

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. Limited non-residential (e.g. commercial, service, and government) properties also exist. 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 and west ends 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 approximately 262% of the land, vacant land ~~~approximately 4335%~~, and Forest Service - 2418%. The remaining land is used for parks, circulation, mixed commercial and service uses, 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 0.53-0.75 acres each. There are currently approximately 95-147 homes-housing units within 131 structures in Jamestown, nearly 100 90 are located in the central section. ~~Most Many h~~The omes-houses are one story or two stories and few ~~havewith~~ garages that. ~~Many homes are range from less than 1,000 square feet or less to about 2,500 square feet.~~ The housing pattern contributes significantly to the character of the town. ~~Undeveloped~~ Very few undeveloped lots remain in constitute ~~approximately 40% of~~ this area. Commercial uses are located on Main Street and cottage industry exists in various locations. Other uses or facilities in ~~this the central~~ area are the Town Hall, the ~~school~~Jamestown Elementary School, and the ~~church~~Jamestown Community Church.

The west end of town is approximately 10% developed, ~~6050%~~ vacant land, and 40% Forest Service land. The vacant land that is not Forest Service 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. The houses on the east and west ends tend to be larger than those in the central area.~~

~~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. S~~During the creation of the 1981 Comprehensive Plan, some of the sentiments / findings on major land use issues ~~are that included 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-wished~~ to maintain its character while providing for a moderate level of growth and thus assure a pleasant, healthy, and safe environment.

Many of these ideals exist today. Through the planning process for the 2015 Long Term Recover Plan, the community expressed that Jamestown should explore land use options that will allow Jamestown to manage growth while retaining the town's mountain character: a unique mountain town with residential properties, necessary facilities to support those residences, and enough activity to support the Merc. Any future development should be executed in an informed, conscientious and culturally appropriate way that contributes to the overall sustainability and small mountain-town character of Jamestown and the surrounding environment.

Also during the 2015 Long Term Recovery Plan process, the community also recognized the need to provide new opportunities and affordable housing options to allow for a diverse population that includes families that will support the continuance of the Jamestown Elementary School. There was also the desire for regulations ordinances and resolutions that provide some control safety measures for new development but also some flexibility. Accessory Dwelling Units were deemed important to the Town because they represent the single biggest opportunity for the Town to accomplish certain housing goals, in particular the goals of aging in place, and providing housing for a mix of ages and a mix of incomes.

The existing land use patterns are the most compatible and beneficial in terms of preserving the small town character. The Town has not extended its boundaries since the 1981 Comprehensive Plan. The ~~large amounts of remaining~~ vacant land represents possible future development sites. It is critical that policies be developed to guide this development. In addition, the Town allows for accessory dwelling units on qualifying properties to allow for more affordable housing as well as aging in place options. 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 citizens' desire for self-determination. Jamestown's residents are willing and capable of providing the guidance necessary to promote healthy growth.

Since 1980, Jamestown has grown by thirty-nine persons in thirty-four years, just over one person per year. Excluding replacement houses for those lost in the 2013 flood event, the past trend for development within the town is approximately 1 single family house unit per year. According to the 2015 housing survey, fifty-six percent of respondents indicated that they were satisfied by the pace of development with fifteen percent not satisfied. Sixty-three respondents indicated the growth rate was "about right".

If the trend continues, the town would need twenty available lots to accommodate the growth rate over the next twenty years. The philosophy expressed in the 1981 Comprehensive Plan was to develop existing lots within town limits before considering annexation of undeveloped land – particularly public land. According to the 2015 Land Use and Housing Study, the projected growth can be met with the existing vacant platted lots in town and larger parcels if subdivided. However, a number of these parcels do have hazard issues associated with them which will need to be considered with future development proposals. Additional growth can also be accommodated with the allowance of accessory dwelling units on larger lots in town. Growth through the development of vacant properties and the allowance of accessory dwelling units were better supported than the annexation of public lands to accommodate growth.

Current Regulations and Programs

Development Standards

Jamestown's land development regulations consist of the comprehensive plan and a number of ordinances that define land use policy for the Town. The Town has several ordinances that apply to development within hazard areas.

- Ordinance No. 2, Series 1984 enacts regulations to control the density of population to the limit which the Town can provide services; requires building permits for structures; limits building lot size to at least 15,000 square feet .
- Ordinance 4, Series 1995 prohibits use of mobile homes.
- Through the 1997 Intergovernmental Agreement, building permits for properties in Jamestown are reviewed and issued by Boulder County.
- Ordinances 4, Series 1996; 2, Series 2002; 4, Series 2005; 2, Series 2008; 3 Series 2011; and 2, Series 2014 set building code standards.
- Ordinance No. 2, Series 2009, a set of subdivision regulations limits subdivision to 2.3 acres.
- Ordinance 3, Series 2014 allows accessory dwelling units for properties with single family houses.
- Resolutions 2, Series 2015 and 5-22, Series 2016 sets the parameters for the Land Use and Housing Advisory Committee.

