

Open Space and Viewshed Protection Plan

H.1 Viewshed & Visual Quality Analysis

Sno.engineering has prepared visual quality objectives and management practices consistent with the General Plan and The Canyons Global Principle requirements. The following narrative describes the objectives and practices while the maps and photo simulations show how the method is employed to achieve the desired results

Visual Quality Objectives and Management Practices

The visual quality objectives for The Canyons were established in accordance with the Snyderville Basin General Plan and Canyons Global Principles with Summit County Planning Department and public input. The Canyons Global Principles identify four Visual Quality Objectives to be established for The Canyons SPA application.

1. The Visual Quality Objectives are established according to the degree of visibility of a particular site, the amount and type of vegetation cover and the ability of the proposed project to mimic the natural visual condition. The existing natural condition includes trees, open areas, cleared slopes, existing skiing and lifts, ridges and bowls.
2. The Visual Quality Objectives established for the proposed area would be in accordance with the Snyderville Basin General Plan, Visual Quality Guide, and as detailed below, namely:

Preservation (P)

This objective would allow for very low visual impact recreation facilities and ecological changes. Examples are hiking and biking trails, and ski lifts that can be located in open bowls or with top terminals off of ridgelines, and appropriately painted or treated to minimize to the greatest degree possible, the visibility of the lift provided they are screened from public vantage points identified in the General Plan and Code. Only minimal removal of vegetation should be allowed. The thinning and grading program must be approved by the Low Impact Permit, through which visual impacts will be considered

In spite of designations on the attached Visual Qualities Objectives Map, the area on the west face of Iron Mountain requires further assessment regarding the level of preservation and retention and will be assessed at the time of Low Impact approval for any development in this area.

Retention (R)

An objective of Retention requires that activities remain visually subordinate to the characteristic landscape. Activities should repeat form, line, color and texture, but

changes in the quality, size, intensity and direction are allowed. Activities that introduce form or line should be developed to remain subordinate to the surrounding landscape patterns.

Modification (M)

This objective allows for activities that may dominate the visual landscape. Forms must borrow strongly from the natural forms, colors, textures so that its appearance and scale are compatible with the surrounding area character type.

Rehabilitation / Enhancement (E)

The Rehabilitation / Enhancement visual objective includes the rehabilitation of existing landscape visual quality and improvement of current visual quality to a more positive level. Enhancement includes vegetative alteration to improve edges, shapes, etc., terrain alterations to blend with natural terrain, and revegetation of cut and fill slopes. It also includes the addition of species to give an area a unique form or color, opening up of vegetation to enhance a view or the addition of structures which enhance the natural landscape.

Establishment of Visual Quality Objectives

The parameters of the Visual Quality Objectives were used to create a Visual Quality Objectives Photo Simulation. Guidance and input from the Planning Department and the public was provided in the form of photographs and text which described the visual sensitivity of areas to changes in land use. This information was transferred to photographs taken at various locations in the Snyderville Basin as identified by the Planning Department staff. The photographic information was transferred manually to a plan view of the ski area master plan. The plan view was then used to develop a simulation of the visual quality areas overlaid on the appropriate photographs.

The simulation was developed from a combination of the photography of the site and a 3 dimensional computer generated model of the topography. The plan view of the visual quality objectives areas was used to create a 3 dimensional grid of the site. The grid was then oriented to the camera location and height, and orientation of the selected photograph. The grid and photograph are then combined into an overlay simulation. The 3-dimensional grid is then removed from the photograph resulting in an accurate representation of what areas would be visible from the selected viewpoint.

The completed photographs represent how the Visual Quality Guidelines would be implemented at The Canyons. The Preservation areas are all of the ridgeline areas surrounding the SPA including large areas north of Murdock Peak and the northern and eastern shoulders of Iron Mountain. The Retention areas include most of the ski terrain below the Preservation designations. Areas of Modification are the areas of The Colony,

and the development pods at Red Pine and Tombstone. The Village areas are also designated Modification. Enhancement areas are designated above the Village area and on the Condor ridge.

