

Exhibit A, Resolution No. 05-15-12-01

**GUIDELINES FOR THE PROTECTION OF SCANDIA'S
PRIORITY SCENIC VIEWSHEDS**

CONTENTS

Scandia's Vision and Scenic Preservation Heritage	2
Background	3
Purpose & Priority Viewsheds	4
Other Scenic Viewsheds	5
Applying Scenic Viewshed Criteria & Guidelines	5
Guidelines	7
• Characteristics & Criteria	
Addendum	
I. Designated Priority Scenic Viewshed Corridors	14
II. Identified Priority Scenic Viewshed Sites	14
III. Glossary	21
IV. Support Studies	22
V. Process for Scenic Analysis	24

Guidelines for the Protection of Scandia's Priority Scenic Viewsheds

SCANDIA'S VISION and SCENIC PRESERVATION HERITAGE

Scandia is known... as a rural small town with a unique character and history: The village (is) the center of social community activities, while Gammelgarden (museum) attracts people to learn about Minnesota history and enjoy a slice of Swedish culture. Rural buildings endowed with Scandia's history and identity are preserved or incorporated into development and redevelopment, and family farms can still be found within the city.

City of Scandia Comprehensive Plan
2008 - 2030

"THE BEAUTIFUL St. Croix River, which forms part of the boundary line between Minnesota and Wisconsin, has miraculously remained largely unspoiled by the encroachments of civilization. And perhaps no part of the St. Croix Valley is more rich scenically or historically than that which lies between Stillwater and Taylors Falls. Property owners, as well as farsighted state and local officials, have jealously guarded the natural wonders of the river and the areas adjoining it, and nearly all efforts to open the district to rampant tourism and industrial development have been thwarted."

Scandia – Then and Now.
Anna Engquist, 1974

The goal of the Scenic Viewshed Protection Guidelines is to continue Scandia's historic efforts to guard its natural, historic and scenic beauty along the St. Croix River. The Guidelines aim to

- Protect Scandia's scenic resources
- Enhance its natural beauty to make it a desired place to live and visit
- Maintain attractive entrance ways into and corridors through the city
- Improve Scandia's economic vitality by enhancing its attractiveness to its residents and visitors



BACKGROUND

During the process of developing the City of Scandia Comprehensive Plan 2008 – 2030, work was begun to identify Scandia’s significant scenic views. Seventy-four sites in the city were identified as potential scenic views worthy of protection. As a result of this work, implementation tasks were included in the Comprehensive Plan to both complete the process of identifying and designating priority viewsheds for protection, and developing recommendations and guidelines for the city to use toward that goal.

A viewshed is an area of land, water or combination that is visible to the human eye from a certain vantage point. In city planning, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation in the process of development or other change. Viewsheds are often spaces that are seen from public areas such as from public roadways or public parks. The preservation of viewsheds is often a goal in designating open space areas or green belts.

Scandia’s Scenic Viewsheds Committee was formed in May 2011 for the purpose of completing the work begun during the 2030 Comprehensive Plan development process. To guide its work, the committee relied upon three main resources:

- The Scandia 2030 Comprehensive Plan which repeatedly emphasizes the goal of preserving Scandia’s scenic, historic, natural, and rural character as development moves forward
- The National Park Service- Mississippi National River and Recreation Area and Embrace Open Space which provided training in scenic quality analysis to assess scenic viewsheds and gave a common language for talking about them. That training was conducted for members of the Scandia Scenic Viewsheds Committee
- The *Scenic Assessment of the St. Croix National Scenic Riverway*, which was done by the St. Croix Scenic Coalition in collaboration with the Minnesota Department of Natural Resources, the University of Minnesota Department of Landscape Architecture, the Washington County Soil and Water Conservation District, and the National Park Service

PURPOSE

The purpose of the Guidelines for the Protection of Scandia’s Priority Scenic Viewsheds is twofold:

1. to provide incentives for landowners and developers to preserve Scandia’s scenic heritage and 2. to provide clarity for the regulation of cell phone tower placement within the city.

Incentives

The Guidelines are an incentive based approach to fostering Scandia’s future development in a way that contributes to its historic, rural and natural beauty preservation. They are meant to give guidance to both individual homebuilders and larger developers in recognizing and working to preserve the scenic qualities of development sites. Scenic viewshed criteria may assist developers in highlighting the scenic aspects of a site, including ways to place structures to protect or enhance a site’s scenic qualities.

