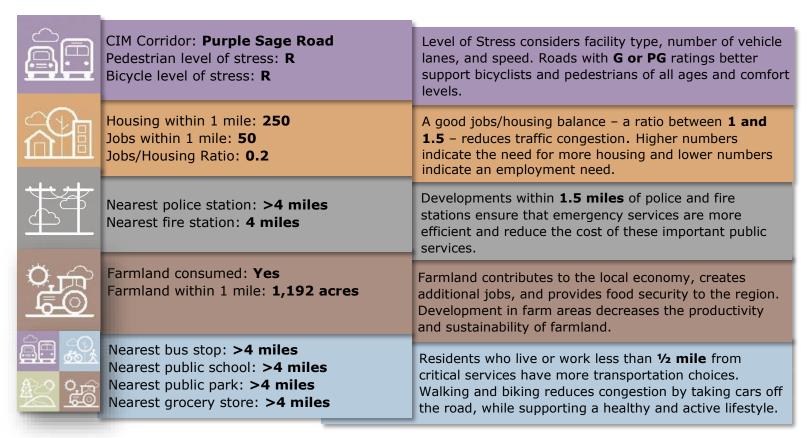
Communities in Motion 2040 2.0 Development Review

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 2.0* (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 2.0 goals.

Development Name: Mint Farm Estates Agency: Canyon County

CIM Vision Category: Future Neighborhoods

New households: 53 New jobs: 0 Exceeds CIM forecast: Yes



Recommendations

This proposal exceeds growth forecasted for this area. This location is still in a predominately farmland area. Nearby services, such as schools, parks, grocery stores, and other services are likely accessed only by vehicle and there are no plans for public transportation to this location.

More information about COMPASS and Communities in Motion 2040 2.0:

Web: www.compassidaho.org Email info@compassidaho.org

More information about the development review process: http://www.compassidaho.org/dashboard/devreview.htm



Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine 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.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact Net Fiscal Impact, by Agency	
City	County
Highway District	School District
Break Even:	