

9 Chapter 9

External Factors



Figure 9-1: The area south of town known as Owens Flats is located on U.S. Forest Service land.

Future development on the land surrounding Jamestown has the potential to affect the town in many direct and indirect ways. These impacts include:

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

Mining is an example of an outside development which could have impact on the town even if the mine is not located within the town boundaries. Air, water, 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 the long history with mining in the area.

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 any type of development - even though these areas are not directly under the Town's jurisdiction.

Residents would also like to protect and preserve National Forest land in and around town. As conveyed in the Jamestown Area Long-Term Recovery Plan, the community values living within a natural environment. The forest lands provide active and passive recreation, create aesthetic beauty, and provide habitat for the resident wildlife. In addition to protecting these areas from development and use impacts, the community has expressed the desire for continued respectful access to the surrounding National Forest and decisions on how or whether to improve trail access to the forest will need to include full collaboration between public land managers and the community ¹.

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.

Current Intergovernmental Agreements and Plans in regard to Land Use²

Inter-Governmental Cooperative Agreement between the Town of Jamestown and the County of Boulder for the Purposes of Planning and Regulating the Development of Land in the Jamestown Vicinity (1981)

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

Boulder County Countywide Coordinated Comprehensive Development Plan Intergovernmental Agreement (Super IGA) (2003)

The Super IGA is held by Boulder County and nine of the municipalities within the county, including Jamestown. The agreement jointly defines the comprehensive development plans of their neighbors and the unincorporated land surrounding them. The IGA was adopted by the various municipalities and the County to cooperatively plan for and regulate the land uses to 1) minimize the negative impacts of development on surrounding communities and areas; 2) protect the environment; 3) ensure the preservation of the rural character of unincorporated Boulder County; 4) maintain the separation and unique character of the various urban communities; and 5) ensure municipalities’ ability to develop in an orderly fashion within their own influence areas. The IGA map defines lands designated as “Rural Preservation Areas”, “Municipal Influence Areas”, and “Unincorporated Rural Land Areas.” The municipalities agree to only annex into “Municipal Influence Areas” and respect land use and development restrictions in the other designations. The area around Jamestown is designated as a “Rural Preservation Area.”

¹ Jamestown Area Long-Term Recovery Plan

² Jamestown and Boulder County have other IGAs such as one for animal control and one for road maintenance; the IGAs listed here are only in regard to land use.

Intergovernmental Agreement Concerning the Implementation of Building and Electrical Permit and Inspection Services for the Town of Jamestown (1997)

This IGA acknowledges that Jamestown does not have its own municipal building and electrical inspectors and that it is in the best interest of its residents to contract with Boulder County to provide building and electrical permits, plan review and inspection services within the town. Boulder County administers for the Town of Jamestown all applicable provisions of Jamestown’s adopted building code, the 2009 International Building Code³.

Boulder County Comprehensive Plan

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

Jamestown Area Long-Term Recovery Plan

The *Jamestown Area Long-Term Recovery Plan* includes direction to work with the Forest Service to continue non-motorized access to area forest land.

External Factors Policy

1. Jamestown should maintain its small town character while allowing for moderate growth in and around the town. This should be accomplished by maintaining a workable balance between new growth in the vicinity and the Town’s financial, physical, and social capabilities to handle the impacts of new growth as well as continued relationships with Boulder County and the Forest Service.

External Factors Proposed Programs

1. Jamestown should continue to work with Boulder County for evaluating any development and land uses on the land surrounding the town.
 - Work with the County to adopt the 2017 update of the Jamestown Comprehensive Plan into the Boulder County Comprehensive Plan.
 - Continue to participate in regional land use review with the County.
2. The framework for a development and use review process between Jamestown and the Forest Service should be established particularly if any forest land is planned for disposal from forest status.
3. Continue to work with the Forest Service to allow for non-motorized access to forest land in the vicinity of the town.

³ Jamestown adopted the 2009 Edition of the 2009 International Building Code and Exhibit A to the Boulder County Commissioners Resolution 2010-138 excluding Administrative Section 113, Chapter 7 and Section R325: Fire Resistant Materials and Construction, Chapter 11 Energy Efficiency, and Administrative Section 117 concerning contractor licensing requirements.

Topic Cross Reference

Because many of the topics in the comprehensive plan are inter-related, particularly to land use, below is a chart that conveys where additional related topics may be found.

<i>Chapter</i>	<i>For more information on:</i>
Environment	Natural hazards (and impacts on development), living with nature
Circulation	Roads, access and getting around town
Utilities	Town water service and on-site wastewater treatment
Facilities and Services	Town facilities and services, regional services
Land Use	Existing land use and predicted future land use