

Table of Contents

Introduction	554
Background	554
History	554
List of First:.....	776
General Plan.....	887
Planning Considerations	10109
The Planning Process	10109
Adoption	10109
Steps to Adopting the General Plan.....	10109
Amendments.....	111110
Implementation	111110
Policies, Procedures, and Rules	121211
Duties and Responsibilities of Planning Decision-Making Bodies.....	121211
Town Board	121211
Planning and Zoning Commission	121211
Board of Adjustments	121211
Major Considerations of the Plan	121211
1. Overall Community Benefit.....	131312
2. Compatibility	131312
3. Safety	131312
4. Neighborhood Preservation.....	131312
5. City Infrastructure	131312
6. Planning.....	131312
2. Growth and Land Use	141413
Existing Conditions/Background	141413
Planning Considerations	141413
Projections	141413
Town Growth	141413
Land Use.....	151514

Existing Land Use Categories	<u>151514</u>
Residential-Agricultural.....	<u>151514</u>
Commercial	<u>151514</u>
Future Land Use	<u>151514</u>
Future Land Use Categories-	<u>161615</u>
Goals, Objectives, and Policies.....	<u>161615</u>
3. Transportation	<u>202019</u>
Existing Conditions	<u>202019</u>
Existing Transportation-Related Problems/Needs	<u>202019</u>
Planning Considerations	<u>202019</u>
Transportation Planning	<u>202019</u>
Roadway Functional Classification.....	<u>212120</u>
Rural Collector Roads.....	<u>212120</u>
Local Roads	<u>212120</u>
Pedestrian/Bicycle Facilities.....	<u>212120</u>
Goals, Objectives, and Policies.....	<u>222221</u>
4. PARKS, TRAILS, & OPEN SPACE	<u>252524</u>
Existing Conditions.....	<u>252524</u>
Parks and Trails Inventory.....	<u>262625</u>
Existing Organized Recreation Programs.....	<u>262625</u>
Existing and Future Parks and Recreation Needs	<u>262625</u>
Population Projections and Projected Needs	<u>272726</u>
Planning Considerations	<u>272726</u>
Goals, Objectives and Policies.....	<u>282827</u>
5. Historic Preservation.....	<u>303029</u>
Existing Conditions/Background	<u>303029</u>
History	<u>303029</u>
Planning Considerations	<u>303029</u>
Historical Survey -	<u>303029</u>
Town Cemetery -	<u>313130</u>

Historical Map -	313130
Local Preservation Areas -	313130
Goals, Objectives and Policies.....	313130
6. Residential Development.....	323231
Past Residential Growth.....	323231
Housing Age -	323231
Housing Condition/Blight -	323231
Subsidized Housing / Rehabilitation Programs -	333332
Water and Sewer Service -	333332
Household Income -	333332
Median Household Income.....	333332
Percent of Population below the Poverty Line	333332
Rural Character	343433
Rural Character Defined.....	343433
Character Elements.....	343433
Historical / Structural/ Architectural Value:	343433
Social/Psychological Value:.....	343433
Functional Value:	353534
Spatial Value (Form and Layout):.....	353534
Visual/Scenic Value:.....	353534
Rural Character Values Table	353534
Affordable Housing	363635
Town Programs-	363635
Planning Considerations	373736
Residential Quality	373736
Lot Sizes.....	373736
Goals, Objectives, and Policies.....	383837
7. Public Private Utilities	404039
Existing Conditions/Background	404039
Culinary Water	404039
Sanitary Sewer	404039

Storm Drain	404039
Private Utilities.....	404039
Problems and Needs	414140
Planning Considerations	414140
Goals, Objectives, and Policies.....	414140
8. Town Services and Facilities.....	424241
Planning Considerations	424241
Goals, Objectives, and Policies.....	444443

Table of Figures

Figure 1: Current Land Use	151514
Figure 2: Current Zoning	151514
Figure 3: Future Land Use	151514
Figure 4: Alternative Lot Designs	373736

Introduction

BACKGROUND

The Town of Randolph has experienced many periods of change over the past 140 years. Originally founded in 1870 as a camp, the town started as a small town site with 20 homes built in the first summer. Located 22 miles southeast of Bear Lake on the high plains of the southern Bear River Valley Randolph has always been an agricultural town, rich with early pioneer history. Cattle ranching and farming is still its primary source of industry, however in the late



70's and early 80's, many oil and gas wells were drilled in the "Thrust Belt" area near Randolph. This activity of increased oil and gas production led to a boom and bust period of growth for the Town. Randolph is the County seat for Rich County and has always been the central hub for County and school events.

As the population and economic base of Randolph changes the elected officials want to be ready and prepared for change. They understand from their previous experience, that it is communities who do not know who they are and what they want, in the end becomes a mishmash of unorganized growth. The Town of Randolph is required by state law to maintain a current General Plan in order to properly direct development, conserve natural resources, provide for the health, safety, and welfare of the community, and ensure the effectiveness of public expenditures.

HISTORY

This General Plan is an update to the Randolph Comprehensive Plan adopted in 1978. This Plan strives to protect natural resources, encourage neighborhood unity, maintain rural farmland, develop a functioning transportation network, and provide opportunities for economic development. The Community of Randolph has set itself apart by the values and standards it strives to live by. The General Plan seeks to reinforce these strong rural values by encouraging growth in a sustainable and orderly fashion while maintaining the small town charm.

Randolph was settled on March 14, 1870 by a group of settlers from St. Charles, Idaho, who camped on a knoll south of the present town site. Charles C. Rich, an Apostle for the Church of Jesus Christ of Latter Day Saints, traveled to the camp and assisted in laying out the town site, and named it Randolph.

On Independence Day in 1870 a tradition of celebrating our nation's independence by raising the American flag at sunrise was started followed in the evening by a community dinner.

A need for a cemetery came quickly to this new little town after the death of James Brown in 1871. The cemetery stands on a prominent hill in Randolph today in its original location with many of Randolph's frontier settlers buried there.

A cattle drive, in 1873, from Texas brought the first large scale livestock operation to Randolph. Its highland fields and abundant water resources were a perfect fit for cattle.

President Brigham Young of the Church of Jesus Christ of Latter Day Saints visited Randolph on June 26, 1872. He dedicated the small log meeting house, and set up the Randolph Ward. It was during an overcrowded dance inside the meeting hall that the town decided to build a larger edifice. A hat was passed through the crowd and \$200 was collected. An adobe building was soon completed and served the town until 1898. It was at this time the town started construction on the Tabernacle.



On 5 July 1898, a meeting was called by Bishop Archibald McKinnon at which the "motion was made and seconded and carried that we build a good, large meeting house... A house that should be modern and large enough to accommodate people from far and near." Excavation began Sep 26 that year, and on 2 Nov 1898, "workmen commenced to lay rock for the foundation."

Many stories could be related of the hard work, intrepid faith, and willing sacrifice that were woven into this unique erection by the time of its completion and dedication on 25 July 1914.

Apostle George Albert Smith gave the dedicatory prayer. Total cost of the building at the time was \$23,884.76. It was boasted the auditorium (now called the “chapel”) could seat 700 persons.

Various levels of remodeling and add-ons have taken place over the years, but the original structure has remained intact. In 1977, a paint job on the steeple roof somehow ended up a bright blue color, visible for several miles up and down the valley! Despite the color the Randolph Tabernacle was added to the Governor’s List of Historical Sites in the State of Utah that same year.



In 1984 a major addition and renovation project was undertaken, resulting in the magnificent Meetinghouse now enjoyed. The strikingly attractive blend of a new addition and the old building, and the agreeable restoration of the latter, was dedicated anew in an impressive service 30 Mar. 1986. On April 10, of that same year, the Randolph Tabernacle was placed on the National Register of Historic Places.

School buildings in Randolph have a storied past. A total of six different buildings have served the community of Randolph over the past 140 plus years. The Randolph High School was constructed in 1914, but tragedy burned to the ground in January of 1948. Classes were held all around town during the following 4 years while the new school was under construction. Completed in 1952, parts of the High School are still in use, while newer additions have been made.

The old Randolph jail is still intact, although it doesn’t sit on its original foundation. William West was the first lawman in Randolph, and George H. Barker was the last Town Marshal to wear the badge for Randolph.

LIST OF FIRST:

- Town newspaper- “The Roundup” 1985 (the original presses are located along Main Street).

- Telephone - in 1896 (1960 brought in modern dial service replacing the magneto crank phone) Incorporated as a Town - in 1905
- First bank established - in 1906 (The Bank was robbed in 1913)
- First car - a 1912 Buick
- Electricity - came during WWI
- Television - brought in 1954

GENERAL PLAN

A General Plan is a guide for the future in land use, infrastructure, and transportation and should be used to help direct decisions placed before the Town Board. The general plan does not address specific properties, tracts of land or owners, it does, however, outline areas of the community that would be favorable for certain types of development or land uses (residential, commercial, industrial, trails, parks) that could benefit the community as a whole.



A General Plan typically has a shelf life of 5 to 10 years. However, most plans are prepared with a 20 year perspective. A review of the plan should be done annually to ensure that the community is moving forward with the goals and objectives that have been established. By updating the plan annually it will allow the community to incorporate any changes that may have been required by the State, as well as address any changes in the values and priorities of the community.

