

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: Gibson Storage






Agency: Canyon County

CIM Vision Category: Farmland

New households: 0

New jobs: 10

Exceeds CIM forecast: No

	<p>CIM Corridor: Highway 55 Pedestrian level of stress: R—Highway 55 Bicycle level of stress: R—Highway 55</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: 619 Jobs within 1 mile: 128 Jobs/Housing Ratio: 0.2</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: >4 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: No Farmland within 1 mile: 1,095 acres Farmland Value: N/A</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: 3.3 miles Nearest public school: 1.7 miles Nearest public park: 1.1 miles Nearest grocery store: 2.2 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 requests an emergency access directly to State Highway 55 which is the #4 priority in the *Communities in Motion 2040* plan. This location is still a largely farmland area and Highway 55 is an important freight route, providing highway access to orchards, vineyards, farms, and other agribusiness in Canyon County. Additional access locations can reduce efficiency on the corridor.

Farmway Road is identified as a roadway with a detached pathway in the 2016 Caldwell Pathways and Bike Routes Master Plan. Farmway Road connects population centers in the City of Caldwell to Lake Lowell. More information about the planned bicycle and pedestrian planning near Lake Lowell is available in the Lake Lowell Area Bicycle and Pedestrian Access Plan.

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>

