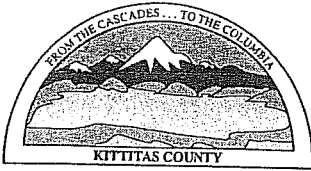


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# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## ZONING CONDITIONAL USE PERMIT APPLICATION

*(Proposing a use such as a Bed & Breakfast or Campground)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

*Additional Info*

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

### FEE:

\$1,225.00 (\$1,000 fee + \$225 SEPA) to Kittitas County Community Development Services  
\*\*\*Accessory Dwelling Units and Special Care Dwelling's are exempt from SEPA\*\*\*

### FOR STAFF USE ONLY

|   |                        |                          |  |
|---|------------------------|--------------------------|--|
| APPLICATION RECEIVED BY:<br>SIGNATURE<br><i>[Signature]</i> | DATE<br><i>1-19-08</i> | RECEIPT #<br><i>2765</i> |  |
| NOTES   |                        |                          |  |

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:

Name: Jack C. Price  
Mailing Address: PO Box 32  
City/State/ZIP: Easton WA 98925  
Day Time Phone: 509-656-2634  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Contact person for application (select one):

Owner of record     Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 551 Pioneer Trail Rd  
City/State/ZIP: Cle Elum WA 98922

5. Legal description of property: Map #26-14-20010-0002  
Sec 20, TWP 20, RGE. 14; W 1/2 10' Area of NE 1/4  
Lying South of RR R/W; Less 6.90 John Wayne Pioneer  
6. Tax parcel number: 120334 Trail

7. Property size: 14.35 (acres)  
Account # 120334.

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Project size: 14.35 Acres, location: See legal description above.  
Water supply: Certified well, Sewage disposal: Waste Management  
Features + elements of proposal: Happy Trails has been based  
at 551 Pioneer Trail Rd since 1991, previously in The Kenton  
Highlands. We provide horse-related recreational services  
which are wholesome + family-friendly. These services  
include trail rides, wagon rides, sleigh rides... All customers  
come by reservation only. We provide them with all the  
information they'll need for a safe and fun experience.

9. Provision of the zoning code applicable: AG 3
10. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

*The Happy Trails program we provide is desirable to the degree that we don't even advertise. Our word-of-mouth customers keep us as busy as we want to be. We have provided services to thousands of customers without negative impact at any of our locations. We have operated a riding academy, Christian cowboy church gatherings and guest-ranch activities since 1982. When we held a gathering in early 80's we obtained a Co. permit for up to 300 people for a Christian Cowboy Festival.*

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

*Happy Trails at its present location has never been detrimental to the economic welfare of the county. Happy Trails does not create excessive public cost for facilities and services of highways, roads, police or fire protection, irrigation or drainage, water or sewer + schools. Happy Trails has provided economic benefits to the Co by contributing to the tax base as well as the spending by our customers at motels, grocery stores, gas stations...*

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

*Jack C. Price*

Date:

