

# 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: Vista Valley Estates (RZ2018-0021)**






**Agency: Canyon County**

**CIM Vision Category: Future Neighborhood**

**New households: 57**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>N/A</b>                  Pedestrian level of stress: <b>R- Purple Sage</b>                  Bicycle level of stress: <b>R- Purple Sage</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>268</b>                  Jobs within 1 mile: <b>104</b>                  Jobs/Housing Ratio: <b>0.4</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>3.9 miles</b>                  Nearest fire station: <b>1 mile</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>Yes</b>                  Farmland within 1 mile: <b>1,085 acres</b></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: <b>&gt;4 miles</b>                  Nearest public school: <b>2 miles</b>                  Nearest public park: <b>&gt;4 miles</b>                  Nearest grocery store: <b>&gt;4 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 still in a largely farmland area, with over 1,000 acres of farmland within one mile of the property. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location.

No site plan was provided, however, the application states that the proposal includes a stub road to the west property boundary. This will enable future automobile and non-motorized connectivity to Harvey Road. Consider a stub road to the south for connecting future development.

More information about COMPASS and *Communities in Motion 2040*:

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>