Regulation

The Guidelines provide direction for the placement of new cell phone towers erected within the city. In accord with the City of Scandia Development Code, Chapter 2, “Towers shall be a maximum of 75 feet in height and shall be of stealth design if located within one-quarter mile of State Highway 95, within a designated Scandia scenic viewshed, or within the Historic Village Area (VMU-Aa Zoning District). A stealth design is preferred for towers in other locations.”

IDENTIFIED PRIORITY VIEWSHEDS

Priority Viewshed Corridors

The Guidelines apply directly to identified properties that are located along roads that have been given the designation of Scandia Scenic Viewshed Corridor:

- Scandia Trail (Highway 97)
- St. Croix Trail (Highway 95)
- Manning Avenue (County Road 15)
- Olinda Trail (County Road 3)
- Lofton Avenue (County Road 91)
- Mayberry Trail east of Lofton Avenue
- Oakhill Road (County Road 52) south of Highway 97.

These are roadways that form the backdrop of the community, the roads that are seen as “Scandia” by the most people most often, the roads that up front tell the story of our community, who we are and what we value, and the roads that, because of their high visibility and use, could lend themselves to less protective scenic development patterns. Mayberry Trail, while not a major thoroughfare, was seen as significant as it represents the historic main road to Scandia and Marine-on-St. Croix from the west. It also is a strong example of the woodlands that once were more a part of Scandia’s landscape and still are scattered throughout the city.

Priority Viewshed Sites

Along the designated priority viewshed corridors, specific viewshed sites have been further identified.

OTHER SCENIC VIEWSHEDS

Scandia is rich in scenic vistas. Attempting to list or evaluate all of them would be an impractical task. Scandia has other significant scenic views outside of the Priority Scenic Viewshed Corridors, as well as other sites along the corridors but that are not herein specified. For purposes of future development, the key aspect will be that for a site to be designated as a priority scenic viewshed it must meet the criteria set forth in the Guidelines. In the case of sites not specified in this document, it will be the responsibility of the landowner to prove the significant scenic viewshed value of the property using the guidelines herein provided.

APPLYING SCENIC VIEWSHED CRITERIA AND GUIDELINES

The guidelines are designed to be applied to new development in Scandia, but may also have value to those existing homeowners who wish to enhance their property. In new development, both individual homebuilders and developers can take advantage of the Guidelines to site and design new houses and buildings in such a way that they support the historic, rural nature and the natural beauty of the community. A Conservation Design Development may earn a density bonus by using the Guidelines. Further, abiding by the guidelines may add economic value to property, as it is Scandia's historic/rural/natural character that is a key appeal for people deciding to live here.

I. INCENTIVES

A. Development Bonus

Developers who pursue Conservation Design Developments can use the guidelines to qualify for density bonuses. If the area to be developed is along a designated Priority Viewshed Corridor and has been identified as a Priority Viewshed Site, the development may qualify for up to a 25% density bonus, provided developers show adherence to the Guidelines' criteria. The Development Code lays out the process for applying density bonuses.

If a developer wants to apply for the 25% density bonus for a site not herein designated as a Priority Viewshed Site, it is the responsibility of the developer to identify why the proposed development site should be a Priority Viewshed Site according to the criteria in these Guidelines. (See Addendum VI. Process for Scenic Analysis) Adherence to the Guidelines criteria must then be demonstrated in the Conservation Design Development plans.

The following examples demonstrate some of the ways in which development may address the Guidelines.

- Natural features such as rolling terrain, trees and/or tree lines, farm or historic buildings, cultural features or ponds have been incorporated into, or highlighted by the site design.
- A plan for preserving existing trees beyond that required by existing ordinances, in order to highlight scenic features of the viewshed, is in place.
- A plan for providing additional landscaping beyond that required by existing ordinances, in order to highlight scenic features of the viewshed, is in place.

- A plan for limiting building heights, beyond that required by existing ordinance, in order to highlight scenic features of the viewshed is in place.
- Views of unique topography are being preserved.
- The horizon line has been incorporated into the site design. (as opposed, for example, to totally blocked by the site design)
- Buildings planned reflect colors, architecture and materials that meet historic Scandia designs including historic midwest farm design.