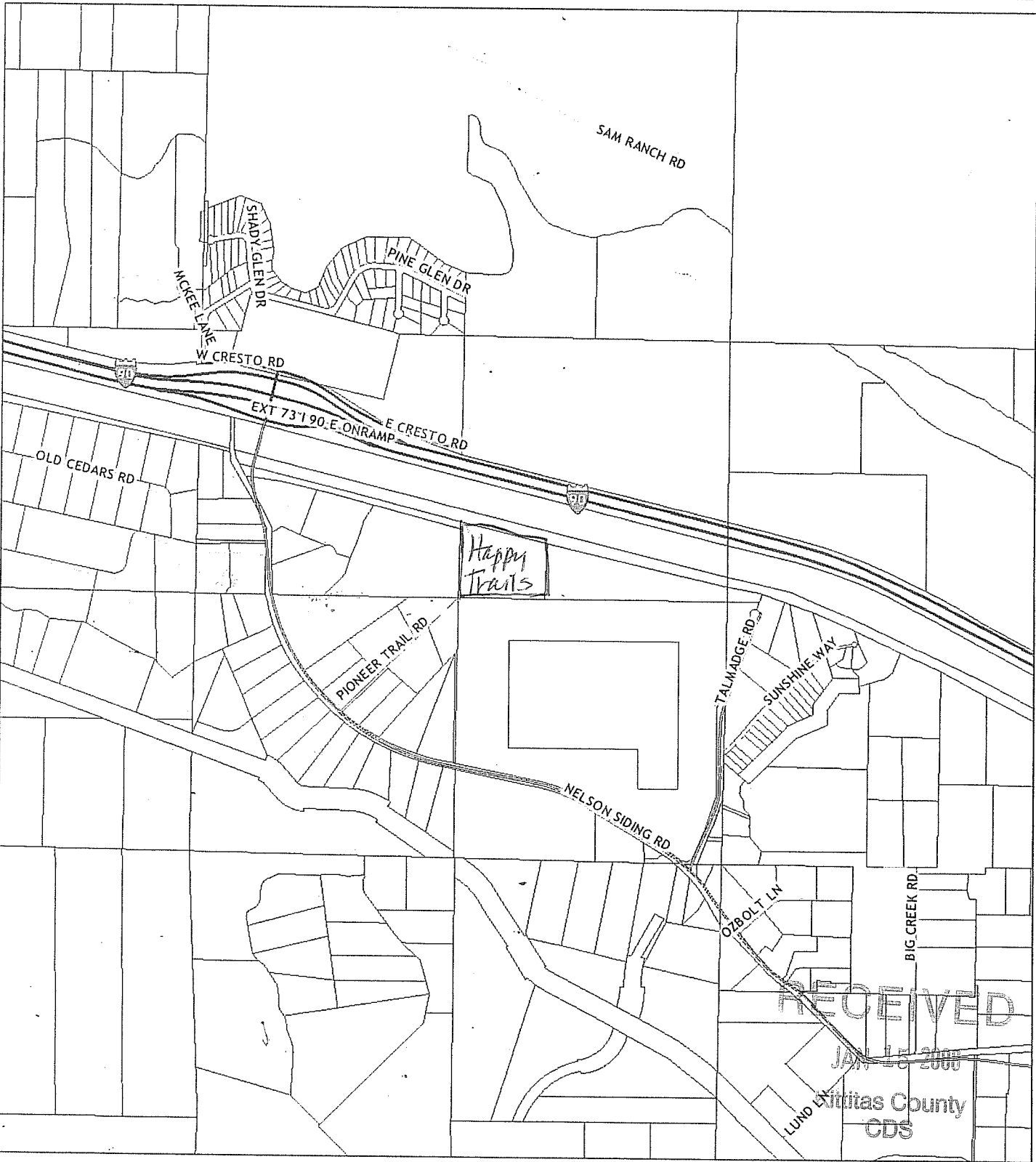
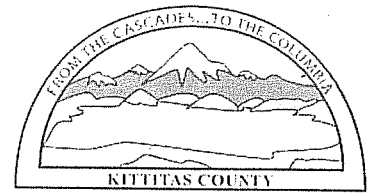
1/7/08

Signature of Land Owner of Record  
(required for application submittal):

Date:

