

Chapter 5
DEVELOPMENT STANDARDS

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10-5-1 PURPOSE:

The purpose of this chapter is to establish a set of development guidelines applicable to any development within the Town of Randolph. These guidelines are necessary and desirable in order to:

1. Protect the town's rural, agricultural, small town character and lifestyle;
2. Protect the natural resources and ecologically and environmentally sensitive areas of Randolph; and,
3. Facilitate the efficient use of the land in relation to the town's ability to ensure the availability of adequate services and infrastructure.

In order to accomplish the aforementioned purpose of this title, the following standards shall be applied to the review of any development application submitted in accordance with the provisions of this title.

Nothing in this chapter shall be construed to prevent the town from allowing an applicant to propose and agree to implement acceptable and suitable solutions to such impacts which otherwise result in a finding of noncompliance with these standards.

10-5-2 AVAILABILITY OF PUBLIC INFRASTRUCTURE AND SERVICES:

Although the Town of Randolph endeavors to provide reasonable and appropriate infrastructure and services which adequately serve allowed land uses within the town of Randolph, certain new buildings/structures and developments, because of location, will not be easily served by the town or special districts. If a person chooses to construct a new residential or commercial structure the

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owner shall acknowledge in writing (titled “Memorandum of Understanding”) at the time of development approval.

Recording: This acknowledgment shall be deemed to run with the land and, as such, shall be recorded at the developer/owners expense in the records of the County Recorder to provide notice to future property owners regarding service level expectations.

10-5-3 AGRICULTURE:

- A. **Plat notes and Memorandums:** Non-agricultural development shall not be approved without appropriate plat notes and memorandums of understanding that educate new residents of the presence of agricultural operations in Randolph and protect the rights of farmers and ranchers to actively conduct normal operations associated with the farm or ranch.
- B. **Minimization of Complaints:** Non-agricultural development shall not be approved in an agricultural area without appropriate efforts from the developer to minimize potential complaints from future residents of the development regarding noise, odor, length of work hours, and the normal characteristics of the agricultural operation.
- C. **Irrigation Patterns and Systems:** Non-agricultural development shall preserve the integrity of existing irrigation patterns and systems. Surface irrigation ditches shall be mapped and easements of record created.

10-5-4 WATER AND SEWAGE:

- A. **Capacity and Capability:** No new development or building permit will be approved until the service provider has submitted proof demonstrating that it has the capacity and capability to serve the development/lot and that it is committed to providing the service.
- B. **Sewage Collection:** New residential and commercial development shall not be approved until proper inspection of the sewage collection system has been conducted. No sewage collection systems shall be approved in the vicinity of existing well and spring protection zones, without a contained sewage collection and disposal system.
- C. **Adequate Water:** No residential or commercial development shall be approved without adequate water quantity, pressure and dependability to support the use intended and to provide adequate fire protection.

10-5-5 TOPOGRAPHY AND OTHER LIMITATIONS:

- A. **Unsuitable Development:** No land shall be considered for a development which is found, on the basis of engineering or geologic data, to be unsuitable for the activity or use proposed and that approving the use at the proposed locations is likely to be harmful to the public health, safety or welfare.

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- B. **Flood Plain:** Development shall be strongly discouraged in an area where there is a high flood plain or high water table. Such development must meet the requirements of the Federal Emergency Management Agency, and it shall not significantly alter the natural drainage patterns of the land. These developments may also be subject to the National Flood Insurance Program if they are deemed to be in the designated FEMA Flood Plain.
- C. **Natural Grade Slopes:** No development shall be permitted on natural grade slopes in excess of thirty percent (30%).
- D. **Drainage:** The integrity of existing and natural drainage patterns shall be preserved so that the aggregate of future public and private development activities will not cause storm drainage and flood water patterns to exceed the capacity of natural or constructed drainage ways, or to subject other areas to increased potential for damage by flood, erosion or sedimentation.
- E. **Air Quality:** Development shall not contribute significantly to the degradation of air quality in the Town, including violation of any applicable state pollution control laws.
- F. **Noise Limits:** Non-agricultural development shall not generate noise equal to or exceeding sixty decibels (60 dB) at its property line which would result in materially adverse impacts relating to the use of the land in question or adjacent land or its occupants.

10-5-6 DEVELOPMENT IMPACTS

Development shall be evaluated to determine its impact on the quality of public services, facilities or programs provided to the general public or portions thereof. It is the policy of the Town to ensure that the financial integrity of existing town and/or special service programs is not jeopardized by over extension, inadequate or poorly phased use levels or lack of revenue base as a result of new development. Any adverse impacts caused by the development shall be minimized.

No development shall cause the traffic volume on any public road or intersection thereon to exceed the design capacity of the roadway.

Any development due to size, building materials, or proximity to vegetation, presents an unusual fire hazard which is beyond the firefighting capability of the fire district is inappropriate and will not be approved by the town.

10-5-7 INFRASTRUCTURE DESIGN AND MAINTENANCE:

- A. **Rural Standards:** The Town of Randolph shall maintain rural infrastructure design standards. Infrastructure that is not consistent with these standards is not appropriate. Roadways shall be designed, engineered and constructed so as to minimize future maintenance costs.

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- B. **Traffic hazards:** No development shall be approved which will create traffic hazards or which does not provide adequate access for service vehicles and emergency vehicles, including fire trucks, ambulances and police vehicles.
- C. **Traffic Volume:** No development shall be approved which may generate traffic volumes that require roads to be built or existing roads to be expanded in a manner not consistent with the community's infrastructure.

10-5-8 CONDITIONAL AGREEMENTS:

Approval of any development may be made with or without conditions, and the failure to fully abide by the terms of any conditional approval will result in a forfeiture of any vested property right associated with the development approval.