Management Practices

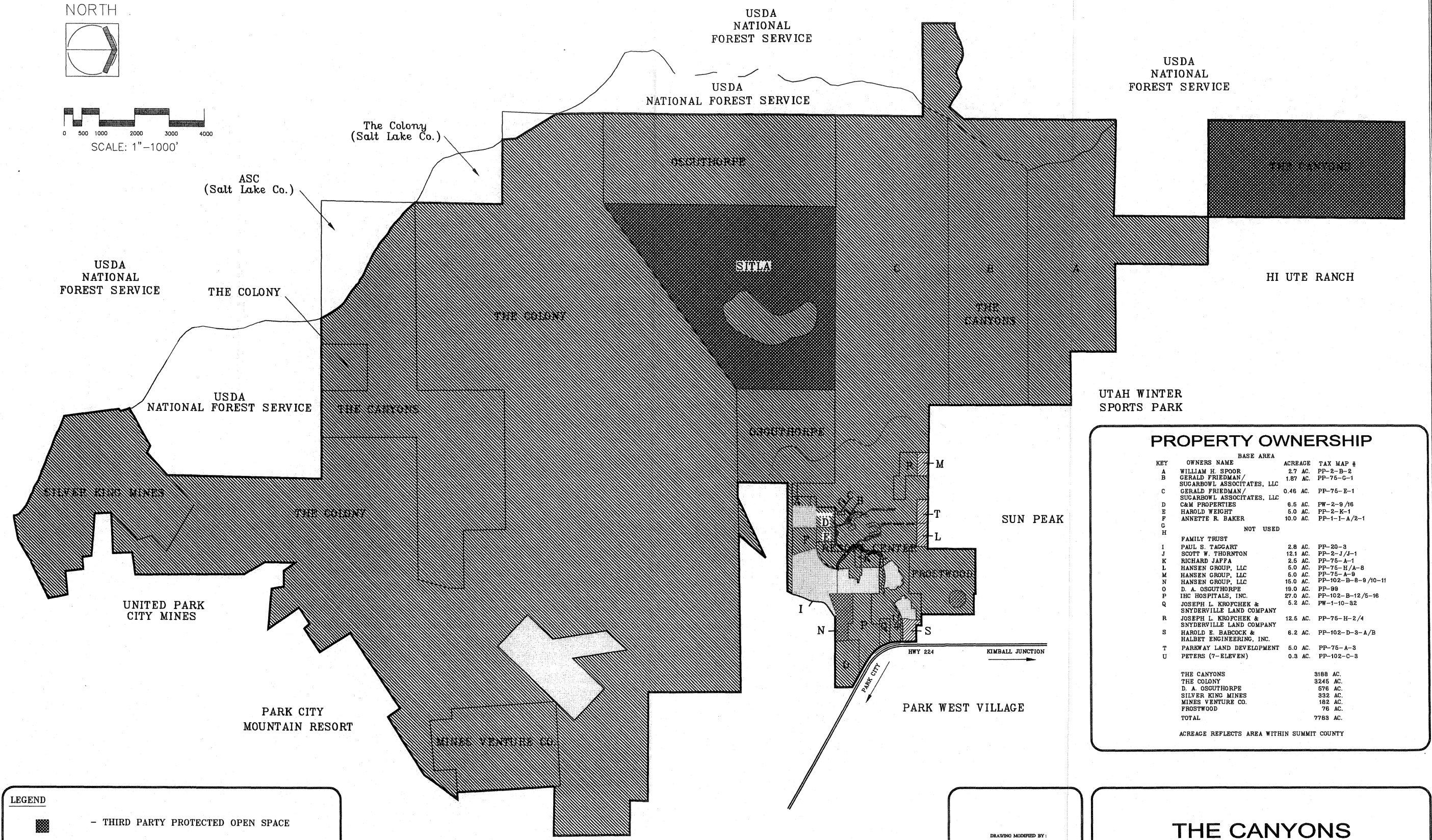
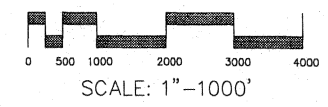
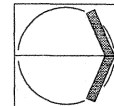
Management Practices that are appropriate to the Visual Quality Objectives are discussed in the following table. The Management Practice describes the technique or treatment that would be used to maintain visual quality in a particular view area. Because of the desire of The Canyons to maintain a high degree of visual quality, most Management Practices apply to all view areas. "Required" indicates that the technique is required to be used in the design and construction of ski or development facilities. "Suggested" indicates that a technique should be applied when it can be implemented without compromising other development objectives; e.g. in the base areas or other areas accessible by road, use of helicopters to install concrete is not required.

Visual Quality Management Practices

	Preservation	Retention	Modification	Rehabilitation / Enhancement
1. Runs can be shaped and natural openings used to minimize straight-line effects. Feathering and scalloping of run edges; thinning or glading of timber, and creating natural-appearing openings are effective methods.	Required	Required	Suggested	Only in very visible areas
2. Lift lines can be blended into ski runs, topography, and natural openings.	Required	Required	Suggested	Suggested
3. Strict guidelines for design of structures and innovative construction methods, such as helicopter chair lift construction and pumping concrete to tower sites, can be used to lessen the overall visual changes.	Required	Required	Only in very visible areas	Suggested
4. Ski lifts and associated structures are usually located in reference to the topographic configurations of most mountains. The color selection and location of all structures should be made to achieve the best blending with the surrounding landscape during the summer season.	Required	Required	Suggested	Required
5. Use blending colors (i.e. – gray) as on the current installations or the darkening (or anti-reflective for galvanization) of untreated metals used for construction of lifts, and utilities to minimize the reflectance and color contrast with the forest backdrop.	Required	Required	Suggested	Required
	Preservation	Retention	Modification	Rehabilitation /

