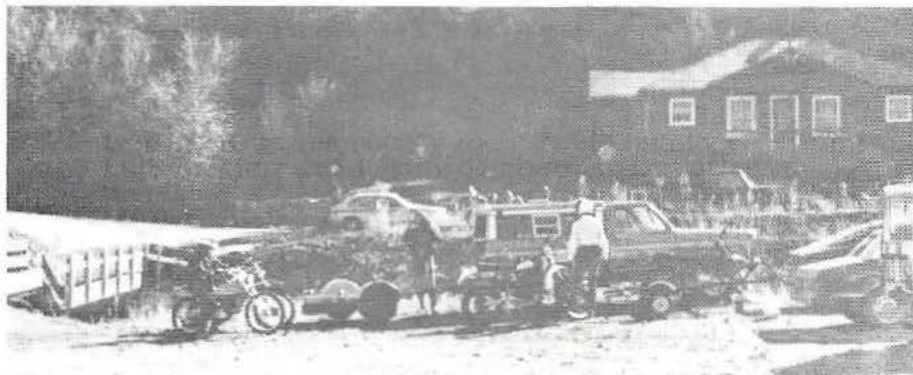


Circulation Policies

1. Jamestown should ensure the provision of safe, clear streets by providing safe flow of traffic, proper access in case of an individual emergency, and emergency evacuation in case of an areawide disaster (ie: flood, forest fire). The town is responsible for providing snow removal and maintenance of roads and bridges.
2. The speed and volume of traffic should be kept at safe levels. Future paving of town roads should be discouraged if the result is danger to school children at bus stops, pedestrians, or auto passengers at driveway accesses because of greater traffic volume.

Proposed Programs

1. The stop signs on the county road should be placed and installed so that violators can legally be cited for any offense.
2. Weight capacity of bridges should be posted and over-sized vehicles should be denied use of the bridges.
3. New road construction to access new building/development should meet county road standards prior to or as a condition of development and prior to the town accepting responsibility for maintenance. All new development shall be served by roads which are adequate for fire equipment.
4. The town should look into the feasibility of owning a previously used grader and hiring a competent operator to maintain roads and remove snow. This may be done in cooperation with surrounding communities, subdivisions, or the county.
5. In order to ease safe access to the upper plateau, the top of Mesa Street should be graded down and Hill Street should be designated one-way if increased traffic warrants it. Mesa Street grading would necessitate lowering the water lines buried under it.
6. Sand barrels should be provided where needed.
7. Dead end streets should be marked by signs.
8. Street name signs should be installed at major intersections.
9. Speed limit signs, "Caution-Children" signs, and school zone signs should be installed.
10. Improper drainage that is eroding most of the town roads should be corrected.



Community Facilities

Jamestown's ability to provide community facilities such as the elementary school, parks and recreation, the town hall, fire department, and police protection is directly related to the strength of the local tax base. Money generated from property and sales taxes enables the town to upgrade or add community facilities.

Future growth in Jamestown would have an immediate effect on the town's fiscal capacity by increasing the tax base as well as increasing the demand for more services. Over time the tax base may be unable to maintain the level of revenue needed to support increasing capital improvement and operational costs. Jamestown should weigh the impacts of new growth over the short run and long run to avoid the problem of an expanding service demand and limited tax base.



Community Survey 1978 and Town Meeting October 1979

Jamestown residents would like to maintain present expenditures for the present level of services received. If additional money is spent, people favor spending it on recreation, fire service, and road maintenance. The provision of some type of public transportation service, the renovation of the Town Hall, and maintaining the Elementary School in Jamestown are also important issues cited by residents.

When and how these improvements will be made will depend on Jamestown's fiscal ability to provide for the facilities. Alternative funding sources could also be pursued such as: user fees; special assessment districts; and federal, state, and county matching fund programs. Town improvements can also be made by using the volunteer resources within Jamestown. In many cases, large funds are not required to make facility improvements. As an example, the park could be upgraded (ie. new benches) by organizing community self-help workshops. The town's facility needs may also change over time due to growth, change in attitudes of the local population, and change in resource availability.



Jamestown residents have identified community facilities which they would like to upgrade or provide for the town. The Planning Commission and Town Board have prioritized the facilities in the following order:

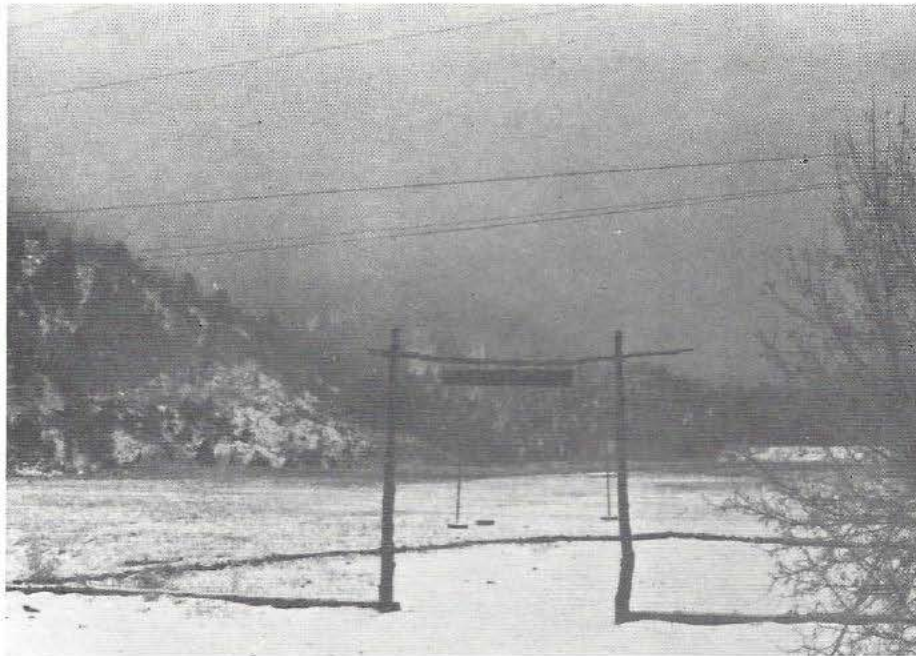
1. to maintain and stabilize an adequate water supply
2. improvement of the fire department (one alternative is to create a Fire Protection District)
3. correct improper drainage areas
4. development of public transportation service (for example: daily van service between Jamestown and Boulder)
5. renovation of the Town Hall
6. additional road signs for Jamestown streets
7. implementation of Jamestown's Park Improvement Plan also to include a mini-park at the pump site on Mesa Street
8. sand and salt for roads
9. construction of a small information kiosk to inform residents of various community activities; a community bulletin board was another suggestion.
10. provide for a road grader operator and road grader to maintain Jamestown's roads.

* Residents would also like to maintain the elementary school in Jamestown.

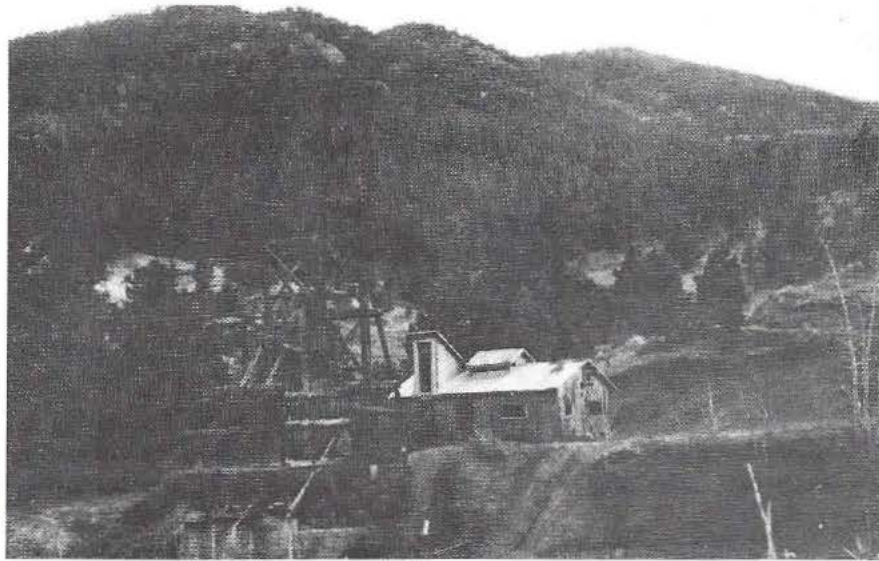
Community Facilities Policies

Policy 1: Jamestown should evaluate the short-term and long-term effects of an expanded tax base due to new growth and the demands for facilities and services generated by this growth. Jamestown should balance the tax revenues with its capital improvement and operational costs.

