

# Communities in Motion (CIM) Development Review Checklist

**Development Name:** Skyranch

**CIM Vision Category:** Future Neighborhood

**Consistent with CIM Vision?** YES

**New Households:** 284      **New Jobs:** 0

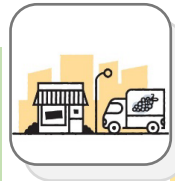


**Safety**  
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

*Lake Hazel Road*

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



**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.



# 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.

<b>Corridor Name:</b>	Lake Hazel Road
<b>Primary Use:</b>	Freight
<b>Secondary Use:</b>	N/A

## Bicycle and Pedestrian Infrastructure

- ✓ Provide sufficient and covered bike parking near destinations

## Access Management

- ✓ Space access points (driveways or cross streets) to increase the distance between potential conflict points
- ✓ Provide cross or shared access to reduce the need for excessive access on major roads

# 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: 6 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/>

## ***Long-Term Funded and Unfunded Capital Projects***

**CIM Priority  
Corridor:**

Lake Hazel Road (State Highway 69 (Meridian Road) to Locust Grove Road)

Widening Lake Hazel Road from State Highway 69 (Meridian Road) to Locust Grove Road to 5 lanes is a long-term funded project in *Communities in Motion 2050*.

**CIM Priority  
Corridor:**

State Highway 69 (Meridian Road) (Kuna Road to Interstate 84)

Widening State Highway 69 (Meridian Road) from Kuna Road to Interstate 84 to 6 lanes is an unfunded project in *Communities in Motion 2050*. It is the state's 4<sup>th</sup> priority ranking.

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