				Enhancement
6. Development and use of architectural design themes appropriate to the mountain environment. Include signing as a component of the architectural theme.	Required	Required	Required	Required
7. Integrate these visual mitigation measures with the vegetation management plan.	Required	Required	Required	Required
8. Mitigation measures must be integrated into all aspects of resort planning. Architectural design themes and planning documents must be checked for compliance with these basic visual management guidelines.	Required	Required	Required	Required
9. Monitoring during construction is a necessary step in the planning process. Periodic review in the field is needed to fine-tune the visual concepts on the ground by taking into consideration specific site conditions as they apply to the visual management guidelines.	Required	Suggested	Only in very visible areas	Only in very visible areas

NORTH



LEGEND

- THIRD PARTY PROTECTED OPEN SPACE
- DEED RESTRICTED OPEN SPACE
- TDR OPEN SPACE (SENDING & RECEIVING)
- TDR OPEN SPACE (SENDING)
- EXISTING DEVELOPMENT NOT IN AMENDED SPA
- SPA BOUNDARY

NOTES:
 PARKS AND TRAILS OPEN SPACE NOT DEPICTED ON THIS PLAN
 PLEASE REFER TO SECTION 3.11.2.4 & EXHIBIT L

EXHIBIT - H.2.1

PROPERTY OWNERSHIP

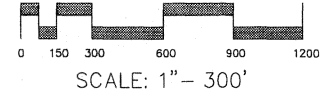
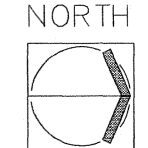
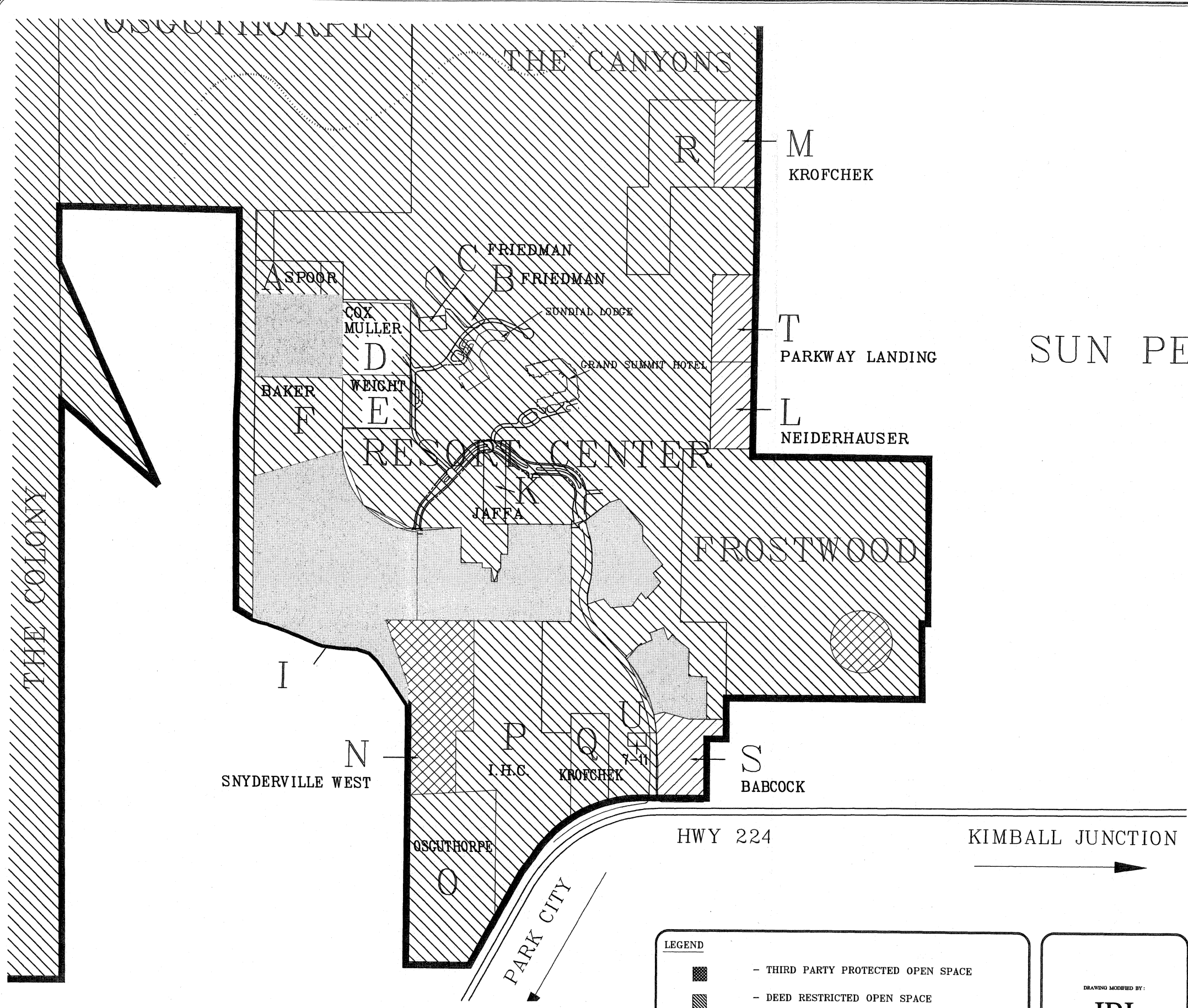
KEY	OWNERS NAME	BASE AREA	ACREAGE	TAX MAP #
A	WILLIAM H. SPOOR		2.7 AC.	PP-2-B-2
B	GERALD FRIEDMAN/SUGARBOWL ASSOCIATES, LLC		1.87 AC.	PP-76-C-1
C	GERALD FRIEDMAN/SUGARBOWL ASSOCIATES, LLC		0.46 AC.	PP-76-E-1
D	C&M PROPERTIES		6.6 AC.	FW-2-9/16
E	HAROLD WEIGHT		5.0 AC.	PP-2-K-1
F	ANNETTE R. BAKER		10.0 AC.	PP-1-1-A/2-1
G				NOT USED
H				NOT USED
FAMILY TRUST				
I	PAUL S. TAGGART		2.8 AC.	PP-20-3
J	SCOTT W. THORNTON		12.1 AC.	PP-2-J/J-1
K	RICHARD JAFFA		2.5 AC.	PP-76-A-1
L	HANSEN GROUP, LLC		5.0 AC.	PP-76-H/A-8
M	HANSEN GROUP, LLC		5.0 AC.	PP-76-A-9
N	HANSEN GROUP, LLC		16.0 AC.	PP-102-B-8-9/10-11
O	D. A. OSOUTHORPE		19.0 AC.	PP-99
P	IHC HOSPITALS, INC.		27.0 AC.	PP-102-B-12/5-16
Q	JOSEPH L. KROFCHEK & SNYDERVILLE LAND COMPANY		5.2 AC.	FW-1-10-32
R	JOSEPH L. KROFCHEK & SNYDERVILLE LAND COMPANY		12.5 AC.	PP-76-H-2/4
S	HAROLD E. BABCOCK & HALSET ENGINEERING, INC.		6.2 AC.	PP-102-D-3-A/B
T	PARKWAY LAND DEVELOPMENT		5.0 AC.	PP-76-A-3
U	PETERS (7-ELEVEN)		0.3 AC.	PP-102-C-3
			3188 AC.	
			3245 AC.	
			576 AC.	
			332 AC.	
			182 AC.	
			76 AC.	
			7788 AC.	