Policy 2: The present level of expenditures for services should be maintained as much as possible. Priority concerns for improvement of services are recreation, fire service, and road maintenance. These should be improved through self-help, low cost efforts whenever possible.



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. 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 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.



External Factors Policies

1. Jamestown should establish a review process 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.

JAMESTOWN

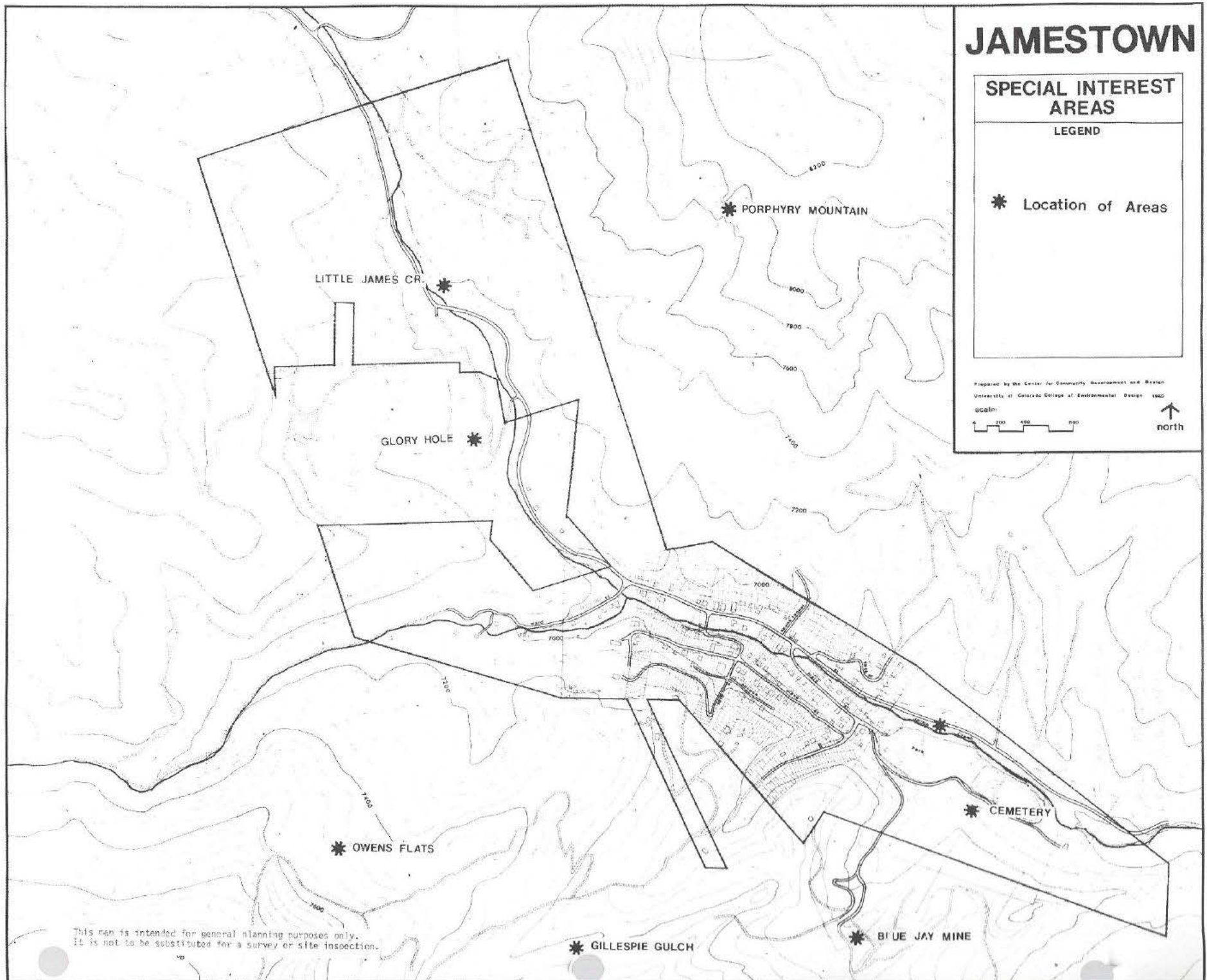
SPECIAL INTEREST AREAS

LEGEND

* Location of Areas

Prepared by the Center for Community Development and Design
University of Colorado College of Environmental Design 1980

Scale:
0 200 400 800



This map is intended for general planning purposes only.
It is not to be substituted for a survey or site inspection.

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Implementation

Implementation

Introduction

The Comprehensive Plan

In general, the community planning process is made up of three stages. First, base information and community goals are combined to attempt to answer the questions of what is the community? and what direction does the community want to go in the future? Jamestown's Comprehensive Plan can be used to define and direct the future of the community. The plan offers guidance to local officials when they face community issues. The Comprehensive Plan policies also encourage governmental action which is coordinated with the community's interests.

Ordinances and Regulations

The second stage-implementation of the plan is concerned with how best to achieve the comprehensive plan policies. Municipalities have statutory powers which enable them to place restrictions on private actions to protect the public good and welfare. Jamestown can use its powers to develop ordinances and regulations which will enforce the comprehensive plan policies.

Jamestown should choose those ordinances which are best suited to the town's particular needs. The building regulation or code, zoning ordinance, and subdivision ordinance are considered to be the basic implementation tools of planning. Jamestown has already established a building code. However, the town still needs to develop some type of zoning and subdivision ordinances. In addition, a capital improvements program should be developed which clearly defines the town's ability to provide services and maintain facilities. The community is then able to balance its revenues with future residents' demands. The following list explains briefly the traditional planning regulations as well as some alternative regulations to use for the implementation of the Comprehensive



Subdivision Regulation

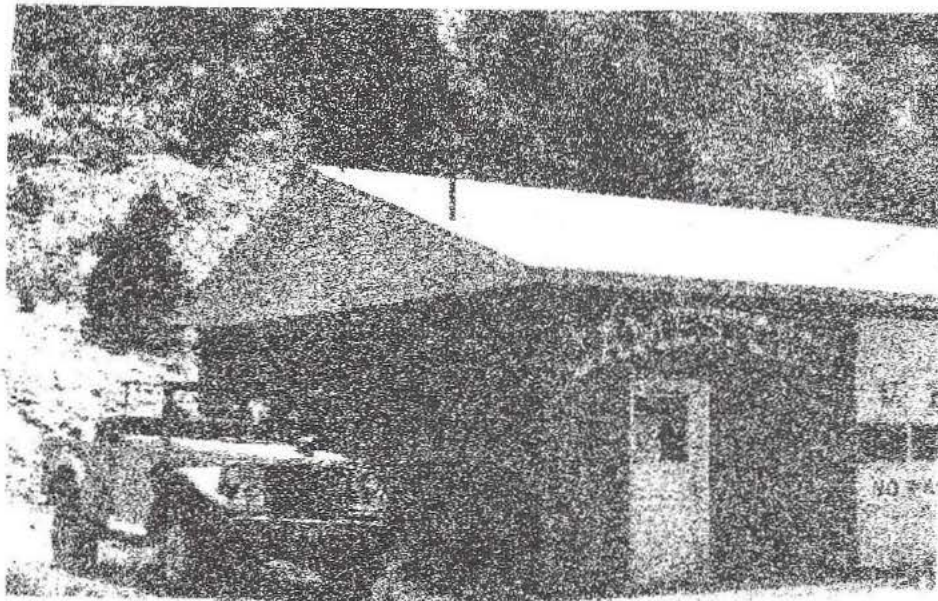
- Definition:** These are locally adopted laws which regulate the process of converting new land into development. Specific criteria are set which must be met before development can take place.
- Purpose:** Used to ensure that minimum standards considered vital for livable development are met by new developments and that the necessary services are provided.
- Potential Problems:** This type of land use regulation tends to allow single family detached residential development only. It is fairly rigid and inflexible in the type of design. Tends to not promote the best use of a parcel, but merely the meeting of universally applied minimum standard.