Plans and Programs

The following plans and programs exist for the community's benefit.

Land Use and Housing Advisory Committee (LUHAC) - The LUHAC consists of the members of the Community Planning Group 5, one of the planning groups created for the development of the 2015 Jamestown Area Long Term Recovery Plan, as well as other interested community members that desire to implement goals and strategies relating to land use and housing.

2015 Jamestown Area Long Term Recovery Plan – The Long Term Recovery Plan was created after the 2013 flood event. The plan identifies vision and value statements for the Jamestown, Colorado Comprehensive Plan 19812017

community and sets strategies for returning the community to a pre-flood state as well as making additional improvements to meet community goals. Land Use and Housing was one of the topics of the plan.

2015 Land Use and Housing Study – A subsection of the hazard Identification and Risk Assessment, the Land Use and Housing Study looked at land use and housing conditions in the Town and provided information on what appropriate development might be and where it might be located. The study featured a survey whose results included community attitudes on growth and development.

Land Use Policies

1. 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.
- 4.2. 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 and town water service is available. 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 through the adopted development limitation ordinance (Ordinance 2, Series 1984), the subdivision ordinance (Ordinance 2, Series 2009) and the accessory dwelling unit ordinance (Ordinance 3, Series 2014).~~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.
- 4.5. 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.
- 5.6. Where conflict occurs over legal description of lots, the individual parties should be responsible to resolve the issue. ~~There exist recognized~~

Recognized boundaries exist 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~~policies and regulations.

6.7. 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.

8. 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 accommodate adequate urban services for~~ new development with water service. These criteria will be considered in the context of a comprehensive plan amendment prior to approval of the annexation. Annexation of abutting private property will be considered if the property owner extends water services to the site or the site is served by a functioning and permitted well.

7.9. Jamestown desires to see Forest Service land remain Forest Service land, i.e. undeveloped land with access to trails. If at any time Forest service land is disposed and made available within or in the vicinity of the Town limits, the Town expresses the desire to be included in early discussions with the Forest Service and Boulder County government in regard any land transfers to determine appropriate uses and development patterns.

Definitions (see Land Use Map for locations)

~~1. **Growth Area:** This land is viewed as an appropriate location a likely spot for development to occur.~~

2.1. **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 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 available lots and carrying capacity of the soil.~~

4.2. **Non-Urban Area:** This land lies west outside of the Developing Area. It is designated as an area of very little or no low density development. ~~If the first two areas of development have reached saturation points, re-evaluation of this area might be warranted.~~

5.3. **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. Accessory dwelling units may be supported in certain locations that can accommodate them safely. Any more intense development, such as triplex or fourplex, will place an undue burden on the service systems and the environment.

6.4. 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 (i.e., leather, woodworking, etc.). The use must be compatible with its surrounding. There must be no more noise, pollution, traffic congestion, etc. associated with the cottage industry than is normally associated with residential use.

7.5. Small Retail Trade: The uses under this category are grocery, craft, stationary, and other types which are compatible with the town's 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~~ Developing ~~area~~ Area.

- That ~~any new subdivision~~ parcels in the ~~developing~~ Developing ~~area~~ Area be not less than 1/3 acre.
- That any new construction on existing lots requires ~~1/4 acre lot area~~ enough adequate area for proper onsite wastewater treatment and structure setbacks from adjacent properties and the wastewater treatment system.
- That subdivision be discouraged in the secondary and non-urban areas until such time that available land in the primary area is exhausted and town water can be extended to the areas unless the property acquired State approval for a well or another acceptable water source is approved by the Town.
- The Town may want to review the subdivision ordinance to determine if a variance to the 2.3 acre limit is appropriate within the Development Area if the subdivided parcel results in two or more parcels being at least half an acre in size.
- Development of parcels that do not have adequate access and/or utility service should be discouraged.

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 as well as safe access and egress. 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.

To protect character and privacy of neighbors, the Town may want to conduct a study to see if additional development standards, such as setbacks from property lines, building

height and maximum building size, should be adopted.

The Town should continue to implement the Long Term Recovery Plan Strategies to reach the goals of managing limited growth while protecting the environment and the unique character of the town.