B. Recognition

1. Individual home builders who use the criteria to show the significant scenic viewshed quality of their property, and the value of the planned building design and placement on the property so as to preserve its scenic value, upon approval may be awarded one of the following incentives:

- flexibility in the application of some standards if such flexibility would help preserve scenic views, e.g. setbacks or outbuilding design
- being recognized as a Scandia Scenic Heritage Partner for their part in preserving the scenic, rural, historic character of Scandia. A tasteful plaque, such as are awarded for Century Farms, may be erected on the property and/or recognition may be given at a City Council meeting.

2. Existing homeowners who wish to enhance their property to better conform to the scenic viewshed guidelines may apply for a designation of Scandia Scenic Heritage Partner. Such a designation may be useful for purposes of applying for grants or other monetary assistance in rural preservation.

II. REGULATION

Telecommunications companies erecting new cell phone towers will follow the existing requirements of the Scandia Development Code.

PROCEDURE

Informal Review

It is recommended that individuals and developers request an informal meeting with the City *before* beginning formal design work on their projects. This informal meeting may be with city staff, consultants, and/or the Planning Commission as appropriate to the project. An informal plan, narrative description of the project, rough sketches of site plan elements with special emphasis on addressing the scenic viewshed criteria, should be provided to the City at least two weeks prior to the informal meeting. The informal discussions will be advisory only, and will not be binding on the project proposer or the City of Scandia.

Use of Design Professionals

Please note that these guidelines and the informal review are not intended to take the place of professional design assistance, especially in the case of Conservation Design Development. Design professionals have the expertise to create comprehensive plans that meet both the builder's needs and the city's guidelines. Ultimately these professionals may facilitate a smoother review process and save the builder time and money.

GUIDELINES

Characteristics of Designated Scandia Scenic Viewsheds

Scandia's Scenic Viewsheds are those properties that show one or more of the following features in ways that meet the criteria of being **Vivid**, showing **Variety**, being **Intact**, having a quality of being **Unique**, and offering **Depth** and **Duration of Visibility**. The features in alphabetical order are as follows:

- Barns
- Farm animals
- Farm buildings
- Historic significance
- Rolling hills
- Trees/wooded views
- Uniqueness
- Variety of features combined (e.g. fields and woods)
- Water (lakes, ponds, wetlands)
- Wildlife
- Windmills
- Corridors containing the above features



26. Long Lake Bridge looking east - Depth

Significant Scandia Scenic Viewshed Criteria

Vividness *The intensity, strength or memorability of a scene, created by presence of key elements: expansiveness, framing, variety from surface patterns and textures, a sense of direction to a focal point, depth, and fleeting images. The more of these, usually the more scenic. Fleeting images include seasonal color, animals, cloud displays, farm crops. Depth is measured in layers. Three or more layers tend toward high scenic quality.*

In Scandia, Vividness is seen to include **Variety** afforded by farm fields, crops grown and the texture afforded by their differences. It also includes the **Ephemeral** quality of both the presence of farm animals, and the highlighting of the historic farming nature of the site (through farm buildings, barns, windmills).



1. WJ Farm – Ephemeral Images



13. Sylvan Lake View – Focal Point, Depth



36. WS Fields – Variety

Intactness *The lack of incompatible and intrusive change from an idealized landscape. Each view is supposed to look a certain way. This can be predominantly natural, cultural or a blend. These ideas are set by what kind of view it is and what the natural or historical design influence intended it to look like. At some point a scene is completely compromised or lost, or it is completely unified. Unity is the sense of one complete composition where there are dominant images and subordinate images and they balance to create a positive sense of rest in the scene.*

In Scandia, a scene was measured for being **Intact** as it reflected the **natural woods and lakes landscape**, the **historic farm landscape**, or the **historic village**.