Annexation

- Definition:** This is a power authorized by the State for local municipalities to add unincorporated contiguous territory to the municipality. As a land use regulation, it is used as a method of directing and timing development.
- Purpose:** This is used to allow new development to coincide with established areas, and to allow expansion of towns. It gives more local control over unincorporated land.
- Potential Problems:** Any given municipality needs goals and policies to determine if, when and under what circumstances the town is capable of absorbing annexation, both in the long and short term.

Capital Improvements Program

- Definition:** This technique examines the current and future capacity of the town's utility systems and sets a schedule for their improvements and/or expansion. This schedule is used to determine where and how much and when new development can take place.
- Purpose:** This is used to stimulate or curb growth according to a timetable for development based on the expansion and capacity of public services, utilities and facilities. It is also used to ensure that adequate services are provided to new developments as well as to older areas of the town.
- Potential Problems:** There may be problems with actually following the established timetable. By holding up development in one area due to lack of utility capacity the overall cost may increase due to inflation and time delay. In Colorado, land use decisions made on this basis are authorized under H.B. 1034.



Other Land Use Controls

Zoning

Definition:

The division of a town or county into districts and the regulations within each district of building use, land use, density, coverage of lots, bulk of structures, etc. Traditionally zoning has focused on different types of land use and their location in relation to one another to provide a balanced community which serves the needs of all its current and potential future residents.

Purpose:

Has been used to protect and preserve the single family house neighborhood. Used as a means to maximize property values and preserve the status quo. It originated as a control over land uses considered to be nuisances or health hazards to residences and to ensure that adequate housing is provided in a community. Zoning sets standards of acceptable uses for different areas in the community.

Potential

It is considered rigid and inflexible and Problems: inappropriate to promote new growth or just to control new growth. It does not allow flexibility in design of development or natural mixture of land uses and building types. It assumes that all similar development has a similar impact on the community and allows or prohibits development without an analysis of the actual impacts of the development. It can be difficult to administer because it does not and may not be able to address the problems and needs of the community and does not allow for changes in technology, community conditions, public attitudes, all of which affect development.



Aesthetic Zoning

Definition:

Aesthetics are considered in establishing lot size, building height, setbacks, density controls, etc. It is now being used as part of historic preservation and specific architectural controls. This involves the creation of a zone district based on beauty or aesthetics of the structures within the district.

Purpose:

This technique is used to maintain a type of design (i.e., Old West facades), prevent incompatible design of new structures, or preserve and maintain historic area.

Potential Problems:

To date there have been challenges to the legal basis for establishing aesthetic zones. Due process and the taking issue are both challenges to aesthetic zone districts. Georgetown's historic preservation ordinance has been successfully challenged.



Interim Controls

Definition:

These are controls or regulations enacted to prevent or restrict development until the planning process for a town has completed a land-use or comprehensive plan, and permanent regulations designed to implement what plans have been developed.

Purpose:

This allows a "moratorium" on development during the planning process. Interim controls are intended to preserve that status quo so that any new development proposed will be in accordance with the plan being developed. They are used mainly to ensure that developmental proposals which may not coincide with a proposed master plan are not authorized under the soon-to-be obsolete system of land use control. Thus, new development is reviewed so that it will comply with the goals of the community as stated in the master plan.

Potential Problems:

The major problem is in determining what type of development/redevelopment may be authorized and prohibited during the planning period. New development proposals may be rushed into the Planning and Zoning Commission for consideration before the interim controls are adapted. Opposition to any change in the current system of land use regulation may be quite strong.

Natural Hazards

Definition:

Natural features and hazards of the area are identified and zone districts established for these areas specifying land use restrictions for each district. Conservation zones might be agricultural districts; hazard zones include the floodplain, avalanche areas, etc.

Purpose:

This is an attempt to apply traditional zoning to the environment. It is a means of conserving resources while providing recreational opportunities.

Potential Problems:

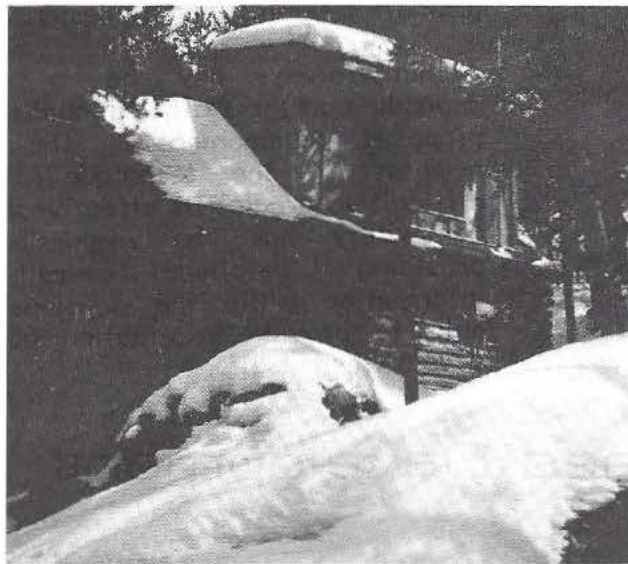
Usually no other land uses are allowed in these districts. These zones have not been effective in areas with high growth pressures, mainly due to land speculation and the availability of rezonings. Does not have a good track record in preserving the areas designated for preservation.



Performance Standards

Definition:

The identification and listing of acceptable levels of nuisance or impacts of development (as opposed to specifying acceptable terms of uses). Establishes limits on the external effects of a development, development standards, which must be met by any development before it will be approved.



Purpose:

Designed to address the problems faced in rural areas experiencing rapid growth. It essentially creates a working relationship between the community and the developer. The problems faced by the town are identified and solutions stated in the performance standards. The developer, by complying with the performance standards helps the community to mitigate its problem or achieve a stated objective.

Potential Problems:

The cost to the developer in meeting design standards may increase the cost of development in the area. It can be difficult to apply and enforce these to environmental hazards. Administration may be difficult or confusing. There is basic background information needed to establish the performance standards, which is an additional cost to the community.

Performance Zoning

- Definition:** A town is divided into zone districts and environmental features are identified as hazardous or in need of protection. On this basis any proposed development with an identified hazard on the site is allowed to build at the authorized district density, but only on that portion of the site considered to be developable.
- Purpose:** This technique is used to protect natural resources, prevent development in environmentally hazardous areas, and to promote flexibility in site design.
- Potential** Administration may be a problem, depending on the staff available to review proposed developments. The relative newness of the technique makes it difficult to predict its effectiveness. The community has the responsibility of providing detailed overall base information while the developer needs only to provide information about the development itself.

Phased Development

- Definition:** Controlled timing and location of development by establishing what land is most desirable or most necessary for development. This allows growth which will coincide with improvements and/or expansion of community facilities and services.
- Purpose:** This method recognizes that growth and change are inevitable and sets a process for the community to absorb change. It sets a timeframe on which new growth can be based, controls how much and where new growth occurs, ensures the provision of adequate services.
- Potential Problems:** This method is sometimes challenged, but it is becoming generally accepted as a legitimate means of controlling development. Once a timetable is set, it may be difficult to alter it as needs and desires of the community change. The coordination of phased development is very difficult.

