

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on *CIM 2040 goals*.

Development Name: Fairbourne (H-2018-0052)






Agency: Meridian

CIM Vision Category: Future Neighborhood

New households: 176

New jobs: 100

Exceeds CIM forecast: No

	<p>CIM Corridor: US 20/26 Pedestrian level of stress: R- US 20/26 Bicycle level of stress: R- US 20/26</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 644 Jobs within 1 mile: 40 Jobs/Housing Ratio: 0.1</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: >4 miles Nearest fire station: 2.3 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,029 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1.7 miles Nearest public park: 0.8 miles Nearest grocery store: 1.4 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal fronts US 20-26, which is the #3 priority in the *Communities in Motion 2040* plan. US 20-26 serves as one of a few east-west roadways that stretch from Caldwell to Boise. It is an alternate to I-84, which makes it a vital transportation route, supporting more regional travel in the Treasure Valley than any other arterial roadway. The site plan indicates vehicles will access Black Cat Road, not US 20-26. This access management strategy will help maintain efficiency on the US 20-26 corridor and promote multimodal safety. A future widening of Chinden Road (3 to 5 lanes) from Hwy 16 to Linder Road is currently in project development in the FY2018-2022 TIP. More information about US 20-26 is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/3_US2026-MdltRd-LcstGrvRd.pdf

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



The proposal is a mix of residential and commercial uses, which can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

There is no existing or planned public transportation at this location.

The Phyllis canal to the north of the site provides an opportunity for trail recreation for the area. The [Idaho Recreational Use Statute \(36-1604\)](#) indemnifies and encourages private landowners to allow access to land which includes trails for recreational purposes. Consider working with irrigation and canal companies to allow such an opportunity.