24. Wojtowicz Pond – Intact



8. WRB Farmstead – Intact



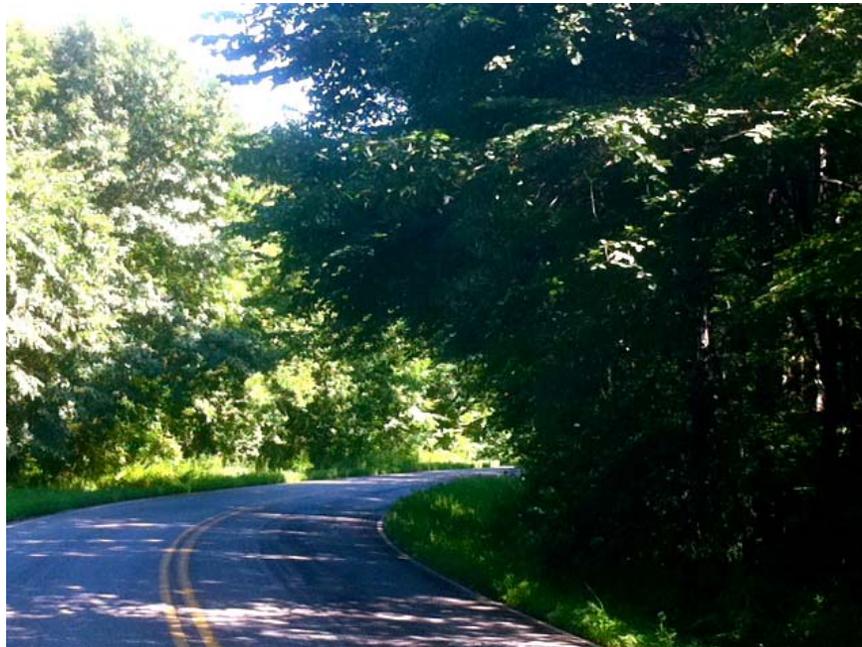
25. Scandia Village & Gammelgarden – Intact

Uniqueness *The rarity of the view in the context of the city of Scandia. How abundant is this kind of view? The rarer the view, the more scenic.*

In Scandia, **Uniqueness** was also measured by valuing those aspects of the city that are valued but are in danger of being eliminated, for example farmsteads or stretches of woods.



4. EL Farmstead - Unique



21. Woods Mayberry Trail – Unique

Visibility/

Duration *How long is the view area looked at? Graduated to the speed of travel; number applies to a roadway moving at 45 mph.*

In Scandia, views with highest **Visibility/Duration** were those

- at gateway points (e.g. Hwy 97 and Manning, Hwy. 97 and 95, the approach to the village center from the south on Olinda)
- that sustained themselves along corridors creating a density of scenic views, (e.g. Hwy 97 from Manning to Meadowbrook, Hwy 97 east of the village approaching Hwy 95 and the Wisconsin bluffs, Mayberry Trail from Maxwell southeast to 195th)

ADDENDUM

I. DESIGNATED PRIORITY SCENIC VIEWSHED CORRIDORS

- **Scandia Trail (Highway 97)** from the city limit on the west to Highway 95 on the east
- **Manning Avenue (County Road 15)** from north city limit to south city limit
- **Lofton Avenue (County Road 91)** north of Highway 97
- **Mayberry Trail North** east of Lofton Avenue to 195th Street
- **Olinda Trail (County Road 3)** from north city limit to south city limit
- **Oakhill Road (County Road 52)** south of Highway 97 to Highway 95
- **St. Croix Trail (Highway 95)** from north city limit to south city limit

II. IDENTIFIED PRIORITY SCENIC VIEWSHEDS SITES

Scandia Trail (Hwy 97) Scenic Viewshed Corridor

Number	Name*	Description	GPS Coordinates
1	WAJ Farmstead	Historic Working Farm	Hwy 97 and Manning Trail: NE corner GPS coordinates 45.254604,-92.886958
2	WAJ South Fields	Rolling Fields with wood	Hwy 97 east of Manning looking southeast GPS coordinates: 45.252685,-92.887774
3	KSN Farmstead	Fields with farm buildings	97 west of Lofton looking north GPS coordinates: 45.253833,-92.875285
4	EL Farmstead	Fields with farm buildings	97 at Lofton looking northwest GPS coordinates: 45.254445,-92.864785