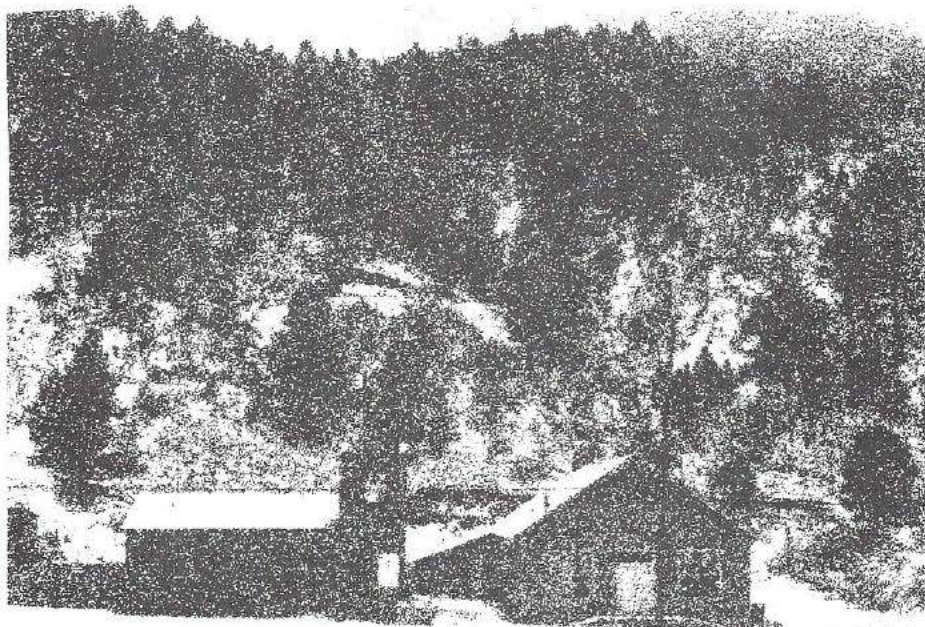
Jamestown should choose those regulations which it will be able to administer relatively inexpensively and efficiently. Moreover, the implementation tools should work for the town by protecting Jamestown's small mountain-town character and by providing a way to handle new growth within the community.

RE-EVALUATION AND REVISION OF THE COMPREHENSIVE PLAN

The third stage of the planning process is the review and updating of 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.



Appendix

CORRECTIONS

1. Acknowledgements: Albert Basnett
2. Page 5, 5th line, First Paragraph:
.... on very specific discussions which occurred over many months.
3. Page 7, 5th line, First Paragraph:
.... of town along County Road 94
4. Page 7, 4th line, Second Paragraph:
.... Because there are a number of narrow gulches that drain hillsides from both the north and south sides of James Creek, peak flooding
5. Page 8, 9th line, Third Paragraph:
future
6. Page 11, 11th line, Third Paragraph:
Main Street (instead of Mill Street)
7. Page 20, 2nd line, First Paragraph:
Main Street (instead of Mill Street)
8. Appendix:
In both the hard and soft cover comprehensive plans wildfire hazard, slope and rockfall hazard, flood and alluvial soils, proposed land use, and community facilities maps have been added.

In the soft cover comprehensive plans the Planning Study and Land Use Study are not included because of the cost of providing so many studies.

If you would like to obtain a study, call the

Center for Community Development and Design (629-2816)

1100 14th Street

Denver, Colorado

JAMESTOWN

WILDFIRE HAZARD

LEGEND

Severe Wildfire Hazard

Source: U.S. Forest Service, National Forest Inventory

Scale: 1 inch = 1 mile

North

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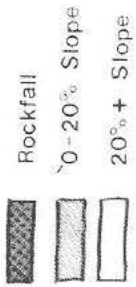
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0 1 2 3 4 5 6 7 8 9 10

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JAMESTOWN

SLOPE AND ROCKFALL HAZARD LEGEND



JAMESTOWN

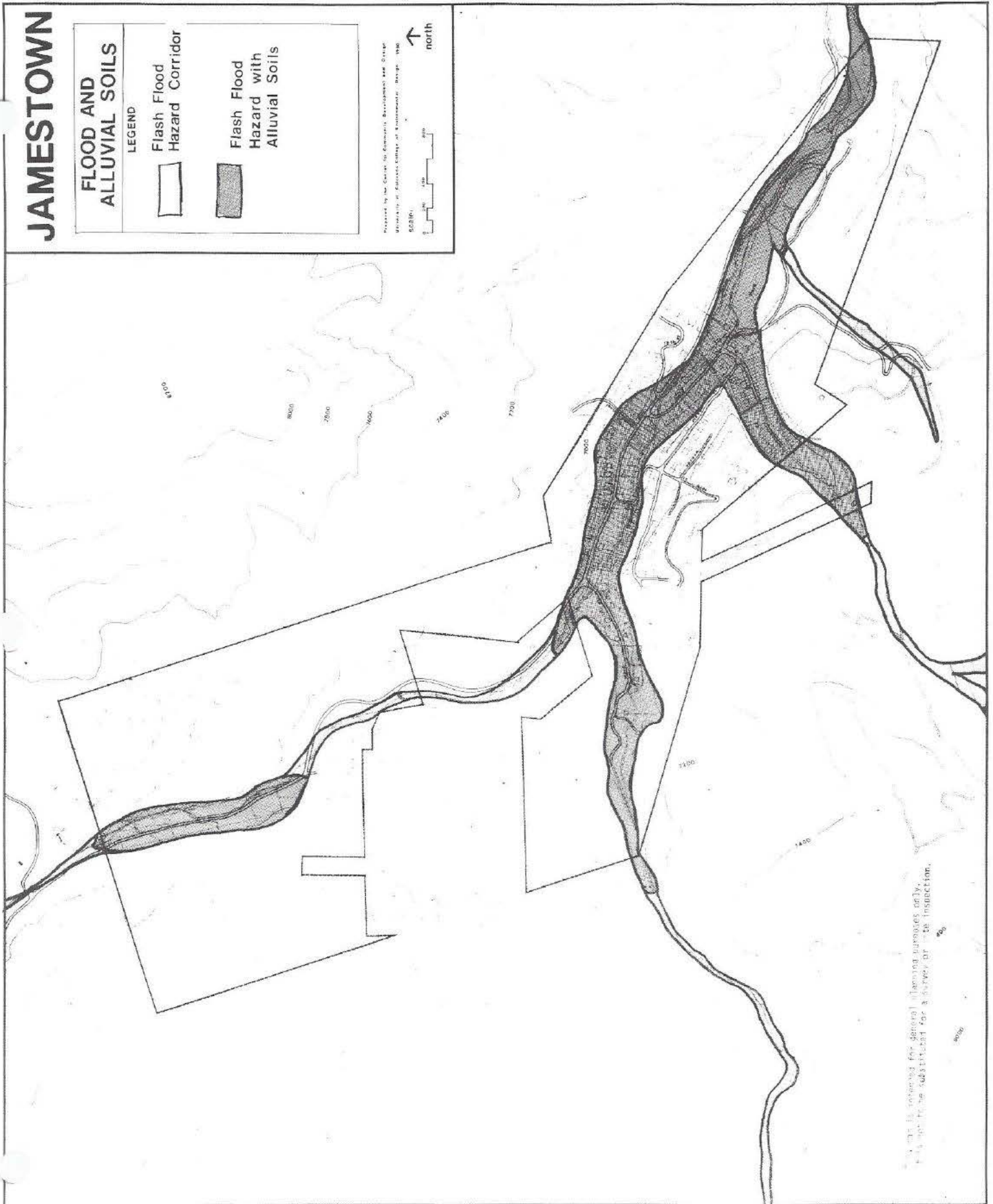
FLOOD AND ALLUVIAL SOILS

LEGEND

Flash Flood Hazard Corridor

Flash Flood Hazard with Alluvial Soils

Prepared by the Center for Economic Development and Growth
University of California College of Environmental Design 1980
SCS (6)



This map is intended for general planning purposes only.
It is not to be substituted for a survey or site inspection.

