

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: Fulmer (RZ2018-0001)






Agency: Canyon County

CIM Vision Category: Farmland

New households: 4

New jobs: 0

Exceeds CIM forecast: No

	CIM Corridor: Lakeshore Pedestrian level of stress: R—Lakeshore Bicycle level of stress: R—Lakeshore	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.
	Housing within 1 mile: 64 Jobs within 1 mile: 8 Jobs/Housing Ratio: 0.1	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.
	Nearest police station: >4 miles Nearest fire station: 3.8 miles	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.
	Farmland consumed: No Farmland within 1 mile: 1,063 acres	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.
	Nearest bus stop: >4 miles Nearest public school: 3.1 miles Nearest public park: >4 miles Nearest grocery store: 3 miles	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.

Recommendations

The proposal is in a primarily farmland area without nearby schools, public parks, or employment. A site plan was not provided in the application. Consider restricting access to a single location onto Lakeshore Drive to minimize the impact on traffic flow.

The Lake Lowell Area Bicycle and Pedestrian Access Plan encourages safe connectivity from the cities of Nampa and Caldwell to the Lake Lowell area. According to the plan, Lakeshore Drive is proposed as a shared roadway in the short-term and for bicycle lanes in the long-term. More information is available at:

<https://flh.fhwa.dot.gov/programs/flpp/studies/lake-lowell-access-plan.htm>

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

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More information about the development review process:

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