X \_\_\_\_\_

1/7/08

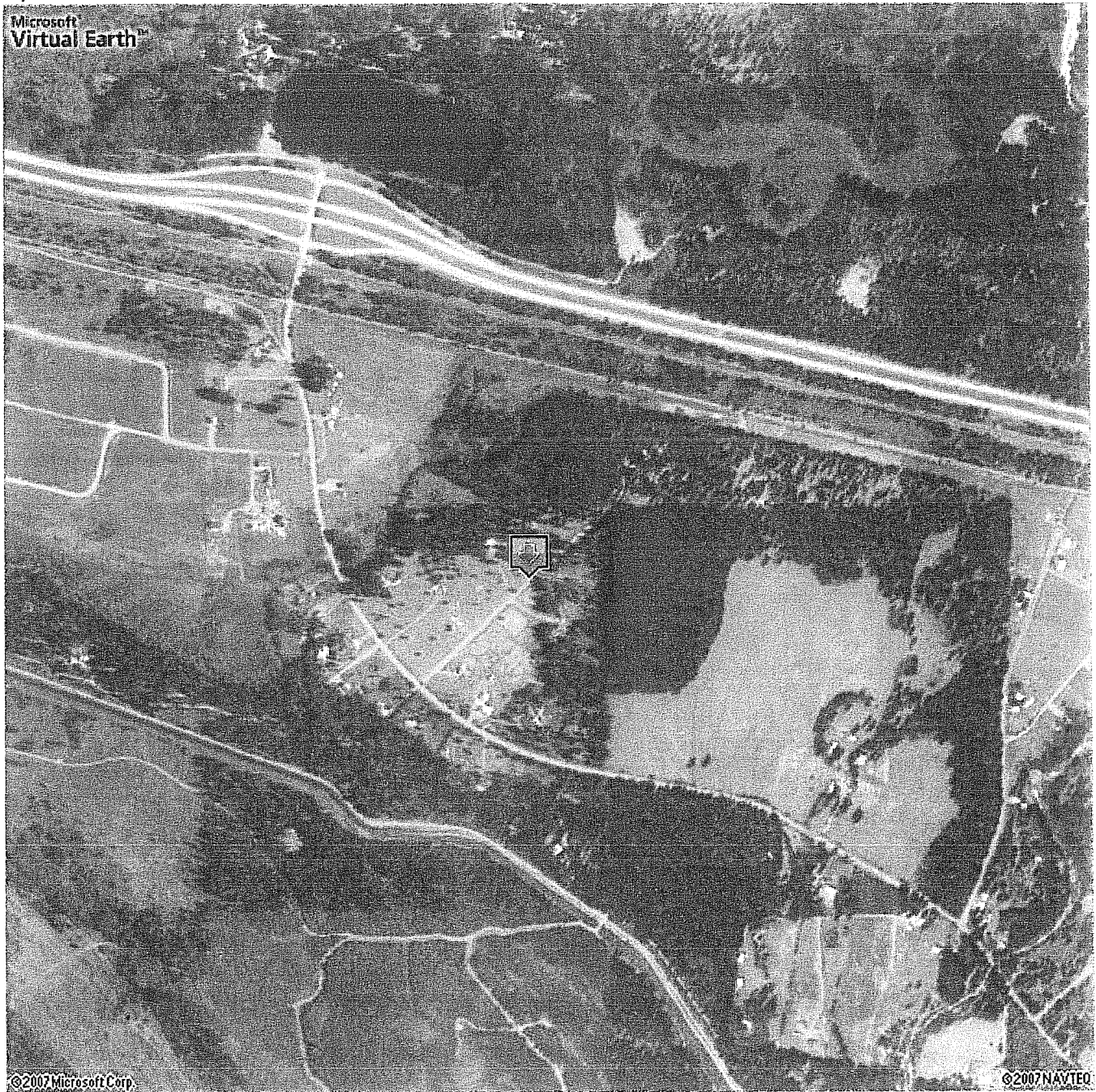


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JAN 15 2008  
Kittitas County  
CDS

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Live Search Maps

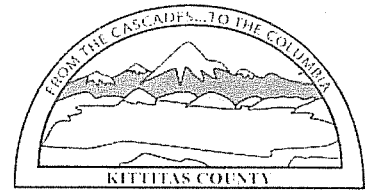
 551 Pioneer Trail Rd, Cle Elum, WA 98922