JAMESTOWN

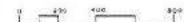
PROPOSED LAND USE

LEGEND

-  Developing Area
-  Secondary Area
-  Non Urban Area
-  Forest Service
[Open Space]
-  Park
-  Public

Prepared by the Center for Community Development and Design
University of Chicago College of Environmental Design 1980

SCALE



This map is intended for general planning purposes only.
It is not to be substituted for a survey or site inspection.

JAMESTOWN

COMMUNITY FACILITIES

LEGEND

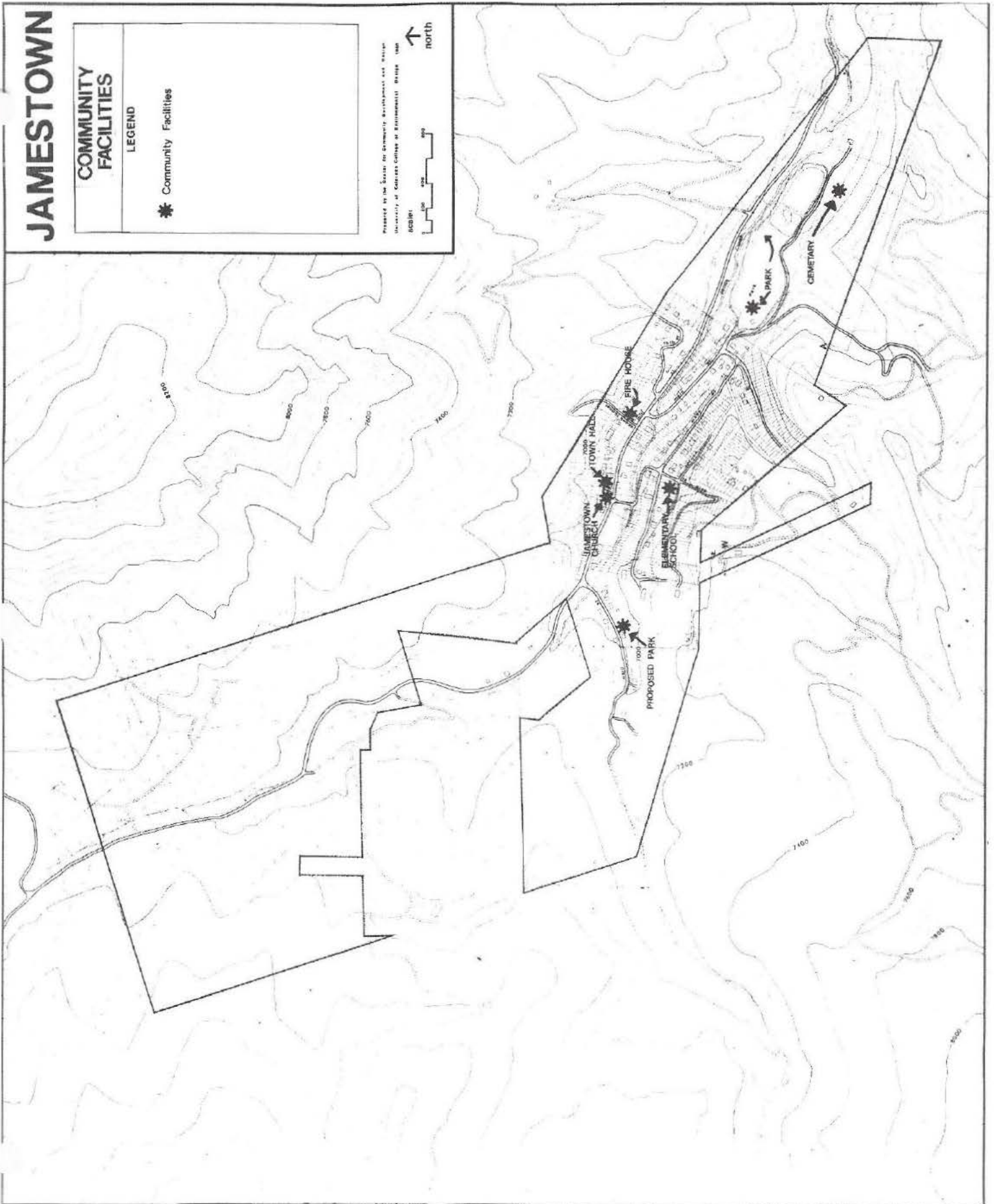
* Community Facilities

Prepared by the School for Community Development and Urban
University of California College of Environmental Design 1988

800/100



↑ north



MASTER TABULATION SHEET
GRAND TOTALS
JAMESTOWN HOUSEHOLD
SURVEY

FALL 1978

SPONSORED BY JAMESTOWN BOARD OF TRUSTEES

Why a Survey? . . . This survey is designed to test your opinion on a variety of subjects of interest to the citizens of Jamestown. The Board and an ad hoc committee of citizens selected these issues precisely because the topics are difficult and controversial. It was felt that more input by residents would give the Board a broader base of opinion on which to act when these subjects arise. Technical assistance in developing the survey has been provided by students and staff from the Center for Community Development and Design, University of Colorado at Denver. The results of this survey will be hand-tabulated and posted at the town hall for your information.

Where to Return the Survey . . . Copies of the survey are being distributed by the Board to everyone who lives in town and is of voting age. When returning the survey, please seal it in the envelope to ensure confidentiality. You may return the survey one of four ways: 1) by arranging for your Board member to pick it up within three days, 2) by bringing it to your Board member's house, 3) by returning it to the central deposit box provided at the General Store, or 4) by mailing it to Claudia Daniel, the Town Clerk. In any case, the last date for returning your surveys is December 15, 1978. Any surveys received after this date can not be included in the survey results.

General Instructions . . . Most of the questions are designed so that you can check off or circle the appropriate answer. Some questions provide an "Other" space in case you do not find that the list of possible answers is complete. Please note that a space is provided at the end of the survey for any other comments you might wish to make on any of the issues given or on the survey itself. We have also included on the final page a place where you can sign up if you wish to work on projects in the future! This page should be detached and handed back separately from the survey. Except for this last page (which is optional anyway) please do not write your name on the survey.

I will return to your house on _____.
Should I miss you on that date, please return the survey in one of the other ways described above.

After you have completed the survey, please seal it in the envelope provided.

TOTAL NO. OF TAB. SURVEYS: 105	
+ 4 - LATE SURVEYS	
109 RETURNED	
TABULATION GROUP NO.	
1. 26	157 GIVEN OUT
2. 30	109 RETURNED
3. 27	
4. 22	69% RETURN RATE
<u>105</u>	

PART 1: SERVICES

1. RATE YOUR SATISFACTION WITH THE FOLLOWING EXISTING SERVICES:

	T Poor %		T Fair %		T Satisfactory %		T Above Average %		T Excellent %		
Fire	12	11.5	30	28.8	44	42.4	11	10.6	7	6.7	104
Police	17	16.0	16	15.1	45	43.4	20	18.9	7	6.6	105
Post Office	3	2.9	4	3.9	52	51.0	27	26.5	16	15.7	102
Road Maintenance	22	21.6	25	24.5	42	41.2	6	5.9	7	6.9	102
Recreation Programs and Facilities	26	26.0	28	28.0	38	38.0	3	3.0	5	5.0	100
Town Board	23	23.7	22	22.2	38	38.4	15	15.2	1	1.0	99
County Services	10	10.1	3	3.4	53	53.5	2	2.0	3	3.0	99
Electric Utilities	4	4.0	14	14.2	67	69.7	9	9.1	3	3.0	99
Telephone Service	12	12.1	17	17.2	59	59.6	8	8.1	3	3.0	99
Water System	5	5.1	7	7.1	61	62.3	14	14.3	11	11.2	98
Other (Specify)	3		0		0		0		0		3

2. HOW DO YOU FEEL ABOUT SPENDING MONEY FOR THE FOLLOWING EXISTING SERVICES; DO YOU WANT TO SEE MORE, LESS OR THE SAME AMOUNT SPENT ON THESE SERVICES?