State statutes concerning the development of a General Plan for Utah municipalities is found in the Utah Code: Title 10 Section 9a. In short, a General Plan should provide for the present and future needs of the municipality, taking into consideration the growth and development that may occur within a municipality. The statutes list several items that may also be taken into consideration when developing a General Plan. They include: health, general welfare, safety; energy conservation, transportation, civic activities, recreational, educational, and cultural opportunities; and the efficient use of physical, financial or human resources with excessive scattering of population.

The terms “master plan”, “comprehensive plan”, and “general plan” are often used synonymously to describe the policy document and accompanying maps that identify the goals a community wishes to obtain, and the direction to be taken in order to accomplish those goals and wishes. The term “General Plan” is used in the Utah statutes and has become the generally accepted term.

Developing a General Plan is an opportunity for the community to evaluate all the aspects of the town, from land use to transportation, to historical preservation. These aspects are



evaluated for their effectiveness in serving the community as a whole today. The second part of the general plan is to anticipate the changes that will occur in the future. The third, and often most difficult part, is to envision what type of community is desired in the future. When a general plan is adopted zoning ordinances, municipal codes, and other means of

implementing the plan should be revised and updated as well.

In the following chapters, Randolph’s present condition is outlined; input collected from residents is analyzed; a desired vision and future is defined; and recommendations are made that will promote the implementation of the plan.

Purposes for general plans may vary from city to city, but the following examples illustrate the functions of a general plan.

- To establish a legal basis for land use controls (zoning ordinances, subdivision regulation)
- To guide public officials in decisions that have long term implications
- To offer developers who are seeking for opportunities within the community a “what, where, when, and how” checklist that addresses the cities future needs.
- To serve as a guide for reasonable and rational development that will protect property values currently and in the future.
- To help identify the values and goals of the community that could shape public policy to reflect more accurately the sentiment of the community as a whole.

PLANNING CONSIDERATIONS

The Following questions should be considered in the adoption of Randolph's General Plan:

- What is the vision for the Town of Randolph in 5 years...10 years... 20 Years...?
- What is the budget for implementing the desired plan?
- Are the needs of the community met through this plan?
- What is the desired atmosphere of the Town?
- Are the Plan recommendations sustainable?

THE PLANNING PROCESS

The planning process is based on the following concepts:

- Citizen involvement
- Open dialogue between the interest groups and departmental representatives should exist during the preparation of the Plan.
- The department or personnel responsible for planning in the Town should assume the role which pertains to local planning.

ADOPTION

The General Plan is adopted and revised by ordinance. Once it is adopted, the Plan should be reviewed regularly to determine if the changing needs of the community are being met. In order to maintain the Plan's effectiveness and relevancy, it is proposed the Planning Board periodically review existing and new policies pertaining to the Plan, and provide recommendations to the Town Board.

STEPS TO ADOPTING THE GENERAL PLAN

- A report is prepared by staff at the request of the Planning Commission or Town Board.
- A presentation is given to the Planning Commission.
- A public hearing is held by the Planning Commission.
- The proposed Plan is adopted by the Planning Commission.
- A joint meeting is held with the Planning Commission and Town Board to discuss the elements of the Plan, changes and revisions are made if needed.
- The Town Board holds a public hearing.
- The Town Board makes changes if needed, and adopts the General Plan by ordinance.

AMENDMENTS

The General Plan should be revised as new community plans or elements are proposed and initiated, the needs of the community change, or statistics change. The General Plan is a long-term guide and should not change during its shelf life without a great deal of consideration. The Plan should be a consistent and reliable source for future planning. The plan should be reviewed for major updates at least every 3 years.

There are typically four ways a Plan Amendment can be requested:

1. The Town Board proposes and amendment.
2. The Planning Commission proposes and amendment.
3. The Town Staff proposes and amendment.
4. A private property owner or citizen of the Town petitions a change.

When the Planning Commission considers a Plan Amendment, it evaluates whether the Proposed Amendment meets the goals of the Plan. During evaluation, the Planning Commission should consider the following:

1. Have there been substantial changes since the Plan was originally adopted?
2. Does the amendment fundamentally change the intent of the Plan?
3. Will those affected by the change have an opportunity to give input on the changes?

When a proposed amendment is requested the following process should be followed:

1. A report is generated by the Town Staff at the direction of the Planning Commission or the Town Board.
2. A presentation is given to the Planning Commission.
3. A Public hearing is held by the Planning Commission.
4. If a proposed change is adopted by the Planning Commission, a joint meeting is then held with the Planning Commission and the Town Board to discuss the proposed changes.
5. A Public Hearing is held by the Town Board.
6. The Town Board makes the changes and adopts the amended General Plan by ordinance.

IMPLEMENTATION

The General Plan is a working document; it should be reviewed before each decision is made related to growth and development within the Town, and its proposed future annexation areas.

The Planning Commission and Town Board shall direct the Town Staff to provide information pertinent to the Plan in order to help make planning decisions. The Planning Commission and the Town Board should establish “findings of fact” related to the Plan and other Town ordinances in making their decisions which should implement the intent of the Plan.

After the General Plan is adopted, the most important and challenging part of the planning process must begin immediately. This involves interpreting the provisions and policies of the General Plan, and subsequently translating the intent of the provisions into Town-wide ordinances and policies. The General Plan cannot implement the provisions and policies of the Plan by itself. Therefore, the Town Planner(s), Administrator(s), and Town Board will need to collaborate in order to formulate strategies that will seamlessly implement the specific ordinances and policies that can set the Plan into motion.

POLICIES, PROCEDURES, AND RULES

- 1) Policies are defined as the general guides.
- 2) Procedures are the steps to accomplish the policies, strategies, and objectives.
- 3) Rules are the specific requirements which govern actions.

DUTIES AND RESPONSIBILITIES OF PLANNING DECISION-MAKING BODIES

TOWN BOARD: Sets the budget, establishes policy and law, administers Town affairs; Approves Zoning changes, ordinances, site plans, preliminary and final subdivisions, as well as conditional use permits.

PLANNING AND ZONING COMMISSION: Acts as an advisory body to the Mayor and Town Board; makes recommendations to the Mayor and Town board after hearing zoning petitions and subdivisions requests; performs other duties as assigned by ordinance.

BOARD OF ADJUSTMENTS: Hears and decides appeals of administrative officials, grants or denies special exceptions and variances.

MAJOR CONSIDERATIONS OF THE PLAN

Decisions affecting the General Plan should consider the following significant issues:

1. **OVERALL COMMUNITY BENEFIT** - The mutually supportive relationships of the Plan's various elements demonstrate the intent of the overall benefit to the Community at large.
2. **COMPATIBILITY** - The plans emphasis on compatibility between the differing uses of land represent the concerns for the collective interests and rights of individuals to live, work, and enjoy recreation within the Town, where the physical components are in harmony with each other.
3. **SAFETY** - The protection of the general health, safety, and welfare of the public is recognized as the purpose and intent for the Plan.
4. **NEIGHBORHOOD PRESERVATION** - Neighborhood preservation and protection is another consideration to be addressed in the Plan.
5. **CITY INFRASTRUCTURE** - Utilization, preservation, and maintenance of the Town's infrastructure are significant features in the plan. Significant natural, historic, and architectural features are also emphasized.
6. **PLANNING** - Proactive land use planning is emphasized as a preferred alternative, rather than reacting to land use requests.

2. Growth and Land Use

EXISTING CONDITIONS/BACKGROUND

The Town of Randolph was established as a farming community with single family housing. This trend has continued for the past 140 years and is still the prominent land use of the community. There are a few commercial and retail businesses in town that support the local population, as well as tourists who pass through the town on their way to Bear Lake 15 miles north.

PLANNING CONSIDERATIONS

PROJECTIONS

Population projections have been prepared by the Utah Governor's Office of Planning and Budget (GOPB). The GOPB prepares these numbers for Utah Cities and Counties to help Cities plan for future population numbers.

Year	2000	2006	2010	2020	2030	2040	2050	2060
Population.	483	464	476	570	623	666	760	907

Table 2- 1 Randolph Town Population Projection

The population growth rate depicted is at 1.1%. Historically this percentage rate has shown to be accurate. However, this growth rate could increase dramatically for a short period of time, given the proximity to known natural resources in the area. If drilling/mining for oil/minerals were to increase significantly Randolph could see a corresponding influx in population.

TOWN GROWTH

In recent years, Randolph has had very few large building projects or subdivisions within Town limits. At present there are 440 acres of



undeveloped land within Town limits and another 346 acres of undeveloped land within the Annexation Policy boundaries. Given the amount of total undeveloped acreage and the land

use designations within Randolph it is estimated that the community could accommodate 2,100 people when it reaches its build-out capacity.

LAND USE

The Current Zoning and Land Use Maps (Figures 1 & 2) represent exiting land uses as of December 2010. The Future Land Use Maps (Figures 3 & 4) depicts the Town as it is planned to develop. The following paragraphs describe the Current Zones, and any Future Land Use categories which have been added in order to fulfill the goals and desires of the Community.