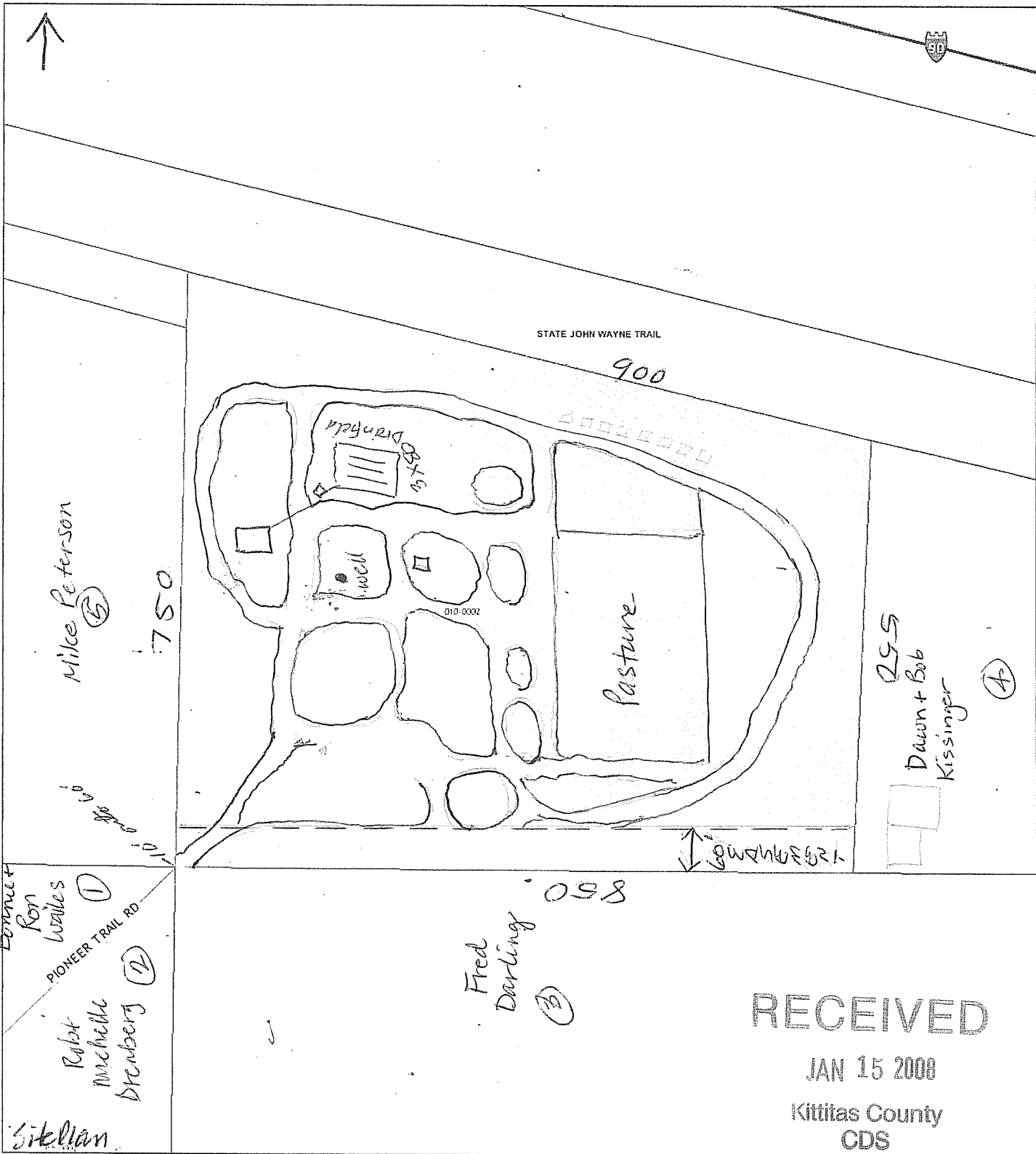
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CDS



North



STATE JOHN WAYNE TRAIL

900

750

Mike Peterson (5)

Drainfield

Well

Pasture

Dawn + Bob Kissinger (4)

Fred Darling (3)

850

Ron Wyles (1)  
Robert Michelle Brenberg (2)  
PIONEER TRAIL RD

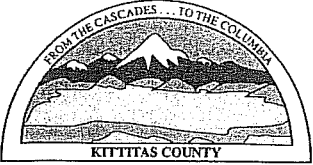
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# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
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## SEPA ENVIRONMENTAL CHECKLIST FEE \$225.00

### PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

### TO BE COMPLETED BY APPLICANT

### FOR STAFF USE

#### A. BACKGROUND

1. Name of proposed project, if applicable:  
*Happy Trails Horse Adventures*

\_\_\_\_\_

\_\_\_\_\_

2. Name of applicant:  
*Jack C. Price*

\_\_\_\_\_

\_\_\_\_\_

3. Address and phone number of applicant and contact person:  
*Po Box 32, Easton WA 98925*

\_\_\_\_\_

\_\_\_\_\_

4. Date checklist prepared:

\_\_\_\_\_

5. Agency requesting checklist:

*Kittitas County CDS*

6. Proposed timing or schedule (including phasing, if applicable):

*Since 1981 and ongoing.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*Continuing program with no permanent structures: Parking only*

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

*No change*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None*

10. List any government approvals or permits that will be needed for your proposal, if known.

*None*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Same program with church & home related activities along with Wash St Parks education.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*551 Pioneer Trail Rd, Cle Elum WA 98922  
The proposed project is all within  
the confines of our personal property.  
14+ acres.*



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one) flat, rolling, hilly, steep slopes, mountainous, other.

---

---

b. What is the steepest slope on the site (approximate percent slope)?

*8% grade*

---

---

c. What general types of soils are found on the site. (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

*Mineral soil on top, pit run below.*

---

---

d. Are there surface indications or history of unstable soils in the immediate vicinity?