	Spend More %	T %	Spend Same %	T %	Spend Less %	T %	
Fire	41	39.8	58	56.3	4	3.9	103
Police	19	18.3	72	69.2	13	12.5	104
Post Office	5	5.2	83	85.5	9	9.3	97
Road Maintenance	40	39.6	58	57.4	3	3.0	101
Recreation Programs and Facilities	42	41.2	45	44.1	13	12.7	102
Town Board	4	4.2	79	82.3	13	13.5	96
Water System	35	35.0	64	64.0	1	1.0	100
Other (Specify)	1	1	0	0	0	0	1

3. WHICH OF THE FOLLOWING NEW FACILITIES OR SERVICES DO YOU THINK IS IMPORTANT TO HAVE IN JIMTOWN?

	Very Important %	T %	Important %	T %	Not Important %	T %	
Sewer System	11	11.0	24	24.0	65	65.0	100
Recreation Center	11	10.7	32	31.1	60	58.2	103
Street Paving	8	8.1	10	10.1	81	81.8	99
Library	10	9.8	31	30.4	61	59.8	102
Youth Programs	9	8.8	53	52.0	40	39.2	102
Town Notice Board/Calendar	24	24.0	53	53.0	23	23.0	100
More Parks	12	11.8	18	17.6	72	70.6	102
Drop-Off Box for Water Bills	10	10.3	22	22.7	65	67.0	97
"Slow-Children" Signs on Road	39	38.6	40	39.6	22	21.8	101
Upgraded Water System--More Taps	18	17.4	19	19.3	57	61.3	93
Bus Service	23	24.0	30	31.2	43	44.9	96
Other (Specify)	3	3	1	1	4	4	4

4. WHICH OF THE FOLLOWING DO YOU THINK IS THE BEST WAY FOR JIMTOWN SERVICES AND NEEDS TO BE FINANCED? (Circle only one choice.)

30	1.0	1A. TOWN SALES TAX
32.6	32.6	32B. USER SERVICE FEE
8.2	8.2	8C. VOLUNTARY CONTRIBUTIONS
28.6	28.6	28D. LOCAL FUND RAISING ACTIVITIES
9.2	9.2	9E. TAX ON PROPERTY
15.3	15.3	15F. SPECIAL TAX DISTRICT
5.1	5.1	5G. OTHER (Specify) _____
	99	

5. DO YOU FEEL IT WOULD BE WORTHWHILE FOR THE TOWN TO SHARE A GRANT AND LOAN COORDINATOR (WHO COULD GET NEW FUNDS) WITH OTHER TOWNS IN THE AREA?

90	22.0	22A. YES, IF IT COSTS NOTHING
34.0	34.0	34B. YES, EVEN IF SOME EXPENSE IS INVOLVED
41.0	41.0	41C. NO
30	30	3D. OTHER (Specify) _____
	100	

6. DO YOU FEEL THAT SPECIFIC GUIDELINES SHOULD BE DEVELOPED FOR REGULATING USE OF TOWN FACILITIES? (Circle one.)

90	68.6	72	YES	25.7	27	NO	5.7	6	NO OPINION	105
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7. IF GUIDELINES WERE DEVELOPED REGARDING USE OF TOWN FACILITIES, WHICH OF THE FOLLOWING GROUPS SHOULD DEVELOP AND ENFORCE THEM?

90	40.8	40A. TOWN BOARD
9.2	9.2	9B. SPECIAL COMMITTEE APPOINTED BY TOWN BOARD
32.7	32.7	32C. CITIZEN COMMITTEE ELECTED BY CITIZENS
5.1	5.1	5D. ONE CITIZEN APPOINTED BY THE MAYOR
7.1	7.1	7E. A DESIGNATED PERSON IN CHARGE OF EACH FACILITY SELECTED BY TOWN BOARD
5.1	5.1	5F. OTHER (Specify) _____

8. CHECK THE STATEMENT WHICH BEST DEPICTS YOUR FEELINGS CONCERNING THE TOWN HALL: (Please check only one.)
- | % | T | |
|------|------|--|
| 23.8 | 25A. | THE TOWN HALL SHOULD BE LEFT AS IS (NO UPGRADING) |
| 27.6 | 29B. | MAJOR REPAIRS SHOULD BE MADE TO THE TOWN HALL |
| 35.2 | 37C. | MAJOR EFFORTS SHOULD BE MADE TO RENOVATE THE TOWN HALL |
| 13.4 | 14D. | OTHER (Specify) _____ |
9. OTHER THAN FOR TOWN BOARD MEETINGS, WHICH OF THE FOLLOWING ACTIVITIES SHOULD THE TOWN HALL BE USED FOR? (Circle as many as you wish.)

- | % | T | | |
|---|------|-------------------|----------------------|
| 2 | 92A. | TOWN PLAY | 1. SCHOOL ACTIVITIES |
| 3 | 91B. | RECREATION | 2. TOWN PLAY |
| 4 | 85C. | CRAFT SALES | 3. RECREATION |
| 3 | 91D. | SPECIAL EVENTS | SPECIAL EVENTS |
| 6 | 71E. | GARAGE SALES | 4. CRAFT SALES |
| 5 | 82F. | DANCES | 5. DANCES |
| 1 | 93G. | SCHOOL ACTIVITIES | 6. GARAGE SALES |
| | 29H. | OTHER _____ | |

10. REGARDING PROPERTY LINES, WHICH OF THE FOLLOWING STATEMENTS BEST DEPICTS YOUR FEELING? (Circle only one.)
- | % | T | |
|------|------|--|
| 16.8 | 17A. | NO EFFORTS SHOULD BE MADE TOWARD RESOLUTION OF PROPERTY LINES IN JIMTOWN. |
| 56.4 | 57B. | EFFORTS SHOULD BE MADE BETWEEN PROPERTY OWNERS TO RESOLVE PROPERTY LINE DISPUTES. |
| 21.8 | 22C. | RESOLUTION OF PROPERTY LINES SHOULD BE DONE FOR THOSE WHO REQUEST IT BY AN OUTSIDE SURVEYING AGENCY. |
| 76.4 | 5.0 | 95D. THERE SHOULD BE A FULL-SCALE LAND SURVEY IN JIMTOWN. |

11. WHEN OUTSIDE GOVERNMENT ENTITIES DEMAND THAT JIMTOWN TAKE ACTION ON A REGULATION OR POLICY, SHOULD THE TOWN: (Circle one only.)

- | % | T | |
|------|------|---|
| 1.0 | 1A. | IMMEDIATELY COMPLY |
| 22.4 | 23B. | STUDY THE REQUEST, THEN ATTEMPT TO COMPLY |
| 8.7 | 9C. | TAKE NO ACTION UNLESS FORCED TO |
| 1.9 | 2D. | ACTIVELY OPPOSE THE REQUEST |
| 60.2 | 62E. | DEPENDS UPON THE SPECIFICS OF THE DEMAND |
| 5.8 | 6F. | OTHER (Specify) _____ |

PART 2: CONTROLS

12. IS THERE A DOG CONTROL PROBLEM IN JIMTOWN?

%	T	
58.7	61	YES
37.5	39	NO
3.8	7	NO OPINION

104

13. WHICH OF THE FOLLOWING METHODS OF DOG CONTROL DO YOU FAVOR? (You may circle more than one.)

- | % | T | | |
|---|------|------------------|-----------------------------|
| 4 | 33A. | LEASH LAW | 35 D. VOLUNTARY |
| 2 | 41B. | LICENSING | OE. NONE OF THE ABOVE |
| 1 | 52C. | NUISANCE CONTROL | 14 F. OTHER (Specify) _____ |

14. WHICH OF THE FOLLOWING CHOICES BEST DEPICTS YOUR FEELING ABOUT LIMITING CATTLE GRAZING IN AND AROUND JIMTOWN? (Please circle only one.)