Figure 1: Current Land Use

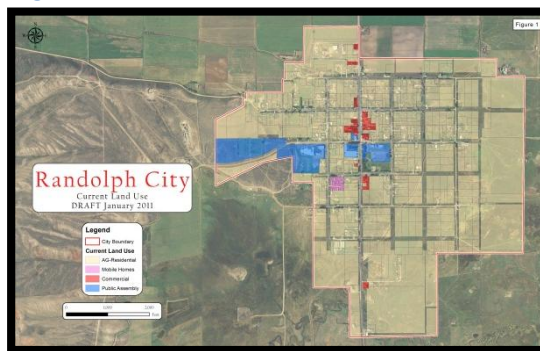
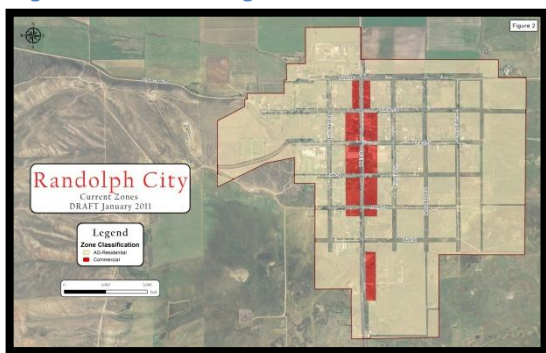


Figure 2: Current Zoning



EXISTING LAND USE CATEGORIES-

RESIDENTIAL-AGRICULTURAL (Minimum ¼ acre lot): This zone is established for the purposes of providing to the general public housing and homes to reside in.

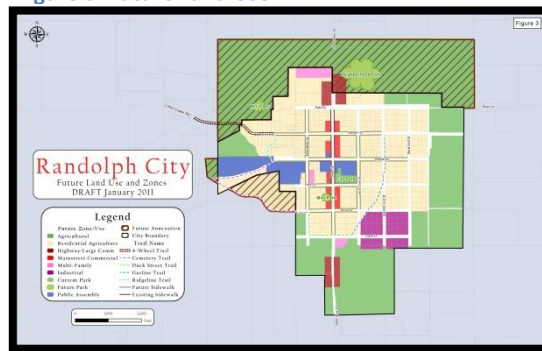
COMMERCIAL (No Regulation): This zone is established for the purposes of providing range of

neighborhood commercial and service related uses necessary to support the needs of residents. All commercial uses exceeding 2,000 square feet are reviewed through the Conditional Use review process.

FUTURE LAND USE

The Planning Consideration in the Future Land Use element of this Plan is intended to guide the basic decisions that govern land-use in the Town. Compatibility conflicts and safety concerns are major topics in the General Plan, and can be addressed through careful land use planning.

Figure 3: Future Land Use



The future land use, as shown in Figure 3, is meant to reflect the goals and desires of the community in the form of a map. It is intended to be a guide and reference to citizens, Town Officials, developers, property owners, realtors and others as they consider different options for development throughout the Town.

FUTURE LAND USE CATEGORIES-

1. Residential-Agriculture 1 {RA1} (minimum of 1 acre per lot)
2. Residential-Agriculture Mixed {RAM} (Minimum of ¼ acre per lot, mixed acreage encouraged)
3. Highway Commercial (Large Commercial)
4. Main Street Commercial (Historic main street commercial)
5. Industrial (Light industrial, and light manufacturing)
6. Multi-Family (Small apartments or duplex's)

The following table (Table 2) illustrates the Town's current land uses and amount of acreage in each zone.

Zoning District Land Use Acreage		
Land Use Category	Acres (Rounded)	Percent (Rounded)
Residential	698	90
Commercial	43	5
Public Assembly	29	4
Parks and Open Space	6	1
Total	776	100
New Annexation Land	345	
Total	1,121	

Table 2- 2: Zoning District Land Use Acreage

GOALS, OBJECTIVES, AND POLICIES

Table 2- 3: Chapter 2 Goals and Objectives

Goal 1: Have the General Plan serve as a guide to all land use and growth decisions and policies, particularly the Future Land Use map (Figure 2A & 2B) and relevant goals, objectives, and policies of the Plan.		
Objective 1: Regularly review and update the General Plan, keeping in mind the General Plan's long-term integrity.		
Policy/Action	Timing	Agency
Policy A: Re-evaluate provisions of the General Plan as needed for their relevancy and currency, annually, to coincide with the Town's budget process.	Review Policy Every year	Staff/Planning/Town Board

Policy B: Establish and maintain an orderly process for reviewing, evaluating, and updating the General Plan, which is a process that involves elected, appointed, and Town staff officials as well as the citizenry.	Establish Plan Within 0-1 year	Staff/Planning/Town Board
Policy C: Make all existing zoning districts, and those to be adopted in the future, consistent with the Future Land-Use map of the General Plan.	On Going	Staff/Planning/Town Board
Goal 2: Encourage a reasonable land use balance of the major land use categories of residential, commercial, and light industrial within the Town.		
Objective 1: Evaluate the Town's existing land use in determining land use ratios that are deemed of most benefit and develop ordinances that will govern these determinations.		
Policy/Action	Timing	Agency
Policy A: Determine the highest and best use of the vacant land within Town limits and annexation boundary.	On Going	Staff/Planning/Town Board
Policy B: Develop an ordinance and designate an area for Sexual Oriented Businesses to locate within the community	ASAP 0-6 Months	Staff/Planning/Town Board
Goal 3: Strive to make the Town's land uses as compatible as possible with other adjacent and/or neighboring land uses in order to minimize the potential adverse effects of adjacent incompatible land uses.		
Objective 1: Follow good, up-to-date land use planning principles in avoiding and/or minimizing the adverse effects of incompatible uses.		
Policy/Action	Timing	Agency
Policy A: Establish appropriate and effective buffer, or buffers, between various uses to avoid, or minimize, incompatibilities as needed.	Review as Needed	Staff/Planning/Town Board
Policy B: Ensure zoning reflects the existing use of property and the General Plan's future land use map to the largest extent possible.	Review as Needed	Staff/Planning/Town Board
Policy C: Ensure where possible, that properties facing each other across a local street are the same or similar compatible zones or uses; however, collector and arterial roads may be sufficient buffers to allow for different uses or zones to be established.	Review ordinance as needed	Staff/Planning/Town Board
Policy D: Ensure zoning boundaries do not cut across individual lots or developments (i.e., placing the lot into two separate zones), and redraw illogical boundaries to follow along property or established geographical lines.	Review as Needed	Staff/Planning/Town Board
Policy E: Consider primary frontages and land uses when establishing zoning boundaries on corner lots.	Review as Needed	Staff/Planning/Town Board

Policy F: Enforce Town's Zoning Ordinances regularly, systematically, and without discrimination and include follow up on all enforcement letters.	Review Ordinance	Staff/Planning/Town Board
Policy G: Efforts should be made to coordinate with adjacent cities, towns, counties, BRAG, and the State, on land use, growth, and transportation issues.	Review as Needed	Staff/Planning/Town Board
Policy H: Create new, re-evaluate and update existing ordinances such as the Zoning and Subdivision Ordinances, in a timely fashion when provisions in the Ordinances are deemed inadequate, or antiquated, in achieving the land use, growth, and development goals of the Town.	Review and Update as Needed	Staff/Planning/Town Board
Goal 4: Strive to achieve responsible and well managed growth within the Town.		
Objective 1: Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.		
Policy/Action	Timing	Agency
Policy A: Channel development into areas where existing infrastructure is already in place or planned in the near future.	Review as Needed	Staff/Planning/Town Board
Policy B: Permit development only to the degree the Town has capacity to provide the necessary municipal services.	Review as Needed	Staff/Planning/Town Board
Policy C: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.	Review as Needed	Staff/Planning/Town Board
Goal 5: Improve the development review process to ensure all development related applications submitted to the Town comply with all adopted ordinances, rules, policies, and procedures.		
Objective 1: Maintain and improve the planning expertise needed to review development plans to ensure accurate interpretation of the Town's ordinances and plans.		
Policy/Action	Timing	Agency
Policy A: Periodically evaluate development review process to ensure it is adequate as a mechanism in evaluating site development and other plans.	Review Every 5 Years	Staff/Planning/Town Board
Policy B: Maintain competent professionals and citizen planners in the community and offer on-going educational and other opportunities for improving and maintaining best-possibilities-planning capability of all those involved in the Town's planning process.	Education for citizen planners every 3 years	Staff/Planning/Town Board

Policy C: Evaluate the need for a part-time or consultant City Planner to handle large or difficult development requirements of the community	Continually	Mayor/ Town Board
Goal 6: When annexing unincorporated areas adjacent to the Town strive for logical and effective boundaries.		
Objective 1: Determine areas that should logically and practically be considered for annexation, and amend Town boundaries that are illogical and/or impractical.		
Policy/Action	Timing	Agency
Policy A: Establish criteria to serve as a guide in determining areas to be annexed and where Town boundary adjustments are needed.	Continually	Staff/Planning/Town Board
Policy B: Make efforts to negotiate logical and effective Town boundaries with the County.	Continually	Staff/Planning/Town Board
Policy C: Understand the zoning ordinances and policies of adjacent communities to assure both land uses do not work against each other.	Continually	Staff/Planning
Policy D: Develop and maintain an annexation policy-declaration map, as required by State law.	Review and Update 3-5 years	Staff/Planning/Town Board

3. Transportation

EXISTING CONDITIONS

Transportation infrastructure is built to accommodate travel demand generated by the developed land. However, in order to develop the land, adequate transportation facilities need to be in place to service those areas. For this reason, Transportation is placed high on the list of priorities in the General Plan.

