

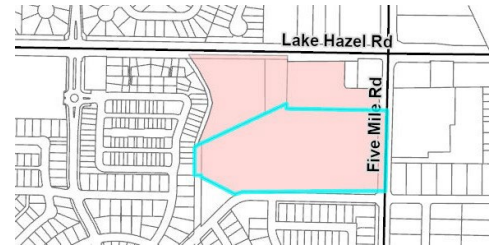
Communities in Motion (CIM) Development Review Checklist

Development Name: Hazelton Commercial

CIM Vision Category: Existing Neighborhood

Consistent with CIM Vision? YES

New Households: 0 **New Jobs:** ±250



Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

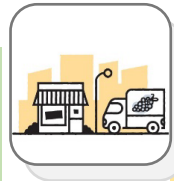
N/A

Pedestrian level of stress

N/A

Bicycle level of stress

N/A



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Based on the site plan provided, COMPASS has no additional comments.

Who we are: The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with [Communities in Motion](#), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.

Sent: 9/29/25



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COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:

N/A

Primary Use:

Secondary Use:

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



City



County



Highway District



School District

Breakeven point across all agencies: 1 Year

Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:

<https://compassidaho.org/fiscal-impact-tool/>

Short-Term Funded Capital Projects

Lake Hazel Road, Cloverdale Road to Five Mile Road, Ada County

Regionally Significant: ☒ ☐ Inflated

Key #: 300429

Requesting Agency: ACHD

Project Year: 2026

Total Previous Allocations: \$6

Total Programmed Budget: \$7,323

Total Cost (Prev. + Prog.): \$7,329

TIP Achievement:

Open Space

Health

System Performance

Active Transportation

Safety



Project Description

Widen Lake Hazel Road from Cloverdale Road to Five Mile Road in Ada County to five lanes (two through-lanes in each direction, center median, and turn pockets where appropriate). Project includes enhanced pedestrian and bicycle facilities on both sides of the roadway at Lowland View Way at Valley Heights Drive.

| Funding Source | | Local (Regionally Significant) | | Program | | Hwy - Local Partnerships | | Local Match 100.00% | |
|---------------------|-------------------------|------------------------------------|--------------|-----------|--------------------------|--------------------------|-------|---------------------|-------------|
| Cost Year* | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way | Utilities | Construction Engineering | Construction | Total | Federal Share | Local Share |
| 2026 | 0 | 0 | 0 | 194 | 299 | 6,830 | 7,323 | 0 | 7,323 |
| Fund Totals: | 0 | 0 | 0 | 194 | 299 | 6,830 | 7,323 | 0 | 7,323 |

Source: The COMPASS Transportation Improvement Program (TIP). The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:

<https://compassidaho.org/transportation-improvement-program/>