- | % | T | |
|------|------|--|
| 29.3 | 29A. | THERE SHOULD BE NO RESTRICTIONS ON CATTLE GRAZING |
| 13.1 | 13B. | BUILD FENCES OR CATTLE STOPS TO CONTAIN CATTLE |
| 20.2 | 20C. | CONTROL CATTLE WITH ZONING CONTROLS |
| 27.3 | 27D. | APPROACH FOREST SERVICE TO RESTRICT CATTLE GRAZING |
| 10.1 | 10E. | OTHER (Specify) _____ |

99

JIMTOWN ADOPT OR STRENGTHEN? (Check off your choices.)
(NOTE: This is not a question about enforcement.)

	Strengthen the Regulations	Leave As Is	Remove or Weaken Regulations	
Dog Control	49 49.5	52 51.5	0 0	101
Noise Ordinance	33 33.0	59 58.9	0 0	97
Curfew for Young People	5 5.3	61 60.5	23 24.2	95
"Disturbing the Peace" Ordinance	38 38.8	52 51.1	8 8.1	99
Liquor Controls	30 30.6	43 42.9	25 25.5	98
Drug Controls	34 34.7	51 50.9	13 13.3	101
Building Codes	27 26.7	73 72.3	1 1.0	95
Zoning Regulations	27 27.4	65 64.4	3 3.2	100
Controls on Growth Rate of Town	39 39.0	56 56.0	5 5.0	88
Annexation Procedures	24 24.3	59 59.0	5 5.7	96
Junk/Trash Control	43 44.8	52 54.1	1 1.0	

16. REGARDING TRAFFIC CONTROL, STATE YOUR LEVEL OF AGREEMENT WITH THE FOLLOWING STATEMENTS: *ON PREVIOUS SHEET*

Strongly Agree	
Mildly Agree	
No Stance	
Mildly Disagree	
Strongly Disagree	
	THE 20 MPH SPEED LIMIT IN JIMTOWN SHOULD BE LOWERED
	JIMTOWN SHOULD HIRE MORE PEOPLE TO ENFORCE TRAFFIC LAWS
	JIMTOWN SHOULD HAVE ITS OWN TRAFFIC COURT
	PRESENT TRAFFIC CONTROLS ARE WORKING SATISFACTORILY
	CARS WITHOUT VEHICLE REGISTRATION SHOULD NOT BE ALLOWED TO OPERATE OR PARK ON TOWN STREETS

17. PLEASE CHECK OFF WHICH LEVEL OF GOVERNMENT YOU THINK SHOULD BE IN CHARGE OF THE FOLLOWING REGULATIONS IN JIMTOWN.

	Local	%	County	%	Other % (Specify)	TOTAL
Dog and Animal Control	87	82.9	17	16.2	1 0.9	105
General Law Enforcement	64	63.3	31	30.7	1 1.0	101
Building Code Enforcement	91	89.3	12	11.7	0 0	103
Planning	103	99.1	2	1.9	0 0	105
Noise Control	85	84.2	13	12.9	3 2.9	101

18. REGARDING THE REGULATION OF MARIJUANA, WHICH OF THE FOLLOWING STATEMENTS IS CLOSEST TO WHAT YOU BELIEVE? (Please circle one only.)

%	T	
30.8	32	A. PRESENT STATE AND FEDERAL REGULATIONS ARE ADEQUATE
14.4	15	B. THE TOWN OF JIMTOWN SHOULD STRICTLY CONTROL THE PUBLIC AND PRIVATE USE OF MARIJUANA IN TOWN
16.3	17	C. ONLY THE PUBLIC USE OF MARIJUANA SHOULD BE CONTROLLED
7.7	8	D. ONLY LAWS AGAINST THE SALE OF MARIJUANA SHOULD BE ENFORCED IN JIMTOWN
8.7	9	E. THERE SHOULD BE NO ENFORCEMENT OF MARIJUANA LAWS IN JIMTOWN
11.5	12	F. THE USE OF MARIJUANA SHOULD BE LEGALIZED IN JIMTOWN
10.6	11	G. OTHER _____
	104	

19. REGARDING THE TOWN BOARD'S AUTHORITY, WHICH OF THE FOLLOWING STATEMENTS MOST CLOSELY CONFORMS TO YOUR BELIEFS?

%	T	
29.7	30	A. I'M SATISFIED WITH THE WAY THE TOWN BOARD IS CURRENTLY USING ITS AUTHORITY
5.9	6	B. THE JIMTOWN TOWN BOARD SHOULD BE ALLOWED TO REGULATE THE PUBLIC AND PRIVATE BEHAVIOR OF TOWN RESIDENTS
11.9	12	C. THE JIMTOWN TOWN BOARD SHOULD BE ALLOWED TO REGULATE ONLY THE PUBLIC BEHAVIOR OF TOWN RESIDENTS
19.8	20	D. THE JIMTOWN TOWN BOARD SHOULD NOT REGULATE THE PUBLIC OR PRIVATE BEHAVIOR OF TOWN RESIDENTS
21.8	22	E. THE REGULATION OF BEHAVIOR SHOULD DEPEND ON THE INDIVIDUAL CASE
10.9	11	F. OTHER _____
	101	

20. SHOULD PTO (PARENT-TEACHER ORGANIZATION) CHANGE THE FORMAT OF THE 4TH OF JULY CELEBRATION?

90% T
63.7

63.7 6A. YES, IT SHOULD BE CHANGED
73.7 70B. NO, IT SHOULDN'T BE CHANGED
200 19C. NO OPINION

95
COMMENTS:

NOTE:

THE PRESENT FORMAT IS--

BREAKFAST
PARADE
GAMES
HOT DOGS
FIREWORKS

21. REGARDING THE 4TH OF JULY CELEBRATION, WHICH STATEMENT IS CLOSEST TO YOUR FEELINGS?

90% T
64.0 6A.

I'M COMFORTABLE WITH THE BEHAVIOR OF PEOPLE DURING THE 4TH OF JULY CELEBRATION

6.3 6B.

I DON'T REALLY CARE

12.6 12C.

I'M SOMEWHAT UNCOMFORTABLE WITH THE BEHAVIOR OF PEOPLE DURING THE 4TH OF JULY CELEBRATION

8.1 8D.

I'M QUITE UPSET WITH THE BEHAVIOR OF PEOPLE DURING THE 4TH OF JULY CELEBRATION

9.0 10E.

OTHER (Specify)

105

PART 3: GROWTH & PLANNING

22. WHAT ARE THE BEST ASPECTS OF DAY-TO-DAY LIFE IN JIMTOWN, FOR YOU?

	Very Important	%	Important	%	Not Important	%
Location	79	76.0	25	24.0	0	0
Size	75	72.1	27	26.0	2	1.9
Climate	50	48.1	40	38.5	14	13.4
Isolation	57	54.4	30	29.7	14	13.4
Friends and Neighbors	65	64.4	31	30.7	5	4.9
Other (Specify)	9		1		0	

23. WHAT ARE THE THREE MOST IMPORTANT THINGS THAT WOULD MAKE LIVING IN JIMTOWN BETTER FOR YOU? (Circle three.)

8 15A.

MORE JOB OPPORTUNITIES

5 27B.

MORE RECREATIONAL FACILITIES

6 23C.

BETTER ELEMENTARY SCHOOL

10 5D.

MORE GROWTH

2 37E.

LESS GROWTH

6 23F.

MORE SHOPPING FACILITIES NEARBY

7 17G.

MORE HEALTH CARE FACILITIES NEARBY

9 6H.

MORE CHILD DAY CARE FACILITIES NEARBY

3 34I.

FEWER TOURISTS

1 43J.

BUS SERVICE

4 31K.

OTHER (Specify)

1. BUS SERVICE

2. LESS GROWTH

3. FEWER TOURISTS

4. "OTHER"

5. MORE REC. FACIL.

6. BETTER ELEM. SCHOOL

7. "HEALTH CARE"

8. "JOB OPPORTUNITIES"

9. "CHILD DAYCARE FACILITIES"

10. MORE GROWTH!

24. HOW DO YOU RATE JIMTOWN AS A PLACE TO LIVE?

59.0 62A.