ACREAGE REFLECTS AREA WITHIN SUMMIT COUNTY

DRAWING MODIFIED BY:
IBI GROUP

**THE CANYONS
 AMENDED SPA
 OPEN SPACE CATEGORIES
 PROPERTY OWNERSHIP**

REVISED: NOVEMBER 29, 1999
 SCALE: 1" - 1000'



PROPERTY OWNERSHIP			
KEY	OWNERS NAME	BASE AREA	ACREAGE TAX MAP #
A	WILLIAM H. SPOOR	2.7 AC.	PP-2-B-2
B	GERALD FRIEDMAN/ SUGARBOWL ASSOCIATES, LLC	1.87 AC.	PP-75-G-1
C	GERALD FRIEDMAN/ SUGARBOWL ASSOCIATES, LLC	0.46 AC.	PP-75-E-1
D	C&M PROPERTIES	6.5 AC.	PW-2-9/16
E	HAROLD WEIGHT	5.0 AC.	PP-2-K-1
F	ANNETTE R. BAKER	10.0 AC.	PP-1-1-A/2-1
G			
H		NOT USED	
FAMILY TRUST			
I	PAUL S. TAGGART	2.8 AC.	PP-20-3
J	SCOTT W. THORNTON	12.1 AC.	PP-2-J/J-1
K	RICHARD JAFFA	2.5 AC.	PP-75-A-1
L	HANSEN GROUP, LLC	5.0 AC.	PP-75-H/A-8
M	HANSEN GROUP, LLC	5.0 AC.	PP-75-A-9
N	HANSEN GROUP, LLC	15.0 AC.	PP-102-B-8-9/10-11
O	D. A. OSGUTHORPE	19.0 AC.	PP-99
P	IHC HOSPITALS, INC.	27.0 AC.	PP-102-B-12/5-16
Q	JOSEPH L. KROFCHEK & SNYDERVILLE LAND COMPANY	5.2 AC.	PW-1-10-82
R	JOSEPH L. KROFCHEK & SNYDERVILLE LAND COMPANY	12.5 AC.	PP-75-H-2/4
S	HAROLD E. BABCOCK & HALBET ENGINEERING, INC.	6.2 AC.	PP-102-D-3-A/B
T	PARKWAY LAND DEVELOPMENT	5.0 AC.	PP-75-A-3
U	PETERS (7-ELEVEN)	0.3 AC.	PP-102-C-3
		THE CANYONS	3188 AC.
		THE COLONY	3245 AC.
		D. A. OSGUTHORPE	576 AC.
		SILVER KING MINES	332 AC.
		MINES VENTURE CO.	182 AC.
		FROSTWOOD	76 AC.
		TOTAL	7785 AC.