*none known. mostly pasture land for horses.*

---

---

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*N/A*

---

---

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*N/A*

---

---

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*N/A*

---

---

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*N/A*

---

---

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*N/A*

---

---

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*N/A*

---

---

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*N/A*

---

---

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

~~Normal pasture maintenance.~~  
NO

\_\_\_\_\_  
\_\_\_\_\_

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

\_\_\_\_\_  
\_\_\_\_\_

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

\_\_\_\_\_  
\_\_\_\_\_

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

\_\_\_\_\_  
\_\_\_\_\_

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

\_\_\_\_\_  
\_\_\_\_\_

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

NO

\_\_\_\_\_  
\_\_\_\_\_

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

\_\_\_\_\_  
\_\_\_\_\_

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

\_\_\_\_\_  
\_\_\_\_\_

2) Could waste materials enter ground or surface waters? If so, generally describe.

*NP*

\_\_\_\_\_

\_\_\_\_\_

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*Normal pasture maintenance*

\_\_\_\_\_

\_\_\_\_\_

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

*NONE*

\_\_\_\_\_

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

*NONE*

\_\_\_\_\_

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Normal*

5. ANIMALS

*plant + pasture reproduction*

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

*Happy Trails Horse Adventures and Jack Price*

\_\_\_\_\_

\_\_\_\_\_

c. Is the site part of a migration route? If so, explain.

*NO*

\_\_\_\_\_

d. Proposed measures to preserve or enhance wildlife, if any.

*Leave it alone.*

\_\_\_\_\_

\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Horse Power - Four Footed Kind*

\_\_\_\_\_

\_\_\_\_\_

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

*No*

\_\_\_\_\_

\_\_\_\_\_

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

*N/A*

\_\_\_\_\_

\_\_\_\_\_

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*No*

\_\_\_\_\_

\_\_\_\_\_

1) Describe special emergency services that might be required.

*Normal services that are in existence*

\_\_\_\_\_

2) Proposed measures to reduce or control environmental health hazards, if any.

\_\_\_\_\_

\_\_\_\_\_

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

*Normal farm equipment and noises from animals, rolling wagons,*

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*sluicings*

*NONE*

\_\_\_\_\_

\_\_\_\_\_

3) Proposed measures to reduce or control noise impacts, if any.

*N/A*

\_\_\_\_\_

\_\_\_\_\_

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

*Horse Pasture*

\_\_\_\_\_

\_\_\_\_\_

b. Has the site been used for agriculture? If so, describe.

*Horse Pasture*

\_\_\_\_\_

\_\_\_\_\_

c. Describe any structures on the site.

*Warming tents*

\_\_\_\_\_

\_\_\_\_\_

d. Will any structures be demolished? If so, what?

*No*

\_\_\_\_\_

\_\_\_\_\_

e. What is the current zoning classification of the site? *AG3*

f. What is the current comprehensive plan designation of the site?

*No change*

*Rural*

g. If applicable, what is the current shoreline master program designation of the site?

*N/A*

h. Has any part of the site been classified as an:  
 environmentally sensitive area? *NO*

i. Approximately how many people would the completed project displace? *None*

j. Approximately how many people would reside or work in the completed project? *2 - Jack + Linda*

k. Proposed measures to avoid or reduce displacement impacts, if any.  
*Should be no displacement*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *N/A*

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. *N/A*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. *N/A*

c. Proposed measures to reduce or control housing impacts, if any.  
*N/A*

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
*Canvas winter tents*

b. What views in the immediate vicinity would be altered or obstructed?  
*None*

c. Proposed measures to reduce or control aesthetic impacts, if any.  
*N/A*

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Natural lighting during daytime*

b. Could light or glare from the finished project be a safety hazard or *NO*



d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). *No*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*No*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Normal usage - customer traffic  
By reservation only - No Walk-ins*

\_\_\_\_\_  
\_\_\_\_\_

g. Proposed measures to reduce or control transportation impacts, if any.

*By reservation only*

\_\_\_\_\_  
\_\_\_\_\_

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*No - Emergency services  
when needed by 911.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Proposed measures to reduce or control direct impacts on public services, if any.

*No increased need for public  
services such as fire, police.*

\_\_\_\_\_  
\_\_\_\_\_

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

*Portalets for customer use  
and serviced as needed.  
Refuse services through Waste  
Management.*

\_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

*N/A*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: Jack C. Price

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

**SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY.** WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

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2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

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---

---

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

---

---

---

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

---

---

---

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

---

---

---

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

---

---

---

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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