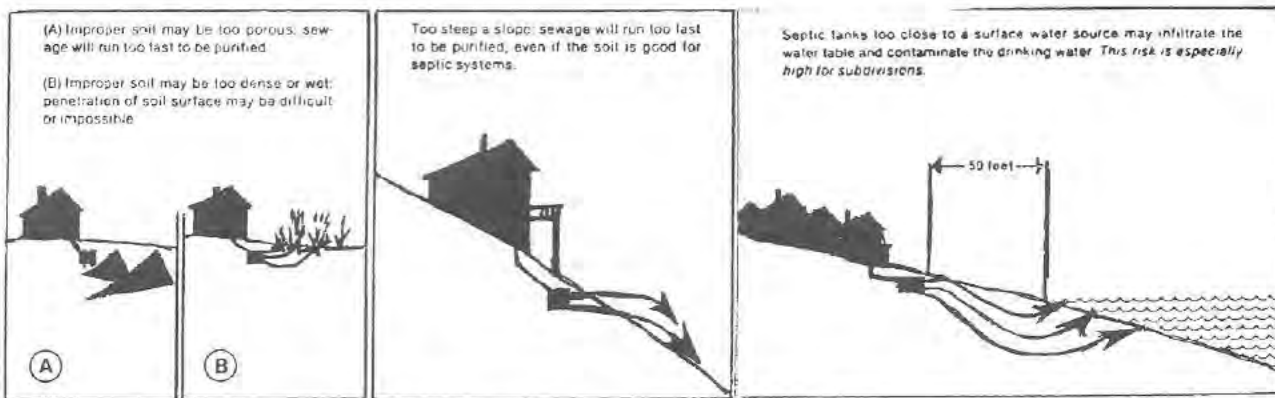


Utilities

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

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SCDFP