5	EL/DJB Fields	Farm Fields with panoramic view	97 west of Lofton looking south GPS coordinates: 45.252444,-92.86932
6	NRP Fields	Farm Fields	97 east of Meadowbrook looking north GPS coordinates: 45.256985,-92.844458
7	NRP Farmstead	Traditional Farmstead	97 & Meadowbrook NW side GPS coordinates: 45.256779,-92.845373
8	WRB Farmstead	Pond with woods and farm buildings	97 near Novak looking south GPS coordinates: 45.256356,-92.822027
9	AVA/VB Pond & Fields	Pond with rolling hills in distance	97 East of Novak looking north GPS coordinates: 45.255562,-92.823682
10	Wisconsin Bluffs	Long view looking over to Wisconsin Bluffs	Hwy 97 at Pomroy looking east GPS coordinates: 45.256477,-92.787459

Manning Avenue (County Road 15) Scenic Viewshed Corridor

Number	Name	Description	Location
11	German Lake Overlook	Fields and Woods with lake in background	Cty 15 around 216 th Street; Facing East GPS coordinates: 45.262186,-92.888546

12	DSO Farmstead	Traditional Farmstead	Cty 15 around 216 th GPS coordinates: 45.262956,-92.888932
13	Sylvan Lake View	Woods, valley with lake in distance	Manning between 202 nd and 207 th looking west GPS coordinates: 45.245778,-92.889063
14	CKT Field	Rolling field and woods	Manning north of Big Marine Store looking east GPS coordinates: 45.244935,-92.891378

Lofton Avenue (County Road 91) Scenic Viewshed Corridor

Number	Name	Description	Location
15	GJO Fields	Farm field and pond through woods	Lofton at 238 th looking southwest GPS coordinates: 45.293441,-92.866766
16	RL Farmstead	Traditional Farmstead	Lofton Avenue S. of 228 th Looking Southeast GPS coordinates: 45.274796,-92.865206
17	RL Farm	Fields and woods	Lofton south of 228 th looking east GPS coordinates: 45.268997,-92.864835

18	TC Fields	Fields and woods	Lofton south of 228 th looking west GPS coordinates: 45.277046,-92.865458
----	-----------	------------------	---

Mayberry Trail East of Lofton Avenue Scenic Viewshed Corridor

Number	Name	Description	Location
19	CVM Farm	Fields, woods, hill, pond, farm buildings	Mayberry at Maxwill looking east GPS coordinates: 45.248637,-92.855244
20	KMJ Fields	Field surrounded by woods	Mayberry just west of Maxwill looking north GPS coordinates: 45.248984,-92.854815
21	Mayberry Woods	Wooded country roadway	Mayberry east/southeast of Meadowbrook GPS coordinates: 45.247155,-92.843224

Olinda Trail (County Road 3) Scenic Viewshed Corridor

Number	Name	Description	Location
22	JRH Fields	Farm Fields Panoramic View	Olinda at 240 th looking West GPS coordinates: 45.289003,-92800183
23	GBS Field & Woods	Wood and Fields	Olinda south of 240 th looking East GPS coordinates: 45.288792,-92.799046

24	Wojtowicz Pond	Mixed field, trees and pond	Olinda S. of Pilar looking East GPS coordinates: 45.278615,-92.800061
25	Scandia Village & Gammelgarden	Approach to the village center from the south	Olinda north of 205 th looking north GPS coordinates: 45.250223,-92.809242
26	Long Lake Bridge to the east	Lake surrounded by woods; Focal view	Olinda south of 195 th looking East GPS coordinates: 45.228994,-92.825074
27	Long Lake Bridge to the west	Lake surrounded by woods	Olinda south of 195 th looking West GPS coordinates: 45.228964,-92.825289
28	Hay Lake Overlook PCE/CJM Fields	Woods & fields with historic Hay Lake in the distance	Olinda at 202 nd looking Southeast GPS coordinates: 45.240342,-92.81956
29	Big Marine View DLL Field	Fields with Lake beyond	Olinda north of 185 th looking west GPS coordinates: 45.223258,-92.825201

Oakhill Road (County Road 52) South of Hwy 97 Scenic Viewshed Corridor

Number	Name	Description	Location
30	LLN Fields, Woods & Pond	Rolling Hills with Pond	Oakhill Road E of Oxboro looking north GPS coordinates: 45.249921,-92.783914