ACREAGE REFLECTS AREA WITHIN SUMMIT COUNTY

NOTES:
PARKS AND TRAILS OPEN SPACE NOT DEPICTED ON THIS PLAN
PLEASE REFER TO SECTION 3.11.2.4 & EXHIBIT L.

EXHIBIT - H.2.2

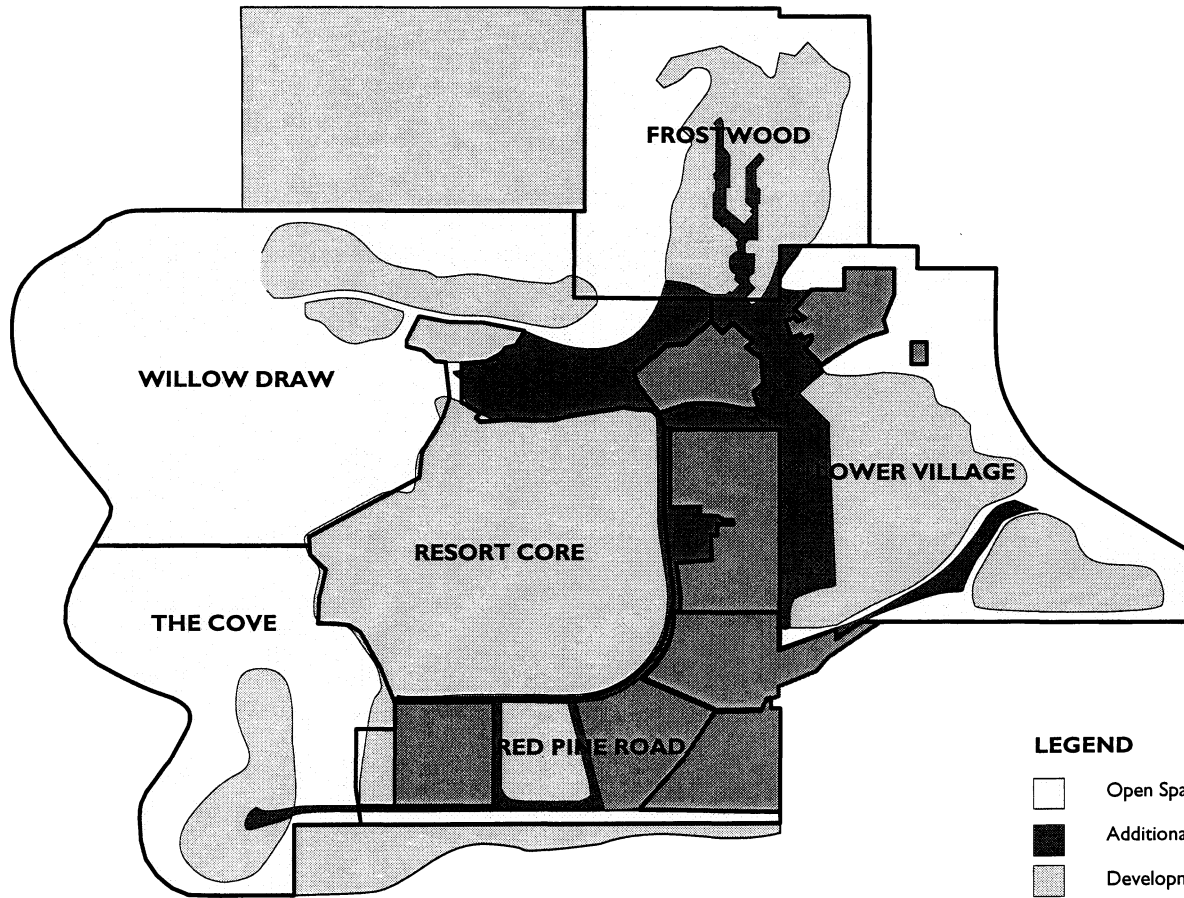
LEGEND	
	- THIRD PARTY PROTECTED OPEN SPACE
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DRAWING MODIFIED BY:
IBI GROUP





THE CANYONS AMENDED SPA OPEN SPACE CATEGORIES PROPERTY OWNERSHIP

REVISED: NOVEMBER 29, 1999
SCALE: 1" - 300'

