

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: Hoot Nanney Farms (RZ-13-18)






Agency: Eagle

CIM Vision Category: Farmland

New households: ±400

New jobs: ±150

Exceeds CIM forecast: No

	<p>CIM Corridor: Highway 16 Pedestrian level of stress: R (Highway 16) Bicycle level of stress: R (Highway 16)</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: 130 Jobs within 1 mile: 100 Jobs/Housing Ratio: 0.8</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: Yes Farmland within 1 mile: 1,425 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: 0.2 miles Nearest public park: 3 miles Nearest grocery store: >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

This location is in a rural and farmland area. Nearby services, such as parks, grocery stores, and emergency services are several miles from this location and are likely accessed only by vehicle. The site is not currently served by public transportation and there are no proposed routes in this area identified in ValleyConnect 2.0.

Highway 16 is the #5 priority in the *Communities in Motion 2040* plan. Highway 16 is the main commuter route from Gem County to the Treasure Valley. An increase in traffic and accidents on this highway have been a concern for several years. Idaho Transportation Department has approved funding for Highway 16 to purchase right-of-way for eventual construction of an expressway from Interstate 84 to US 20/26. However, construction on SH16 remains unfunded. More information about State Highway 16 is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/5_SH16_AdaGem-KunaMora_022618.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>



Beacon Light is the #33 priority in the Communities in Motion 2040 plan. Beacon Light Road provides a parallel option to State Highway 44. More information about State Highway 16 is available at: http://www.compassidaho.org/documents/prodserv/CIM2040/33_BeaconLight-PurpleSage.pdf

No site plan was provided. Consider disallowing access on Highway 16 and reducing access points on Beacon Light Road and Floating Feather Road. Poor access management can reduce efficiency and safety on those corridors.