31	DF Fields	Fields and Woods	Oakhill at 199 th looking Northeast GPS coordinates: 45.239486,-92.77267
32	Wisconsin Bluffs/Abrahamson's from Oakhill	Long View to Bluffs	Oakhill east of 199 th ; top of hill GPS coordinates: 45.238802,-92.779373

St. Croix Trail (Highway 95) Scenic Viewshed Corridor

Number	Name	Description	Location
33	HBLE	Traditional Farmstead	95 south of 235 th facing west GPS coordinates: 45.287524,-92.774262
34	ESH Fields	Ag Field and Wisconsin View	95 at 220 th looking East GPS coordinates: 45.266113,-92.773404
35	Pilar at 95	Woods and Fields	Pilar at Highway 95 looking east GPS coordinates: 45.270507,-92.775078
36	WS Fields	Farm fields, woods and Wisconsin view	95 north of 97 looking east GPS coordinates: 45.259153,-92.770483
37	WS Farmstead	Traditional Farmstead	95 north of 97 looking west GPS coordinates: 45.260164,-92.770387

38	Downhill to Copas	Focal view to Copas and Wisconsin beyond	95 at about 199 th looking East/Southeast GPS coordinates: 45.238016,-92.770379
39	William O'Brien View	Native Fields and Woods	95 S. of 197 th looking west GPS coordinates: 45.229394,-92.763585

* **Note:** Names are given as points of reference and are either known feature names (e.g. German Lake) or initials of owners of record in 2009 plat book.

III. GLOSSARY

A. General

Viewshed An area of land, water or combination that is visible to the human eye from a certain vantage point. In city planning, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation in the process of development or other change. Viewsheds are often spaces that can be seen from public areas such as from public roadways or public parks. The preservation of viewsheds is often a goal in designating open space areas or green belts.

B. Types of Views

Focal A composition that draws the eye to one vanishing point on the horizon with lines in the view (like roads, rivers, trails) that lead directly to that point.

Feature A composition that has a single, dominant focal point in the fore or middle ground of the view (like a pond, barn or farm buildings).

Panorama A composition that at eye level, is more than 50% sky, where the majority of the view is below the observer (like farm fields or rolling hills that stretch far to the horizon).

Detail A composition that is completely foreground, close enough to touch (like fields of flowers, woods, or fields of corn)

Scandia

Mix A composition that is a mixture of qualities of the four other types.

C. Areas of Views

Foreground The closest area to the viewer where textures or individual plant species can be identified by the naked eye, usually out to about ½ mile.

Middle ground The area in the middle of the view where plant types are seen as groupings and ground form is easily distinguished, from ½ mile to 3 miles.

Background The area farthest from the viewer, where major forms and patterns are detected, from 3 miles to the horizon.

D. Open Space Conservation Subdivision— a grouping of residential structures on smaller lots than allowed in the specific zoning district, leaving some land dedicated as open space. Major subdivisions where bonus lots are allowed providing for the maximum possible protection of agricultural lands, ecologically significant areas, natural landscapes, scenic attributes, open space, and cultural features.

E. Scandia Scenic Heritage Partner – recognition available for landowners who in remodeling, redesigning or redistributing existing buildings on their site, choose to do so in such a way as to highlight scenic qualities, as defined herein, of the property.

IV. SUPPORT STUDIES

1. Scandia's 2030 Comprehensive Plan.

- In the December 2007 Scandia Citizens' Visioning Survey, eight of the top ten things mentioned most frequently as important for Scandia's future relate to maintaining the city's rural character including: exhibit its "small town" rural character, support/preserve agriculture, preserve natural resources, parks and trails, open space, historic character, viewsapes.
- "Scenic Roads and Viewsheds" is listed as a future land use area with scenic road construction standards and scenic view standards to be developed. (p. 113)
- The goal to "protect scenic rural roads, viewpoints and vistas identified through the planning process from visually intrusive or incompatible development" is set (p.136-137).
- Policies to support this include "establish(ing) viewshed protection standards that will maintain the scenic quality of significant views throughout the City." (p.136) and "work(ing) with landowners to develop desirable development patterns that will protect important viewsheds, through appropriate siting of buildings and roads and screening with native vegetation and landforms." (p. 137)
- Implementation Strategies include "modifying street standards to maintain the visual qualities of identified scenic roads..." (p. 180) and "Consider creating a scenic overlay district that modifies setback, screening and landscaping, and building placement for new development to ensure that community character is maintained." (p. 180)

The Future Land Use Areas Summary Matrix (Appendix D) also describes Scenic Roads/Viewsheds. (p. 199)

2. Scenic Quality Analysis training provided initially by the National Park Service- Mississippi National River and Recreation Area and Embrace Open Space that had been directed at the St. Paul corridor of the Mississippi River.