RESORT CENTER: OPEN SPACE AND BUFFER LANDS



LEGEND

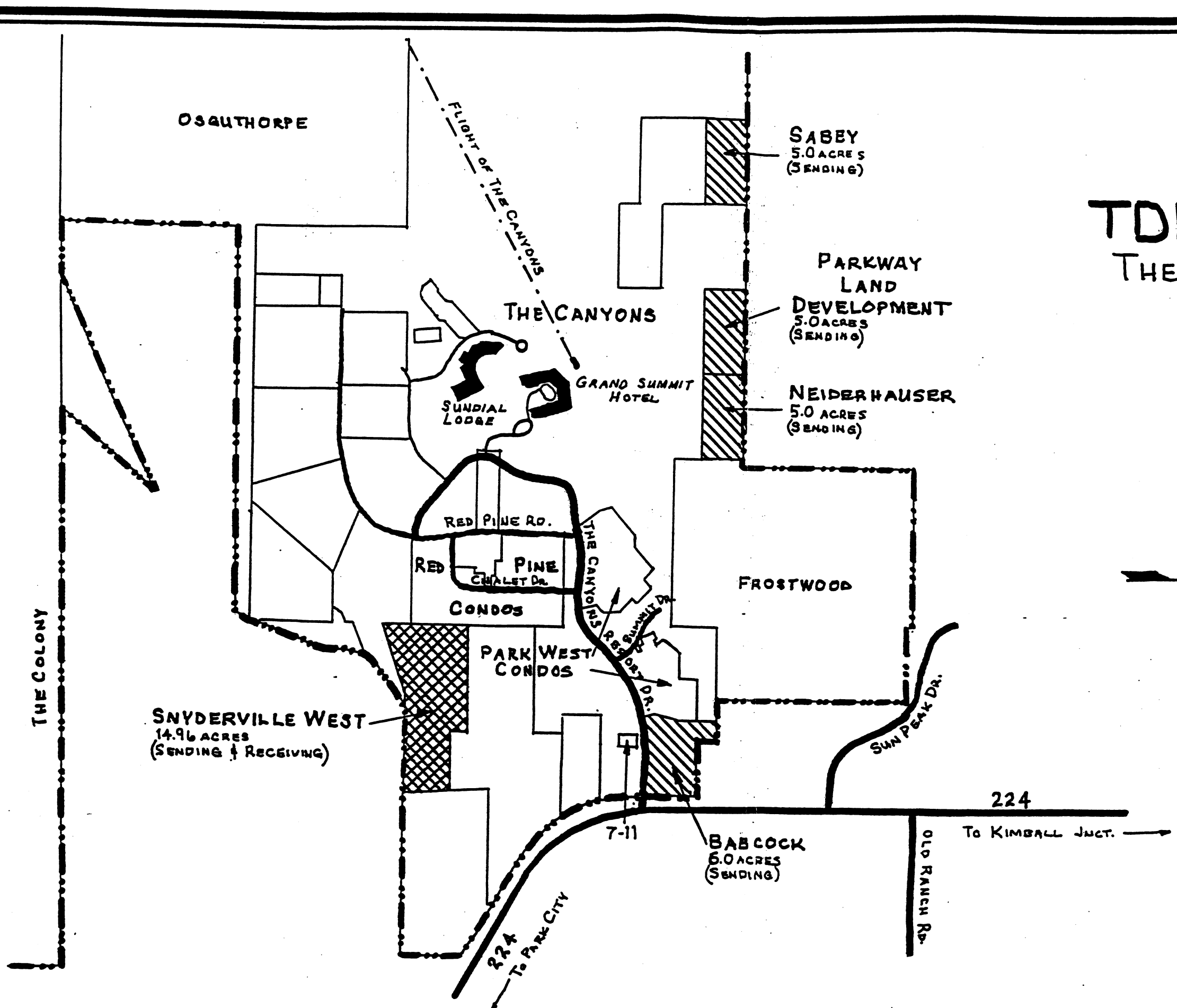
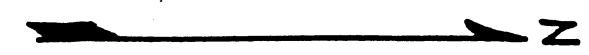
	Open Space Buffer	257.5 acres	acres 51%
	Additional Open Space	51.5 acres	acres 10%
	Development Sites	205 acres	acres 41%
	Existing development		
		515 acres	acres 100%

H.2.4 - The Canyons Open Space Summary

	Parcel	Acres Protected	Benefits	Protection Method
1.	Master Planned Open Space, about 93%	4200	Immediately protects all non-development lands for recreational and agricultural uses.	Development Agreement
2.	Viewshed Preservation Areas	SPA - 3169 USFS - 782 Total 3951	Mid and long views of the mountains from the Basin remain undisturbed.	Development Agreement - Viewshed Preservation Area enforced through site plan reviews prior to new on-mountain construction.
3.	Resort Center: Open Space & Buffer Lands	320	Protect buffer and open space for active and passive recreational uses including golf.	Deed Restrictions.
4.	On-site TDRs:			
	a. Neiderhauser	5	Viewshed Protection	Deed restriction or conservation easement
	b. Snyderville West	15	224 Buffer, near viewshed protection	“
	c. Babcock	6	224 Buffer, resort entry, near viewshed protection	“
	d. Parkway Land	5	Viewshed Protection	“
	e. Sabey	5	Viewshed Protection	“
5.	Significant Open Space Protection with TDRs:			
	a. Swaner Memorial Park	94	60 lot subdivision converted to major community park expansion through TDR program.	Conservation Easement
	b. Mutcher	0.33	224 Corridor enhancement	Conservation Easement
	b. Frostwood,	To be determined	Buffer and golf course. 3 acres for 50 UEs to County for future.	Deed restrictions
	c. Snyderville West,	To be determined	224 Buffer, near viewshed protection, golf course. 4 acres for 50 UEs to County for future use.	Deed restrictions

