

## **Demonstration of Need**

**1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**

The 57 acre property should be zoned ARR which will only allow 1 unit per 5 acres. This allows only 11 lots total which is not a significant amount of development. The waiver will only allow the land to be used in a capacity that it was intended to be used.

**2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**

Approving the waiver will not allow much development to occur in the area because most of the land is owned by mining companies and solar farms. Very few private owners in the area.

**3. Does the proposed amendment create or encourage urban development in radial, Does the strip, isolated, or ribbon patterns emanating from existing urban development?**

It would not have any effect on development of other properties.

**4.Does the proposed amendment fail to adequately protect adjacent agriculture areas?**

It will not have any effect on them.

**5.Could the proposed amendment fail to maximize existing public facilities and services?**

It will not have any effect on them.

**6.Could the proposed amendment fail to minimize the need for future public facilities and services?**

It will not have any effect on them.

**7.Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**

It will not have any effect on them.

**8.Does the proposed amendment fail to provide clear separation between urban and rural uses?**

Not applicable.

**9.Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**

Not applicable.

**10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?**

Not applicable.

**11.Could the proposed amendment result in poor accessibility among linked or related land uses?**

No. It would have no effect or improve accessibility.

**12. As a result of approval of this amendment, how much open space will be lost?**

None.