The street plan for Randolph was laid out in the original plan of the Town in 1870. As with most towns in Utah, it works on a grid system. Highway 16, also known as Main Street, runs north/south and acts as the only collector.

Highway 16 is a two lane rural highway that runs between Evanston and Bear Lake region, and is the only major road that leads into Town from the surrounding areas.

Randolph is not served by public transportation in any capacity. The closest bus service is in Logan, Utah, 70 miles to the west.



EXISTING TRANSPORTATION-RELATED PROBLEMS/NEEDS

Residents have expressed concerns over not having sidewalks within the community as a safe way for children to walk to school, as well as a viable way for people to get around town. There have been numerous concerns voiced over not having safe walkways, jogging paths, or bikeways for casual exercise as well. Currently Randolph has 1.02 miles of installed sidewalk along Main Street, and on the south side of Church Street near the Tabernacle. With future growth, increased vehicular traffic will pose a real threat to children walking to school, as well as anyone wishing to jog, walk, or bike around the streets of Randolph for exercise.

PLANNING CONSIDERATIONS

TRANSPORTATION PLANNING

With public transportation non-existent in the region, the personal automobile is the primary source of transportation for the community of Randolph. The only route of transportation

within the region is on State Highway 16. Being a state Highway, UDOT is responsible for snow removal, road maintenance, traffic control, access management, and capacity improvements when needed. This one road serves as the only main collector for the region, and services tens of thousands of travelers during the peak summer season. More importantly, it carries the residents of Randolph to their jobs in Evanston and Logan, as well as the only school bus route for children.

ROADWAY FUNCTIONAL CLASSIFICATION

All roads within Randolph should have a current and future functional classification assigned to them in a Transportation Master Plan. Presently, Randolph does not have a transportation plan. Therefore no actual classification has been assigned to their streets except for the logical ones of Rural Collector and Local Road. These categorizes are based on two assumptions. 1 – Highway 16 is a State Highway and is therefore considered by Utah Department of Transportation (UDOT) a Rural Collector Road and 2 – All other roads in the town are used primarily by local traffic. The key to these classifications is to allow the Town to maintain right-of-way (ROW) widths for future road improvements as travel demands grow.

RURAL COLLECTOR ROADS are generally designed with two lanes for average traffic volumes that connect small towns within a region or county. These roads typically service intra-county travel at moderate speeds, allowing for reasonable travel within the region with few traffic signs or signals. The average ROW width of a Rural Collector Road represented within the General plan is (95' to 100').

LOCAL ROADS (also known as residential streets) differ by design characteristics and land use accessibility. Local roads are designed to serve local traffic primarily, have only two lanes, and average ROW widths of 80' to 95'.

Picture 3-1: Courtesy www.untraveledroad.com



PEDESTRIAN/BICYCLE FACILITIES

Pedestrian and bicycle facilities are encouraged within this plan to allow safe adequate facilities and appropriate design. This Plan supports interconnected routes for bicycle and pedestrian traffic throughout the Town. Bicycle and pedestrian facilities should include on-street bicycle lanes, as well as stand-alone multipurpose paths located along canals, within utility corridors, railroad corridors, and in parks or other open spaces.

Bicycle and pedestrian paths can be funded with various federal, state, local and private programs. Bicycle programs are increasing in availability within communities as the demand for viable trails and paths steadily increases. Whenever new roadway construction or road widening is proposed, actions should be taken to include bicycle and pedestrian facilities to accommodate these modes of transportation.

GOALS, OBJECTIVES, AND POLICIES

Table 3-1: Chapter 3 Goals and Objectives

Goal 1: Plan and develop an efficient, cost effective, environmentally sensitive, safe city-wide transportation system. This system should consider the existing and future roadway network and bicycle/pedestrian travel.		
Objective 1: Provide good and efficient local transportation access to all areas of the Town. Make provisions for interfacing local transportation facilities with regional transportation systems.		
Policy/Action	Timing	Agency
Policy A: Develop a comprehensive inventory of existing transportation improvement needs and plan for new transportation facilities needed in the future.	Within the next 2-5 years	Staff/Planning/Town Board
Policy B: Set city-wide priorities for transportation improvements. These improvements could include sidewalks, completion of local streets that will enhance inter-connectivity along with other improvements.	Develop Master Plan/ Capitol Facilities Plan 0-1 years	Public Works/ Engineer/ Staff/Planning Commission/ Mayor Town Board
Policy C: Make decision on whether or not to develop an impact fee associated to transportation. This may not be a viable impact fee for the Town based on the new impact fee requirements set by the State.	Within 0-4 Years	Engineer/ Staff/Planning Commission/ Mayor Town Board
Policy D: Establish and promote policies which will upgrade the existing substandard local streets and private accesses to meet desired development standards.	Evaluate Policies 0-2 years	Staff/Planning Commission/ Mayor Town Board

Policy E: Provide sidewalks and crosswalks along busy streets under the Town's jurisdiction.	Review Needs every 3- 5 years	Public Works/Staff/ Planning Commission
Policy F: Encourage and work with UDOT to take action as soon as possible to correct safety, service, and other deficiencies on Hwy 16 and any other streets where UDOT has jurisdiction.	Continuously	Staff/Planning Commission/ Mayor Town Board
Policy G: Develop a streetscape and traffic calming Master Plan for the Town.	Within 0-2 Years	Staff/Planning Commission/ Mayor Town Board
Policy H: Improve the Town's entry-way appearance by developing interesting signage and landscaping.	<u>Currently in the Process</u>	Staff/Planning Commission/ Mayor/ Town Board
Objective 2: Provide for the existing and future needs of the Town's transportation system by planning for the anticipated transportation demand.		
Policy/Action	Timing	Agency
Policy A: Identify and preserve street rights-of-way to meet future travel demands in the Town whenever possible.	With Development	Staff/Planning Commission/ Mayor Town Board
Policy B: Discourage direct land access (driveways) to collector streets in the Town. Require new development to comply with good transportation access control principles and adopt access management standards and incorporate them into the Town's ordinances.	With Development	Staff/Planning Commission/ Mayor/Town Board
Policy C: Generally, establish and/or maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT, and BRAG in order to stay informed of planned future transportation developments and communicate the needs of the community.	Continuously	Staff/Planning Commission/ Mayor Town Board
Policy D: Incorporate appropriate land use planning, subdivision design, and site planning criteria into the Town's development review and approval process.	Continuously	Staff/Planning Commission/ Mayor Town Board
Policy E: Require all new and existing streets dedicated to the Town to meet adequate engineering and construction specifications.	With Development	Staff/Planning Commission/ Mayor Town Board
Objective 3: Work towards the establishment and development of alternative transportation modes serving the Town.		

Policy/Action	Timing	Agency
Policy A: Establish facilities for pedestrians and bicyclists by planning for a network that will connect activity centers, parks, schools, churches, public buildings, and other recreational areas.	With Development	Staff/Planning Commission/ Mayor Town Board
Policy B: Make provisions in transportation improvement plans and designs to accommodate pedestrians and bicyclists.	Review Plans every 2 years	Staff/Planning Commission/ Mayor Town Board

4. PARKS, TRAILS, & OPEN SPACE

EXISTING CONDITIONS

Within the community there are various recreational venues most of which belong to Rich County or to the schools located in the Town. Randolph itself only has jurisdiction of one park. This park is used for town celebrations, family gatherings, and by travelers as stop off for a rest and picnic site. This park is the pride of the Randolph Community and during the summer, especially over the Rodeo weekend, this park is the liveliest area in town.



The current popularity of the only park in Randolph will translate into a demand and need for additional parks as development occurs. In the Parks and Trails Master Plan, the number of parks and recreation areas will be addressed more comprehensively.

There are at present no trails within Town limits. Plans to develop pedestrian, bicycle and ATV trails will be addressed within the Parks and Trails Master Plan.



The community places a high priority on protecting the rural character and prime agricultural land that gives Randolph its identity. Protecting these significant tracts of land for open space offer many benefits; including recreational, education, economical, and social opportunities for improvement, as well as numerous environmental implications.

Although there are no tracts that have been specifically designated as open space, this General Plan has addressed the need to protect the rural character by implementing a minimum allowable acreage for areas in the community, so as to keep the agricultural feel.

PARKS AND TRAILS INVENTORY

Randolph Town Park is located at the intersection of Main and Park Street. Set apart in the original plat of the Town established in 1870, Town Park has approximately 6 acres. The park has a set of tennis courts, minimal parking area, playground facility, bowery, and one small softball/baseball field.