	d. The Colony	To be determined	Future protection of off site lands in Basin. 5 TDRs to County.	To be determined in future.
	e. Mines Ventures	To be determined.	Future protection of off site lands in Basin. 1 TDR to County.	To be determined.
6.	Parks & Trails	To be determined	Provides for pedestrian connections and pocket and other parks on individual Project Sites	Deed restrictions or easements at Site Plan approval.
7.	Murdock Peak Area	320	High mountain use remains as is forever for wildlife, hiking and other back country activities.	Conservation easement.
8.	Inst. & State Trust Lands	520	Developable lands surrounding Red Pine Village are permanently protected for on-mountain recreational uses only.	Conservation easement.

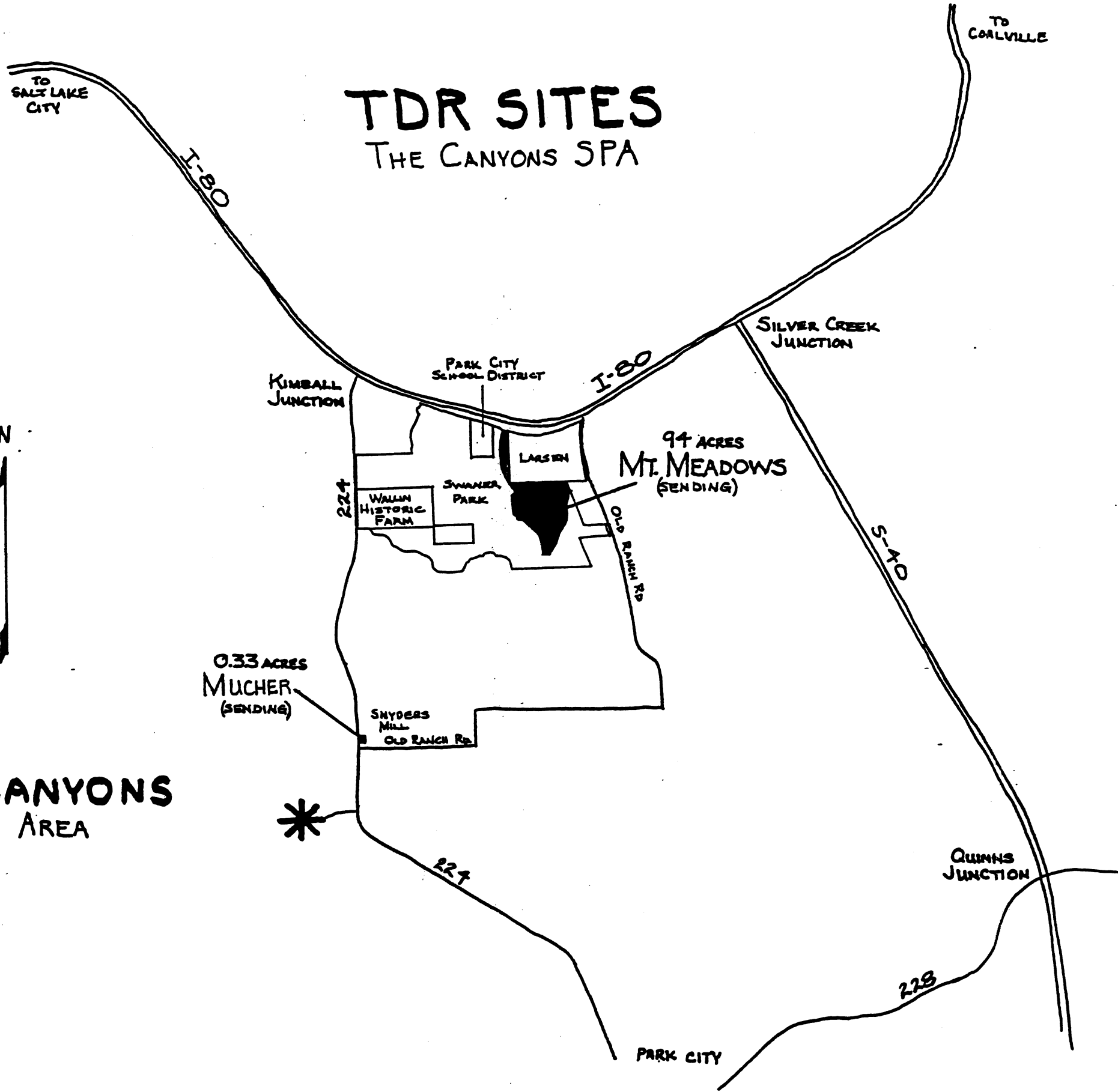
TDR SITES THE CANYONS SPA



TDR SITES

THE CANYONS SPA

THE CANYONS
SKI AREA





Corridor Plan for Highway 224

Summit County, Utah

Concept Plan-The Canyons Entry

DESIGNWORKSHOP

October 1999



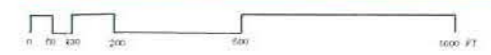
EARLY PLANTING PROGRAM



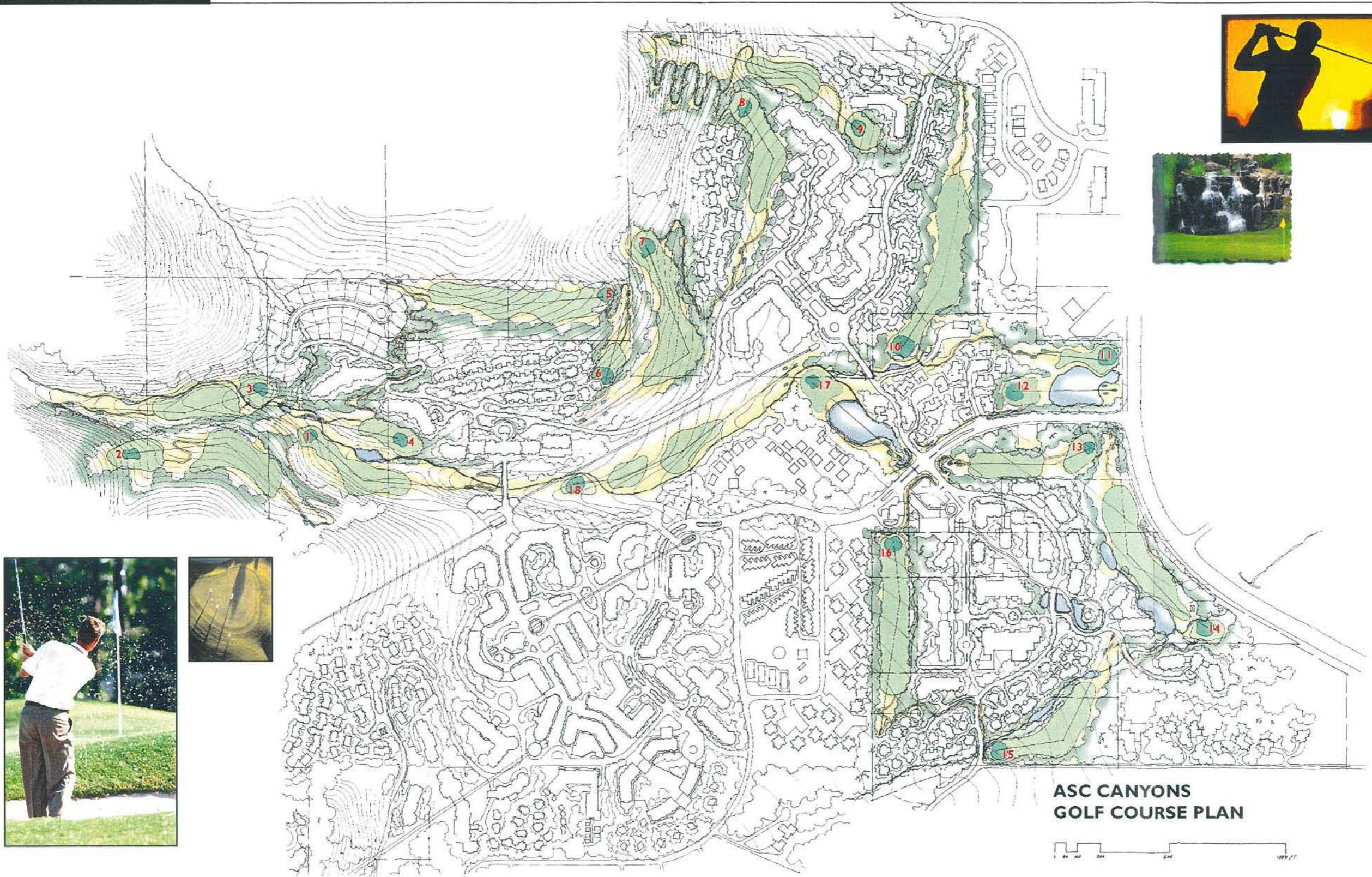
Early Planting Locations



ASC CANYONS
EARLY PLANTING PROGRAM



GOLF COURSE LAYOUT



ASC CANYONS
GOLF COURSE PLAN

