# Communities in Motion (CIM) Development Review Checklist

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Royal Ridge Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CIM Vision Category:</strong></td>
<td>Future Neighborhood</td>
</tr>
<tr>
<td><strong>Consistent with CIM Vision?</strong></td>
<td>YES</td>
</tr>
<tr>
<td><strong>New Households:</strong></td>
<td>114</td>
</tr>
</tbody>
</table>

### 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.

**Simplot Boulevard/State Highway 19**
- Pedestrian level of stress: ❌
- Bicycle level of stress: ❌

### 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: ✔

### Comments:
Tish Drive is nearly half a mile long and runs parallel to Simplot Boulevard/State Highway 19. Consider adding traffic calming measures or rerouting Tish Drive to discourage speeding along it. Also, to provide more transportation options in western Canyon County consider setting aside several parking stalls in the commercial portion of the site for carpool/vanpool, via a memorandum of understanding (MOU).

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**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.

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Sent: 6/16/23

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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.

<table>
<thead>
<tr>
<th>Corridor Name:</th>
<th>Simplot Boulevard/State Highway 19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Use:</td>
<td>Freight</td>
</tr>
<tr>
<td>Secondary Use:</td>
<td>Public Transportation</td>
</tr>
</tbody>
</table>

Bicycle and Pedestrian Infrastructure

✓ Apply traffic calming measures to discourage speeding on local roads
✓ Reduce street lengths to discourage speeding on local roads

Public Transportation Infrastructure

✓ Site a park and ride facility or set aside several stalls for park and ride via a memorandum of understanding (MOU)
**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.

<table>
<thead>
<tr>
<th>Net Fiscal Impact by Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City</strong></td>
</tr>
<tr>
<td><strong>Highway District</strong></td>
</tr>
</tbody>
</table>

Breakeven point across all agencies: 15 years

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/](https://compassidaho.org/fiscal-impact-tool/)
Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor: None

More information on transportation needs and projects based on forecasted future growth is available at: [https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/](https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/)

Short-Term Funded Capital Projects

**Peckham Road Intersections, Canyon County**

- Regionally Significant: No
- Key #: 22101
- Requesting Agency: Golden Gate HD
- Project Year: 2023
- Total Previous Allocations: $98
- Total Programmed Budget: $450
- Total Cost (Prov. + Prog.): $557

**Project Description**

Reconstruct three intersections on Peckham Road at Travis Road, Allendale Road, and Van Slyke Road, between the Cities of Wilder and Greenleaf in Canyon County. Each intersection is substandard for truck turning movements. The reconstruction will provide larger turning radii to eliminate truck off-tracking and reduce edge breakup. The intersection improvements will also allow trucks to maintain their own travel lane while making turns. All construction will adhere to current Association of Canyon County Highway District (ACCCHD) standards.

**Funding Source**

<table>
<thead>
<tr>
<th>Cost Year</th>
<th>Preliminary Engineering</th>
<th>Preliminary Engineering Consulting</th>
<th>Right-of-Way</th>
<th>Utilities</th>
<th>Construction Engineering</th>
<th>Construction</th>
<th>Total</th>
<th>Federal Share</th>
<th>Local Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>2023</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>0</td>
<td>379</td>
<td>459</td>
<td>425</td>
<td>34</td>
<td></td>
</tr>
</tbody>
</table>

**Peckham Road, US-95 to Notus Road, Canyon County**

- Regionally Significant: No
- Key #: 13964
- Requesting Agency: Golden Gate HD
- Project Year: 2023
- Total Previous Allocations: $746
- Total Programmed Budget: $3,595
- Total Cost (Prov. + Prog.): $4,341

**Project Description**

Provide improvements on Peckham Road from US-95 in the City of Wilder to Notus Road in the City of Greenleaf in Canyon County, including: roadway rehabilitation, as well as curb, gutter, and sidewalk improvements within the city limits.

**Funding Source**

<table>
<thead>
<tr>
<th>Cost Year</th>
<th>Preliminary Engineering</th>
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<tbody>
<tr>
<td>2023</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>0</td>
<td>3,595</td>
<td>3,331</td>
<td>264</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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/](https://compassidaho.org/transportation-improvement-program/)