EXISTING ORGANIZED RECREATION PROGRAMS

The Town currently offers youth softball, tee-ball, and soccer programs to its residents. All other recreational opportunities require travel to Evanston or Logan.

EXISTING AND FUTURE PARKS AND RECREATION NEEDS

The future needs of parks, trails and open space have been considered and addressed in the Parks and Trails Master Plan. A determination of future needs has been considered by setting a standard of acreage per population and conducting a needs analysis.

A Park Needs Analysis typically looks at existing acreage of park land compared to current and projected populations. In determining the need for parks and park facilities, the National Recreation and Park Association (NRPA) previously recommended the population ratio method (acres of park land and miles of trail per 1,000 residents) modified to accommodate local preferences. A typical ratio usually consists of 6 acres per 1000 residents and .25 miles of trail per 1000 residents. In the past, NRPA has changed guidelines to suggest that a total park system represent more acres of developed open space per 1000 population. Yet, in recent years, NRPA has found that such a guideline is not always appropriate and now recommends a detailed analysis of the community to determine its specific needs.¹

¹ (National Recreation and Park Association Park, Recreational, Open Space and Greenway Guidelines, 1995.)

A needs determination process could consist of:

- ✓ An analysis of the recreational and leisure needs of the community
- ✓ Cost and availability of land
- ✓ The anticipation of programs and events for the present and future
- ✓ Evaluation of regional facilities being developed and paid for by a regional fund (such as a regional recreational center, regional softball and soccer complexes, and other regionally-run recreational programs)
- ✓ Examination of critical lands, wetlands, and other environmentally sensitive areas that necessitate important open space
- ✓ Consideration of current ordinances and zoning requirements

POPULATION PROJECTIONS AND PROJECTED NEEDS

The demand for park and recreation facilities is driven by residential land use and population; the standards for park infrastructure are expressed in terms of facilities per the number of residents. For this plan an assumption of population for build out for the community of Randolph including the annexation area is approximately 2,100 residents.

With this estimated number, the following needs assessment for Parks and Trails is as follows:

- Parks and open space - a rate of 6 acres of parkland/open space per 1000 residents. The community would need, at build out, approximately 12.6 acres of parks and open space. Currently planned on the land use map are 14 acres of future active park space (one large community park of 6 acres or more, and two mini parks of 1 acre or more).
- Trails - a rate of .5 miles of trail per 1000 residents is suggested in this model, which translates to Randolph needing 1 mile of trails when build out occurs. Randolph is unique, within the community there are very few sidewalks. Sidewalks do not typically count toward trail mileage however; it should be known that many of the planned trails throughout the Town would link up with the future planned sidewalks, greatly increasing the amount of “safe pedestrian right of ways”. There are 2.2miles of walking/biking trails, and 0.5 miles of 4wheel trails currently planned on the future trails map.

PLANNING CONSIDERATIONS

Development of a parks and trails plan is vital to ensure the proper amounts of open space are preserved and development is allowed in appropriate areas. The plan will also guide decisions

in determining if suitable impact fees for future development are necessary. Along with this development of a Parks and Trails Plan dramatically increases opportunities for outside funding. Due to the requirements made by many funding entities this plan should be developed and adopted prior to any funding requests. Within the planning process the following areas should be considered as part of the Master Plan:

- Project and System Improvements should be defined based on NRPA standards and tailored to the detailed needs of Randolph.
- A standard for park development and required amenities for different types of parks within the community (bathroom facilities, picnic amenities, park signage, landscaping requirements) should be included.
- Sporting and activity needs of the community, i.e. number of tennis, volleyball or basketball courts, ball fields and types should be addressed.
- Number of future parks and trails and an estimated cost associated with their development.
- Maintenance budgets and staff to maintain all the parks within the system.
- Evaluation of county and other local communities' facilities that can be shared should be identified.
- A comparison of current facilities and needs for the future.

GOALS, OBJECTIVES AND POLICIES

Table 4-1: Chapter 4 Goals and Objectives

Goal 1: Provide opportunities for physical, recreational, cultural and educational activities that are safe and accessible to all residents of the Town.		
Objective 1: Strive to meet present and future recreational and leisure needs of the Town.		
Policy/Action	Timing	Agency
Policy A: Strive to coordinate and integrate parks with other facilities, such as school facilities, to avoid duplication and enable more efficient utilization.	Review Policy every 5 years	Staff/Planning/Town Board
Policy B: Strive to provide adequate quantities and quality of parks, open space, and other recreational facilities to all Town residents.	Review Policy every 5 years	Staff/Planning/Town Board
Policy C: Explore the potential of trail development in existing utility and canal corridors within the Town.	0 – 1 Year	Staff/Planning/Town Board
Policy D: Update and reevaluate the Towns' Parks, Trails, and Open Space Plan continually as the community grows.	Review Policy every 5 years	Planning/Town Board
Policy E: Develop a system of trails that connect with existing and future trails and parks in the neighboring entities.	Review Policy every 5 years	Staff/Planning/Town Board

Policy F: Provide adequate funding programs for the maintenance of existing and development of future parks, trails, and recreation facilities, which could include the consideration of impact fees and the pursuit of grants from federal, state, and other sources.	Review Policy every 5 years	Staff/Planning/Town Board
Policy G: Establish standards for the development of parks, open space, and trails.	0 – 1 Year	Planning/Town Board
Policy H: Combine flood control and water quality efforts with parks and open space development.	Review Policy every 5 years	Staff/Planning/Town Board
Policy I: Wherever possible, require subdivisions by ordinance to provide easements or rights-of-way for non-motorized access to trails, parks, and other open space where reasonably applicable.	With Development	Staff/Planning/Town Board
Policy J: Require new developments by ordinance to make provisions for parks.	0 – 1 Years	Staff/Planning/Town Board
Policy K: Establish an active program for the acquisition of property to accommodate future parks, trails, open space, and recreational needs	As population grows	Staff/Planning/Town Board
Policy L: Periodically evaluate the need for Town sponsored recreation programs to ensure they continue to meet the needs of the community.	As population grows	Staff/Planning/Town Board
Objective 2: Strive to include the citizens of Randolph and other stakeholders in maintaining and improving existing facilities; as well as planning and developing new parks and recreational facilities.		
Policy/Action	Timing	Agency
Policy A: Promote cooperation between all parks/recreation stakeholders, such as the Town, county, private land owners, and others in an effort to make it possible for new lands to be made available and improvement made for parks/recreation purposes.	On-going cooperation	Staff/Planning/Town Board
Policy B: Develop a citizen volunteer program to assist the Town in maintaining and improving existing and future parks/recreation facilities.	0 - 3 years	Staff/Planning/Town Board
Policy C: Establish and maintain a Trails Committee to advise the Town on existing and future needs, policies, and plans.	0-5 years or as trails develop	Mayor/ Town Board
GOAL 2: Enhance the Town’s “urban forest” as the Town continues to grow and develop by promoting the planting and maintaining of trees in parks, along streets, and other public places and on private property.		
Objective 1: Strive to establish plans, strategies, and programs for the maintenance and development of the Town’s “urban forest”.		
Policy/Action	Timing	Agency
Policy A: Establish a regular replacement program for diseased, hazardous, and dead trees.	Every 5 Years	Public Works/ Parks
Policy B: Make provisions in the Town’s subdivision and zoning regulations for trees to be incorporated into the landscape or site plans of new developments	Review 0-2 years	Staff/Planning/Town Board

5. Historic Preservation

EXISTING CONDITIONS/BACKGROUND

HISTORY

Randolph has a number of historically significant buildings within the Town limits. The historical Tabernacle is the most popular, and has every right to be. Taking more than a decade to construct by hand, the tabernacle is a most impressive display of pioneering ingenuity, dedication to detail, and some of the finest quality craftsmanship in the region. Although the tabernacle is the most renown, it is not the only historically important building within Randolph.



Samuel Brough built the first brick house in the community; it is still in use today, as are a number of other brick buildings that originated from his brick kiln. Many of these early brick buildings have survived a number of different owners, and their facades remain largely unchanged.

Most of the farms and houses originally built in the community have stayed within families and have great historic value. As a result most buildings remain unchanged on

the outside and offer a rare glimpse of an entire town that has kept its agricultural roots intact from the early 20th century.

PLANNING CONSIDERATIONS

The preservation of Historical Buildings and Sights is crucially important to a community. Knowing the tales of the past can help guide the future of a town. These stories are told through the buildings, roads, land and people that remain after years of change. The knowledge and wisdom gleaned from these assets will help influence the future, give the community direction, and help children realize the importance of those who came before them.

HISTORICAL SURVEY - The Town of Randolph should pursue the preservation of its history by doing an historical survey and developing ordinances that will protect its assets in the community.

TOWN CEMETERY - Updating the documentation and mapping of the Cemetery should be considered. Also, noting historically significant graves, like the first inhabitant James Brown.

HISTORICAL MAP - A map of the community should be drawn to show the boundaries of the early settlement areas. The map should show some of the early businesses (some of which still stand today), homes, farms, water canals (some still in use), church buildings, and other historical areas.

LOCAL PRESERVATION AREAS - Ordinances can be established to protect historically significant areas. Preservation ordinances dealing with buildings are usually limited to the building's exterior.

