

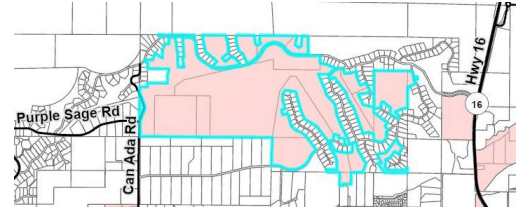
Communities in Motion (CIM) Development Review Checklist

Development Name: Whistling Hills Subdivision

CIM Vision Category: Rural

Consistent with CIM Vision? YES

New Households: 905 **New Jobs:** ±190



Safety

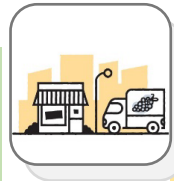
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Can Ada 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:

This project has land set aside for a public school and park. If those are constructed the "Convenience" checkmarks for "Nearest public school" and "Nearest public park" would change to green "Improves performance." Please visit the Idaho Transportation Department's website for more information on the State Highway 16 project. <https://itdprojects.idaho.gov/pages/sh-16construction>

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.

Sent: 9/12/25



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COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

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.

Corridor Name:	Can Ada Road
Primary Use:	N/A
Secondary Use:	N/A

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: 1 Year

Additional Information:

- The fiscal impact tool is designed for the most common business types. Golf courses are not included in the tool. The net fiscal impacts reflected above include the new housing and commercial development, but does not account for the fiscal impact of the golf course.

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/>

Short-Term Funded Capital Projects

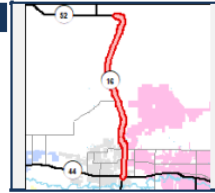
SH-16, SH-44 to Junction SH-52, Ada and Gem Counties

Regionally Significant: ☒ ☒ Inflated **TIP Achievement:**
 Key #: 23175 System Performance
 Requesting Agency: ITD NHS-LOTTR

Project Year: 2028
 Total Previous Allocations: \$3,000
 Total Programmed Budget: \$35,678
 Total Cost (Prev. + Prog.): \$38,678

Project Description

Provide environmental clearance to the State Highway 16 corridor from State Highway 44 in Ada County to the junction of State Highway 52 in the City of Emmett in Gem County. Work includes designing the first segment of State Highway 16 from State Highway 44 to Beacon Light Road in Ada County and purchasing necessary right-of-way. (40% Canyon County and 60% Gem County).



Funding Source STBG-State			Program State Hwy - Safety & Capacity (Capacity)					Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2025	250	2,000	0	0	0	0	2,250	2,085	165
2028	0	0	0	0	0	33,428	33,428	30,974	2,454
Fund Totals:	250	2,000	0	0	0	33,428	35,678	33,059	2,619

SH-16 and SH-44 Interchange, Star

Regionally Significant: ☒ ☒ Inflated **TIP Achievement:**
 Key #: 23958 System Performance
 Requesting Agency: ITD NHS-LOTTR
 Project Year: 2025-2026 Safety

Total Previous Allocations: \$0
 Total Programmed Budget: \$65,535
 Total Cost (Prev. + Prog.): \$65,535

Project Description

Construct a new full interchange at State Highway 16 and State Highway 44 in the City of Star.



Funding Source State			Program Leading Idaho					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2025	0	0	0	0	2,742	0	2,742	0	2,742
2026	0	0	0	0	1,385	0	1,385	0	1,385
Fund Totals:	0	0	0	0	4,127	0	4,127	0	4,127

Funding Source NHPP			Program State Hwy - Safety & Capacity (Capacity)					Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	714	12,694	13,408	12,424	984
Fund Totals:	0	0	0	0	714	12,694	13,408	12,424	984

Funding Source TECM			Program State Expansion and Congestion Mitigati					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2025	0	0	0	0	2,000	46,000	48,000	0	48,000
Fund Totals:	0	0	0	0	2,000	46,000	48,000	0	48,000

Funding Source AC (Local)			Program Advanced Construction					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2025	0	0	0	0	1,858	12,445	14,303	0	14,303
2026	0	0	0	0	-1,858	-12,445	-14,303	0	-14,303
Fund Totals:	0	0	0	0	0	0	0	0	0

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/>