- The Scandia Scenic Viewsheds Committee using the process of the Mississippi River scenic quality analysis effort, reviewed and rated views identified in Scandia during the 2030 Comprehensive Plan development.
- The Scandia Committee determined that the views to focus on were those scenic views that impacted most people most often. They acknowledged that these were the views that would have the greatest impact on defining Scandia's scenic/rural/historic community character.
- Those views were identified as viewsheds along the major roadways throughout the city: Hwy 97, Hwy 95, Cty 15/Manning Avenue, Cty 3/Olinda Trail, Cty 52/Oakhill Road south of Hwy 97, Cty 1/Lofton Avenue and Mayberry Trail to the east of Lofton which was added as an historical main road to Scandia and Marine on St. Croix. These roads were **designated as Significant Scenic Corridors**.
- Committee members went through training in using the Scenic Quality Analysis Process. They then went on the road, together and individually, conducted reviews and did detailed analyses of the identified sites.
- Their individual scores were compiled into overall ratings for each of the sites.
- Sites were then prioritized based on their final scores.

3. The *Scenic Assessment of the St. Croix National Scenic Riverway*, was done by the St. Croix Scenic Coalition in collaboration with the Minnesota Department of Natural Resources, the University of Minnesota Department of Landscape Architecture, the Washington County Soil and Water Conservation District, and the National Park Service

- They engaged a group of over 200 St. Croix Valley participants in identifying the scenic qualities they most value.
- The area included five miles back from both sides of the river from Danbury to Prescott. This area includes all of the city of Scandia.
- Their goal was to provide a scientific framework for determining aesthetic land value for prioritization of development and resource conservation planning.
- In their report *Attractiveness in the St. Croix Valley: An Analysis of Perceptual Judgment and Landscape Dimensions* published in 2006, the following most desirable scenic qualities were identified:
 1. Views containing any form of water: open water, wetlands or depressional landscapes containing vegetation typical of moist site conditions.
 2. Views with forest or woods, especially as it creates edges with adjacent open land
 3. Older development (e.g. traditional farms or historic sites), although there was ambivalence regarding agriculture in general
- Development was seen as negatively affecting attractiveness, especially when it occurred in highly visible positions and patterns.

VI. Process for Scenic Analysis

The following guidelines will be used for sites that lie outside of the Scandia Scenic Viewshed Corridors and whose owners wish to apply for designation as a Priority Scenic Viewshed. If a developer wishes to be eligible for a density bonus, it will be the responsibility of the developer to show that the proposed viewshed site demonstrates the guideline qualities and criteria herein and below, and that the proposed development will preserve the significant scenic integrity of the site.

- 1) Describe the **character** of proposed view using industry definitions:
 - a) Focal
 - b) Feature
 - c) Panorama
 - d) Detail
 - e) Scandia Mix

- 2) RATE/ASSESS view area for amount of **Scenic Integrity**:
 - a) Determine degree of **vividness**
 - i) **Expansiveness**
 - ii) **Framing**
 - iii) **Focal point**
 - iv) **Depth**
 - v) **Variety**
 - vi) **Ephemeral images**
 - b) Determine degree of **intactness**
 - c) Determine degree of **uniqueness** rating for Scandia significance

Scenic Viewshed Site Application Checklist

Site Location GPS Coordinates		
Description of Proposed Site (e.g. historic farmstead, rolling fields, field and woods mixture)		
Description of Proposed Development e.g. Conservation Design Development, single family home site, hobby farm)		
CRITERIA¹	CHARACTERISTICS OF SITE THAT MEET CRITERIA (for sites not currently designated)	HOW SCENIC QUALITIES ARE TO BE PRESERVED
Vividness		
Intactness		
Uniqueness		
Visibility/Duration		
PHOTOS		