GOALS, OBJECTIVES AND POLICIES

Table 5-1: Chapter 5 Goals and Objectives

Goal 1: Preserve the historical legacy of the Town of Randolph.		
Objective 1: Maintain and enhance the historical values of the community.		
Policy/Action	Timing	Agency
Policy A: Conduct a historical survey of Randolph which would include sites with older, architecturally-unique structures, particularly those built in the early 1900's and before.	0-2 Years	Staff/Planning/City Council
Policy B: Establish a Town Historical Preservation Commission, which would serve as a working, advisory body as well as a resource and repository for the Town's history and celebration activities.	0-2 Years	City Council
Policy C: Continue building on the work already accomplished with the history of Randolph and assembling historical artifacts, photographs, and oral histories.	Continuously	Historical Commission
Policy D: Establish educational opportunities for Randolph citizens and school children in order to raise public awareness of and create a greater appreciation for Randolph's historic legacy.	0-5 Years	Historical Commission
Policy E: Develop an effective historic preservation program which identifies specific tasks, activities, and responsibilities.	0-5 Years	Historical Commission
Policy F: Whenever possible and appropriate, require new developments to be compatible with and /or preserve historical buildings and sites which may be affected by development.	Review Policies	Historical Commission
Policy G: Seek federal, state, and other funds to help support the Town's historical preservation programs.	Continuously	Historical Commission
Policy H: Determine the feasibility of preserving the old buildings of architectural and historical significance to the early history of the community.	Analyze 0-5 years	Historical Commission
Policy I: Strive to preserve the historical values of the old section of the Town by development of a map, and local ordinances.	Analyze 0-5 years	Historical Commission

6. Residential Development

PAST RESIDENTIAL GROWTH

Residential development in Randolph began with the settlement of the area in 1870. The town was surveyed shortly thereafter by Charles C. Rich, the Utah legislative representative for Rich County at the time, and residential houses were quickly built. Most homes were dugouts, log cabins with dirt roofs and floors. The Town was laid out in a grid formation, like many of the frontier towns, and residential housing was built along and adjacent to these roads with farms located towards the middle of the lots, and on the outskirts of town.

HOUSING AGE - Over 70% of the housing in Randolph was built prior to 1960, and almost 40% of the homes were built before 1940. Nearly 90% of the housing is more than fifteen years old.

HOUSING CONDITION/BLIGHT - Based on a visual inventory, and documented through numerous pictures, the general condition of the housing in Randolph is acceptable. Homes are generally kept in relatively good condition. There are older homes as documented above, and these homes are located on traditional family farms which do contain some forms of blight that could be considered a nuisance.

The rural character and history of the town should provide some leniency when taking an inventory that attempts to define “Blight”. Blight, in this plan, is defined as yards and homes



kept below the standards of the Town. There are several conditions that are considered blight such as excessive: weeds, junk cars, garbage, manure, rodents (and conditions that contribute to their infestation), unkempt landscaping, open storage, excessive odors, dilapidated or run-down structures, and other similar conditions.

Some of these conditions could be addressed in a Nuisance Ordinance. The Town does not have a code enforcement officer, but should investigate the development of such an ordinance or enhance the current ordinance in order to be assured that enforcement is allowable and the Town is not held accountable.

SUBSIDIZED HOUSING / REHABILITATION PROGRAMS - The Town does not directly administer any subsidized housing, or housing rehabilitation programs. However, there are programs available through Bear River Association of Governments that should be studied for the benefit of residents within Randolph.

WATER AND SEWER SERVICE - All dwellings located within the Town have access to water. There is no sewer service provided, all dwellings are required to have a septic tank.

HOUSEHOLD INCOME - Households are defined by the amount of people who are claimed as dependents for taxes. The income information presented here was obtained through the 2000 U.S. Census.

MEDIAN HOUSEHOLD INCOME

Randolph: \$34, 792.

Rich County: \$39,766

State of Utah: \$45,762

Although these numbers are from the year 2000, the trends derived from these comparisons can be assumed to be similar for the year 2010. Income has historically been lower for farming communities across the United States. The unique problem that occurs with this disparity is the lack of programs for those below the poverty line.

PERCENT OF POPULATION BELOW THE POVERTY LINE

Randolph: 14%

Rich County: 10%

State of Utah: 9.4%

It is important to keep these figures in mind while developing policies and guidelines that will assist the Town in making decisions regarding the community, the people who live in it, and the people who wish to continue living in it. Those individuals on fixed incomes, namely retiree's, are typically forced out of rural communities due to the lack of reasonably priced, and diverse housing options for them. Life cycle housing gives these individuals the opportunity and availability to stay within the community which gives the Town a balance in population and continues to foster relationships across generations.

RURAL CHARACTER

RURAL CHARACTER DEFINED

Rural character is defined by the unique characteristics of a place and its inhabitants. The character includes both the physical and social environment.

The following list contains both physical and social characteristics of Randolph that was compiled by the citizens committee who helped prepare this plan.



CHARACTER ELEMENTS

Character Elements are the features and components within Randolph that compose the rural character and uniqueness. Character Elements can be tangible or intangible, physical and social. Tangible elements are often physical structures and places, whereas intangible elements are related to activities, events, memories, feelings, ect.

Character Elements can most often be mapped, social and intangible elements are most often connected to a place. All the elements can be valued for different reasons:



HISTORICAL / STRUCTURAL/ ARCHITECTURAL VALUE:

These are elements that are identified as having historical value and are representative of a certain time-period of “Our Community’s” past. Structural and architectural value can include other structures that are valued for their architectural quality, dominance in the community, and unique identity.

SOCIAL/PSYCHOLOGICAL VALUE:

Elements that are valued for their social aspects within “Our Community” include

such things as gathering places, places for casual neighbor. Other elements are valued for their psychological value within Randolph. These are often connected to memories, feelings, and associations that have occurred over time.

FUNCTIONAL VALUE:

Functional values are related to how the residents of Randolph use and function within a specific place, space, area, or district. It can relate to the functional use of a building, commercial core, or surrounding landscape.

SPATIAL VALUE (FORM AND LAYOUT):

Spatial values are those that represent influences on town form, the manner in which people function in a space due to the spatial arrangement, the manner in which spaces are defined, and elements that contribute to way-finding. Individual buildings, groupings of buildings, spatial districts, streets, and surrounding land forms all can contribute to the spatial value of Randolph.

VISUAL/SCENIC VALUE:

Visual values correspond to the manner in which character elements are perceived and the importance of them in the scenic and visual environment of Randolph. As with other value categories, visual values can be represented in any of the five character element categories and range from individual buildings to surrounding and even distant landforms. Character elements can be valued for their role as a landmark, vista, view shed, aesthetic contribution, uniqueness of expression, themes, etc.



RURAL CHARACTER VALUES TABLE

Randolph's rural Character Elements and their corresponding values have been filled out in the table below:

Table 6-1: Rural Character Values Table

Character Elements	<i>Historical/ Structural/ Architectural Value</i>	<i>Social/ Psychological Value</i>	<i>Functional Value</i>	<i>Spatial Value</i>	<i>Visual/ Scenic Value</i>
Boy Scout House	Historic, Structural	Community Interest		City Block	Landmark
City Park	Historic	Meeting Place	Outdoor Activity		Open Space
Tabernacle	Historical, Architectural	Meeting Place		Main Street	Landmark
Rodeo Grounds		Culture/Heritage	Outdoor Activity	City Block	
Cemetery	Historic	Community Interest		Cemetery Hill	Landmark
School	Dominant Structure	Meeting Place			Landmark
Town Celebrations		Heritage/ Culture	Outdoor Activity		

AFFORDABLE HOUSING

The Utah State Legislature (UCA 10-9a-403 and 408) requires municipalities to provide a reasonable opportunity for their low/moderate income individuals and/or families to live in housing they can afford. The law directs the communities to provide low/moderate income housing and encourage its development to further allow persons earning in the low/moderate income category the opportunity to reside in the community.

Affordable housing is defined as housing that can be occupied by persons whose household income is 80 percent or less than the county's median income. In order to be considered affordable housing, costs must not exceed 30 percent of a household's gross monthly income. The 30 percent includes taxes and insurance for both owner-occupied and rental units.

TOWN PROGRAMS- Randolph does not have any specific programs that deal with low income housing assistance. The Town does not have a housing authority, nor does it have a housing rehabilitation, or rent subsidy programs. However, the Bear River Association of Governments is the Tri-County authority that does offer a number of the programs and a few others to the communities within the region.

PLANNING CONSIDERATIONS

The ambiance of a community is tied to the quality of its buildings, the layout of its streets, prominent historical structures, the pace of life that is portrayed throughout the community, and many other characteristics. Regarding residential development and its impact on the community, we urge decision makers to consider the following topics in order to implement the best possible solution for the community.

RESIDENTIAL QUALITY

Quality of life in a community is tied to the nature of its housing. The image of a town is translated by the type, quality, and appearance of its residential developments into an overall town character and feel. It is important for new developments to maintain the small town, country feel while continuing to uphold the highest construction standards and valuation as possible. This can be achieved by striving for excellence in subdivision and architectural design, a relatively wide mix of housing sizes within a neighborhood, and high-quality home construction. The value of trees and other landscaping in residential developments can never be overemphasized in terms of quality of life. The proper maintenance of yards and structures should be emphasized in the Town's residential standards and zoning codes.