EXCELLENT

39.1 41B.

GOOD

1.9 2C.

FAIR

0 0D.

POOR

105

25. IN YOUR OPINION WHAT SHOULD BE THE UPPER LIMIT OF THE POPULATION IN JIMTOWN?

41.2 42A.

UNDER 200 (approximately the present population)

49.0 50B.

200 - 300

8.8 9C.

300 - 500

0 0D.

500 - 700

0 0E.

700 - 900

0 0F.

900 - 1100

1.0 1G.

OVER 1100

102

26. WHICH OF THE FOLLOWING POSITIONS DO YOU BELIEVE THE TOWN SHOULD HAVE CONCERNING TOURISM?

%	T	
1.0	1	A. DEVELOP ACTIVE PROGRAMS TO PROMOTE TOURISM IN JIMTOWN
75.7	78	B. NEITHER DISCOURAGE NOR ENCOURAGE TOURISM IN JIMTOWN
4.9	5	C. TIGHTEN UP REGULATIONS THAT AFFECT TOURISTS IN JIMTOWN
15.5	16	D. DISCOURAGE TOURISM BY RESTRICTING USE OF PUBLIC FACILITIES, ETC.
2.9	3	E. OTHER (Specify) _____
103		

27. JIMTOWN SHOULD:

%	T	
20.8	21	A. DEVELOP POLICIES TO PREVENT GROWTH IN TOWN
22.8	23	B. DEVELOP POLICIES TO SLOW DOWN GROWTH IN TOWN
52.5	53	C. NEITHER ENCOURAGE NOR DISCOURAGE GROWTH IN TOWN
3.9	4	D. DEVELOP POLICIES TO PROMOTE GROWTH IN TOWN
101		

28. HOW IMPORTANT DO YOU THINK IT IS FOR JIMTOWN TO GROW?

%	T	
1.0	1	A. VERY IMPORTANT
5.8	6	B. FAIRLY IMPORTANT
47.6	49	C. NOT IMPORTANT
45.6	47	D. DON'T WANT IT TO GROW
103		

29. WHICH OF THE FOLLOWING METHODS IS THE BEST WAY TO HANDLE GROWTH IN JIMTOWN?

%	T	
1.9	2	A. NO CONTROLS BY THE TOWN OR COUNTY
2.9	3	B. NO CONTROLS BY THE TOWN; COUNTY REGULATIONS OVER CERTAIN ASPECTS OF GROWTH
9.5	10	C. BUILDING CODES ONLY; NO RESTRICTIONS ON WHERE AND WHEN ONE CAN BUILD
40.9	43	D. MODERATE GUIDELINES DEVELOPED BY TOWN TO CONTROL TYPE, LOCATION AND TIMING OF DEVELOPMENT
44.8	47	E. STRONG GUIDELINES AND RESTRICTIONS DEVELOPED BY THE TOWN TO REGULATE TYPE, LOCATION, AND TIMING OF DEVELOPMENT
105		

30. SHOULD JIMTOWN DEVELOP ZONING REGULATIONS WHICH ARE:

%	T	
27.2	28	A. VERY STRICT, WITH SPECIFIC DENSITY CONTROLS
48.5	50	B. MILDLY STRICT, LEAVING SOME FLEXIBILITY
10.7	11	C. LOOSE, LEAVING A LOT OF FLEXIBILITY
13.6	14	D. NO ZONING REGULATIONS ARE NEEDED
103		

31. WHICH OF THE FOLLOWING LAND USES SHOULD JIMTOWN ENCOURAGE? (Circle as many as you wish.)

R	T	
4	10	A. COMMERCIAL/RETAIL
7	2	B. LIGHT INDUSTRY
2	3	C. ARTISAN-TYPE MANUFACTURING ("COTTAGE" INDUSTRIES)
1	7	D. SINGLE FAMILY RESIDENTIAL
6	3	E. MULTI-FAMILY RESIDENTIAL
8	1	F. MOBILE HOMES
5	5	G. OTHER _____
3	2	H. NONE

1. S.F. RES.
2. ARTISAN-TYPE MANUF.
3. NONE
4. COMM./RETAIL

32. WHICH OF THE FOLLOWING METHODS IS THE BEST WAY TO HANDLE THE REGULATION OF BUILDING METHODS IN TOWN? (You may circle more than one.)

R	T	
4	2	A. NO BUILDING CODE AND NO INSPECTION
1	5	B. BUILDING CODE WITH TOWN INSPECTION OF BUILDINGS
3	1	C. STRONG BUILDING CODE WITH COUNTY INSPECTION OF BUILDINGS
2	4	D. STRONG BUILDING CODE WITH TOWN INSPECTION OF BUILDINGS

1. BUILDING CODE W/
TOWN INSPECTION
2. STRONG BUILDING
CODE W/TOWN
INSPECTION

33. SHOULD JIMTOWN IMPOSE A TAX UPON NEW WATER WELLS IN TOWN?

%	T	%	T	%	T
29.8	31	YES	44.2	46	NO
				26.0	27
					NO OPINION
104					

34. REGARDING THE WATER SYSTEM WHICH ONE OF THE FOLLOWING STATEMENTS DO YOU MOST AGREE WITH?

%	T	
18.6	19	A. JIMTOWN SHOULD KEEP THE EXISTING WATER SYSTEM AS IS, AND NOT EXPAND OR UPGRADE IT.
49.0	50	B. JIMTOWN SHOULD UPGRADE THE EXISTING WATER SYSTEM FOR EXISTING TAPS ONLY.
32.4	33	C. JIMTOWN SHOULD UPGRADE AND EXPAND THE WATER SYSTEM TO ALLOW FOR FUTURE GROWTH.
	102	

35. REGARDING ANNEXATION, WHICH OF THE FOLLOWING STATEMENTS DO YOU MOST CLOSELY AGREE WITH?

%	T	
29.1	30	A. JIMTOWN SHOULD NOT ANNEX ANY NEW LAND IN THE NEAR FUTURE
13.6	14	B. JIMTOWN SHOULD ANNEX NEW LAND ONLY UNDER STRICT REGULATIONS
1.9	2	C. JIMTOWN SHOULD BE ALLOWED TO ANNEX NEW LAND WITHOUT ANY STRICT REGULATIONS
55.4	57	D. JIMTOWN'S ANNEXATION OF NEW LAND SHOULD DEPEND ON THE CIRCUMSTANCES
	103	

36. IF YOU THINK JIMTOWN SHOULD GROW, IN WHAT AREA SHOULD GROWTH OCCUR? (You can circle more than one.)

R	T	
6	1	A. HIGHER DENSITY (E.G. MULTI-FAMILY HOUSING) IN EXISTING DEVELOPED TOWN
5	5	B. ON STEEP HILLSIDES
2	22	C. UP CANYON TO THE WEST
3	21	D. DOWN CANYON TO THE EAST
1	29	E. ON VACANT LOTS BETWEEN EXISTING HOUSES IN TOWN
4	18	F. OTHER _____

1. ON VACANT LOTS IN TOWN
2. UP CANYON - WEST
3. DOWN " - EAST
4. OTHER

37. IN WHICH OF THE FOLLOWING ENVIRONMENTALLY-SENSITIVE AREAS FOUND IN JIMTOWN, DO YOU THINK DEVELOPMENT SHOULD BE RESTRICTED? (Check off as many as you wish.)

R	T	
1	62	A. FLOOD PLAIN AREAS
3	51	B. STEEP SLOPE AREAS
4	43	C. NARROW GULLIES
2	60	D. ROCKSLIDE AREAS
5	19	E. NONE OF THE ABOVE

1. FLOOD PLAIN
2. ROCKSLIDE AREAS
3. STEEP SLOPES
4. NARROW GULLIES
5. NONE OF ABOVE

38. PLEASE USE THIS SPACE FOR ADDITIONAL COMMENTS YOU MAY HAVE ON ANY OF THE ABOVE QUESTIONS.