LOT SIZES

The location and configuration of residential development heavily influences the cost of housing, type and level of services required to be available, as well as the impacts on the natural environment. Residential development within the Town should be allowed to consider a wide range of lot sizes in order to address these issues in a creative and cost efficient manner, while providing a diversity of housing choices for residents within the community. These varying sizes will promote various opportunities for social interaction and economic success.

Figure 4 portrays an example of alternative lot configurations that offer residents varying sizes that would best fit their economic or social situation. Other advantages to this strategy include reduced installation and maintenance costs for roads and utilities.

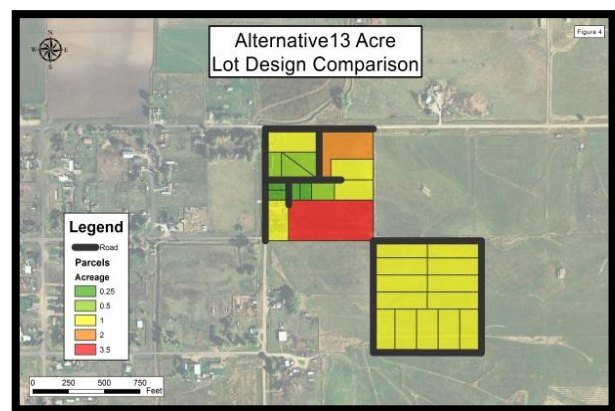


Figure 4: Alternative Lot Designs

GOALS, OBJECTIVES, AND POLICIES

Table 6-2: Chapter 6 Goals and Objectives

Goal 1: Promote and encourage high-quality, well-planned, safe, and aesthetically-pleasing residential development in the Town.		
Objective 1: Develop, implement, and abide by good residential development standards which will establish and maintain high-quality residential development in the Town.		
Policy/Action	Timing	Agency
Policy A: Review, evaluate, and update all of the Town's development related ordinances, such as the Zoning, Subdivision, and Impact Fee ordinances, etc., to ensure the residential quality standards are implemented and reflect the values of the community.	Review Policy every 3 years	Staff/ Planning/ Town Board
Policy B: Adopt residential design standards that will promote attractive, well-planned and aesthetically pleasing residential developments.	0-5 years	Staff/Planning/ Town Board
Policy C: Promote infill development (including flag and right-of-way lots) compatible with adjacent and surrounding neighborhoods with a high quality of design, functional, and innovative characteristics.	Review as Needed	Planning
Policy D: Ensure the Town's policies encourage the development of a diverse range of housing types, styles, and price levels in all areas of the Town.	Review Policies Every 5 years	Planning/ Town Board
Policy E: Ensure the Town's policies encourage and support equal housing opportunities within the community.	Review Income Housing Plan Yearly	Planning/ Town Board
Objective 2: Encourage innovative and varied approaches to development.		
Policy/Action	Timing	Agency
Policy A: Encourage high quality residential developments.	Review as Needed	Staff/ Planning/ Town Board
Policy B: Require master plans for developments with more than ten lots.	Review Policy 0-1 years	Staff/ Planning/ Town Board
Policy C: Encourage and support the use of energy conservation and innovative home building techniques in order to reduce construction and/or operating costs without sacrificing safety or desirability of the housing.	Review as Needed	Staff/ Planning/ Town Board
Objective 3: Adequately enforce the Town's existing ordinances; adopt new ordinances that address future needs; support the establishment of programs designed to improve housing and neighborhood quality.		
Policy/Action	Timing	Agency

Policy A: Support more code enforcement efforts that effectively address the needs of the Town and offer educational opportunities for residents.	0-3 years	Police/Town Staff/ Planning/ Town Board
Policy B: Complete a community survey of visual assets and liabilities, and other neighborhood problems so that corrective measures can be implemented.	0-4 Years	Police/Town Staff
Policy C: Create and review ordinances.	Review every 5 years	Town Staff/ Planning/ Town Board
Goal 2: Meet existing and future moderate-income (affordable) housing needs of the Town.		
Objective 1: Provide realistic opportunities to meet the objectives of the State Moderate Income Housing Law.		
Policy/Action	Timing	Agency
Policy A: Review and update the Town's Affordable Housing Plan annually to ensure the needs of the plan are being met.	Annually	Planning/ Town Board
Policy B: Ensure the Town's Zoning Ordinance does not create barriers for implementing affordable residential developments.	Review as Needed	Planning/ Town Board
Policy C: Encourage the rehabilitation of existing uninhabitable housing stock, when feasible, and make them available to moderate-income families.	Review as Needed	Planning/ Town Board
Policy D: Find ways in which greater utilization of local, state, and federal funds could be used to promote the development of moderate-income housing.	Review as Needed	Planning/ Town Board
Policy E: Make greater use of programs offered by the Utah Housing Finance Agency, and the Utah Department of Community and Economic Development, for the development of affordable housing.	Review available programs 0-2 Years	Planning/ Town Board
Policy F: Determine the housing needs for low and moderate income families and senior citizens in Randolph on a regular basis, or as the need arises.	Review as Needed	Planning/ Town Board
Policy G: Support affordable housing programs that include the construction of new units, the utilization of existing units, as well as the renovation of sub-standard units.	Review available programs	Planning/ Town Board

7. Public Private Utilities

EXISTING CONDITIONS/BACKGROUND

Randolph is preparing other master plans concurrently with this general plan that will cover culinary water and parks and trails. Those will be addressed in more detail within their respective documents.

CULINARY WATER

Randolph residents are supplied with culinary water primarily with a spring located a few miles west of town. Randolph also owns two wells located within Town limits one well is used intermittently during the summer months as a backup, and the other is kept for emergencies only.

SANITARY SEWER

Randolph has no city-wide sewer system available at this time. Residents are required to install, and maintain a septic tank system on their property at their own expense. The Town regulates this standard by requiring a working septic tank to be installed in conjunction with building permits.

STORM DRAIN

Randolph's storm drain system consists of intermittent curb and gutter that drains to ditches and berms. There has been no official or city-wide storm drain system installed within the community and no formal storm drain planning has thus far been undertaken.



PRIVATE UTILITIES

Questar Gas provides natural gas to the homes and businesses in the area. Rocky Mountain Power provides electrical services to the community.

Allwest Communications provides telephone, internet and television services to the area. Major Cellular Carriers also provide marginal coverage in the area.

Other: Television service opportunities include satellite providers Dish Network and DirecTv.

PROBLEMS AND NEEDS

The Town's needs and problems that pertain to culinary water will be addressed in the Culinary Water Master Plan that is being developed simultaneously with this master plan.

The Town will need to weigh the options of installing a conventional storm drain system in the future. Currently, there are minimal storm drain facilities, most consisting of earthen ditches, and most roads are without curb and gutter.

The Town will also need to reassess its impact fees to ensure they are adequate to pay for and maintain the Capitol Improvements related to growth, expansion and deterioration of the water and storm drain systems.

PLANNING CONSIDERATIONS

Randolph has the responsibility to provide adequate utility services to the community. The most important services are those which the Town is directly responsible: water and storm sewer. It will be extremely important for the Town to reassess and evaluate development impact fees and/or rates. This will allow the Town to secure that adequate subdivision standards are being met in order to ensure new development pays for its fair share of services and utility -infrastructure costs.

GOALS, OBJECTIVES, AND POLICIES

Table7-1: Chapter 7 Goals and Objectives

GOAL 1: To protect water quality in Randolph and provide adequate water, storm sewer service for residents, businesses, and others at a reasonable cost.		
Objective 1: Update Master Plans to ensure the community's water supply is safe and secure.		
Policy/Action	Timing	Agency
Policy A: Reevaluate all master plans for infrastructure and update impact fees and utility fees	Bi-annually	Staff/Planning/ Town Board
Policy B: Evaluate the needs of the community to insure adequate manpower and equipment for the safety of the community,	0-2 years	Staff/Planning/ Town Board
Policy C: Evaluate the need for a comprehensive storm water system to ensure public safety.	0-5 years	Engineer/ Town Board

8. Town Services and Facilities

Randolph is organized as a Town with a Mayor-Board form of government. It provides a very limited number of services to its residents. The Town Hall is located at 20 South Main Street, inside the Rich County Court House. Services provided directly by the Town include public works administration (street maintenance, storm drainage/flood control, snow removal, equipment maintenance), development services (code enforcement, business licensing, community development). Services received in whole or in part through contracts or other arrangements include: building inspection (Town Inspector), Police (Rich County Sheriff's Department), ambulance service (Rich County), garbage collection (Rich County Landfill), public health (Rich County Health Department), fire protection (through the Fire District), Bookmobile services (Rich County Library System), public education (Rich County School District), senior citizen center (Rich County), state road maintenance (Utah Department of Transportation).



Many of the services for which the Town is directly or indirectly responsible could not be provided without the help of its citizens. The Town works closely with its citizens in providing many other services and in conducting various activities. Volunteer help is involved in the Town's annual Celebrations.

PLANNING CONSIDERATIONS

In providing services to the community, the Town should continue to cooperate and share services to the fullest extent possible with other jurisdictions. The economies of scale available through cooperative ventures will help the Town hold down costs generated through expansion. As time progresses, police, fire, road maintenance, and other services will require an ever increasing portion of the Town's budget. The public will demand more services and better infrastructure, but will not want to pay for them. These conditions present fiscal problems to the Town which will at times be difficult to solve. Randolph should develop an open communication with its citizens in order to educate, and relay pertinent information relative to

the community's future financial needs and should take the necessary steps to protect and enhance its revenue stream to offset the increasing demands on its budget. The Town should plan for the following:

- Take advantage of the many services that a digital world has to offer. Many Cities already provide its citizens with opportunities to electronically pay for services provided by the Town, including: building permits, business licenses, water payments, and sports sign-up fees. Randolph should evaluate and plan for these same opportunities to be made available for its citizens in the future.
- The community should consider putting together a website to inform citizens on current events, Town Council and Planning Commission meetings and minutes. In the future, this website could provide information on various departments within the Town, and allow citizens to communicate on-line with the staff. This could also lead to the ability to download forms and applications, as well as allow on-line submittal, which could reduce costs to the Town in the future.
- A proactive approach should be used to coordinated planning with the Rich County School District to ensure the future educational needs of the community will be satisfied. Also, the Town should stay current with the local school conditions; such as overcrowding, lack of proper facilities and equipment, by periodically obtaining information about school conditions from the various school administrators and/or district administration. By being proactive, inadequacies can be met and remedied quickly with a coordinated effort.
- A periodical evaluation to the impact fees to determine their appropriateness (how they are used, reason for their use, and reasonableness of the fee amounts), and whether or not the objectives of the impact fee system are being met.
- Work with Rich County to update the Federal Emergency Management Agency flood plain map so they reflect the most current flood plain information for the Town.
- Strive to always improve communications between elected officials and citizens (public involvement), thereby improving the effectiveness of the Office of Mayor, Town Board, and Planning Commission.
- Continue to do its best to improve the development of the Town's streets/roads and their maintenance techniques.
- Implement a system for the coordination of construction projects and utilities in order to minimize future conflicts, unnecessary expenses, and disruption of the various utility services in the Town.

GOALS, OBJECTIVES, AND POLICIES

Table 8- 1: Chapter 8 Goals and Objectives

Goal 1: Improve and maintain a high standard of service for the administration of the affairs of Town Hall.		
Objective 1: Provide opportunities for public involvement in the administration of the affairs of the City.		
Policy/Action	Timing	Agency
Policy A: Offer opportunities for workshops, special meetings, hearings, and generally have an open-door policy to all Town stakeholders on issues that concern the health, safety, welfare, and quality of life of Randolph	Continuously	Staff/Planning/Town Board
Policy B: Encourage the formation of citizen groups, or organizations, on issues the Town would like input that would be representative of the community.	Continuously	Staff/Planning/Town Board
Policy C: Consider communicating with citizens, businesses, and government organizations through the use of newsletters or other written communications.	Continuously	Staff/Planning/Town Board
Policy D: Explore the possibility of establishing a Town website that could contain current information about events, calendar, hearings, surveys, and the like, that could serve to inform and receive input on issues that concern the Town.	0-3 years	Staff/Planning/Town Board
Objective 2: Facilitate open channels of communication between the staff and elected officials.		
Policy/Action	Timing	Agency
Policy A: Establish procedures or policies that will allow open communication between the Mayor/Town Council, department heads, and other personnel of the town.	0-3 years	Staff/Planning/Town Board
Policy B: Hold, at a minimum, an annual workshop involving the Mayor/Town Council, Planning Commission, other representatives wherein expectations, procedures, policies, and other issues concerning the Town can be discussed	Every Year Around Budgeting Time	Staff/Planning/Town Board
Objective 3: Ensure the proper tools of management are available and used in the administration of the affairs of the Town.		
Policy/Action	Timing	Agency
Policy A: Develop and annually update a Strategic Plan that will serve as a guide for the Mayor/Town Council and staff with regard to the Council and staff's mission and goals to be accomplished	0-2 years	Staff/Planning/Town Board
Policy B: Ensure proper management philosophies and policies are used by management to empower, and enable all Town employees to creatively solve problems	Continuously	Staff/Planning/Town Board
Objective 4: Facilitate communication between the Town Council, Planning Commission, and other organizations sponsored by the Town.		
Policy/Action	Timing	Agency
Policy A: Assign a representative from the Town Council to serve as liaison to other organizations that have been established to assist in the affairs of the Town	Continuously	Assigned by the Mayor

GOAL 2: Provide services and facilities as needed and desired by the citizens of the Town.

Objective 1: Provide essential and desired services and facilities to the citizens of the Town as cost effective, efficient, and high quality as possible.

Policy/Action	Timing	Agency
Policy A: Properly maintain and expand, as needed, the Town's water system	Continuously	City Staff and Public Works Department
Policy B: Provide for the proper planning and implementation of storm water facilities in areas of the Town where needed	Continuously	Staff/Planning/Town Board
Policy C: Ensure proper police and fire protection and paramedic/ambulance service by maintaining existing and/or establishing new contracts, new programs, and purchasing adequate equipment in order to carry out the needed protection of the public	Continuously	Staff/Planning/Town Board
Policy D: Identify major transportation and utility corridors that may be needed in the future so the Town can take actions to protect the corridors from development and plan for proper land use adjacent to them	0-2 Years	Staff/Planning/Town Board
Policy E: Research the feasibility to provide the Town's residents, businesses, and government entities an opportunity to recycle trash by establishing a Town-sponsored recycling program	Continuously	Staff/Planning/Town Board
Policy F: Follow sound fiscal policies in providing municipal services	Continuously	Staff/Planning/Town Board
Policy G: Determine the adequacy of the operations of the various departments of the Town and make changes as necessary to meet the needs of the community over the next 10 or 20 years	Continuously	Staff/Planning/Town Board
Policy H: Provide support and/or establish Town arts, cultural and historic preservation organizations and assist in providing physical facilities to properly house them	Continuously	Town Board/Mayor
Policy I: Provide additional opportunities for the Town's civic and volunteer organizations to assist in keeping the community a clean and wholesome place in which to live	Continuously	Staff/Planning/Town Board
Policy J: Where appropriate and cost effective, consider consolidating and/or contracting with other government agencies for various municipal and other needed services	Continuously	Staff/Planning/Town Board
Policy K: Ensure all existing streets in the Town are adequately maintained and that new streets are provided as the need arises, and that funds are made available to construct them	Continuously	Staff/Planning/Town Board

GOAL 3: Ensure and support adequate public educational programs and schools within reasonable traveling distance for the Town's residents.

Objective 1: Establish avenues of coordination and a spirit of cooperation between the Rich County School District, Town government, and the Town's sites which will serve the community-wide needs of Town residents.

Policy/Action	Timing	Agency
Policy A: Encourage the Rich County School District to coordinate with the Town on the expansion of existing schools, and/or the acquisition of any future school sites that may be located within the Town	Continuously	Staff/Planning/Town Board
Policy B: Ensure both public and private school sites, or expansion of existing schools within Randolph, are considered in the planning process to enable cooperation in resolving potential transportation, safety, and other problems	Continuously	Staff/Planning/Town Board
GOAL 4: Provide for the safety of everyone in the Town by preventing, or adequately responding to, public safety emergencies resulting from both man-made and natural disasters.		
Objective 1: Protect the Town's residents, and other public/ private entities and their employees, from injury, loss of life, and property damage, resulting from natural or man-made catastrophes or hazardous conditions, through appropriate programs, ordinances, and enforcement policies and procedures.		
Policy/Action	Timing	Agency
Policy A: Mitigate fire hazards, when appropriate, with proper policy enforcement, installation of fire-restrictive materials, and installation of early-warning systems; sprinkler systems are encouraged in multiple family and some other residential dwellings, especially those in high hazard areas and environments	Continuously	Staff/Planning/Town Board
Policy B: Adopt the most recent fire codes for new and existing structures to reduce impacts of planning growth as it relates to the fire department capabilities	0-2 Years	Staff/Planning/Town Board
Policy C: Teach fire-prevention programs, home fire drills and fire safety training by offering classes every year to the community	Continuously	Contracted Fire Service
Policy F: Incorporate fire prevention/policy measures into the site plan review process	Continuously	Staff/ Contracted Fire Service
Policy G: An Emergency and Preparedness Plan should be written, reviewed, and if necessary, revised annually	Continuously	Staff/ Contracted Fire Service
Policy H: Provide information to citizens regarding the availability of emergency preparedness classes and training	Continuously	Staff/ Contracted Fire Service
Policy I: Review existing ordinances and make appropriate revisions or establish new ordinances which govern use, storage, transportation, and disposal of hazardous materials	Continuously	Staff/Planning/Town Board
Policy J: Consider a policy pursuing the correction of code violations, such as excessive weeds, junk cars, and debris	Continuously	Staff/Planning/Town Board