

**MEMORANDUM**  
COMMUNITY DEVELOPMENT DEPARTMENT



October 28, 2025

TO: Transportation Commission  
FROM: Caleb Hood  
RE: ACHD Capital Improvements Citizens Advisory Committee (CICAC) Update

Created in 1991 to serve as a recommending body for the ACHD Commission, the Capital Investments Citizens Advisory Committee (CICAC) is composed of citizens from each of the cities and Ada County. The City of Meridian's representative on the CICAC is Walter Steed. Currently, Mr. Steed serves as the Chairman of the CICAC. Members of the CICAC assist the District by reviewing the capital improvement portion of the annual budget, mid-year budget adjustments for capital improvements, the Integrated Five-Year Work Plan, the Capital Improvements Plan (CIP), as well as other major programs/projects. The CICAC plays a specific role in the ACHD Impact Fee Program, which the group has a role defined by Idaho law.

The primary document that the CICAC is involved with influencing is the list of CIP (Capital Improvements Plan) projects, which are the roadway and intersection projects ACHD plans to move forward over the next 20 years. The 2025-2045 CIP proposes ways for ACHD to improve transportation infrastructure in Ada County and plan for future growth. The CIP identifies future projects that increase the capacity to serve new growth and identifies the growth-related cost for each of those future projects over a twenty-year planning horizon. Impact fees, paid through development in the area, are a funding source for major roads, intersections, and bridges. Based on the costs of the projects in the CIP, a traffic impact fee (TIF) schedule is developed to cover the proportionate costs for those projects. The CICAC is involved in both recommending impact fee eligible project elements as well as impact fee service area(s).

## 2025 CIP & TIF Project Overview

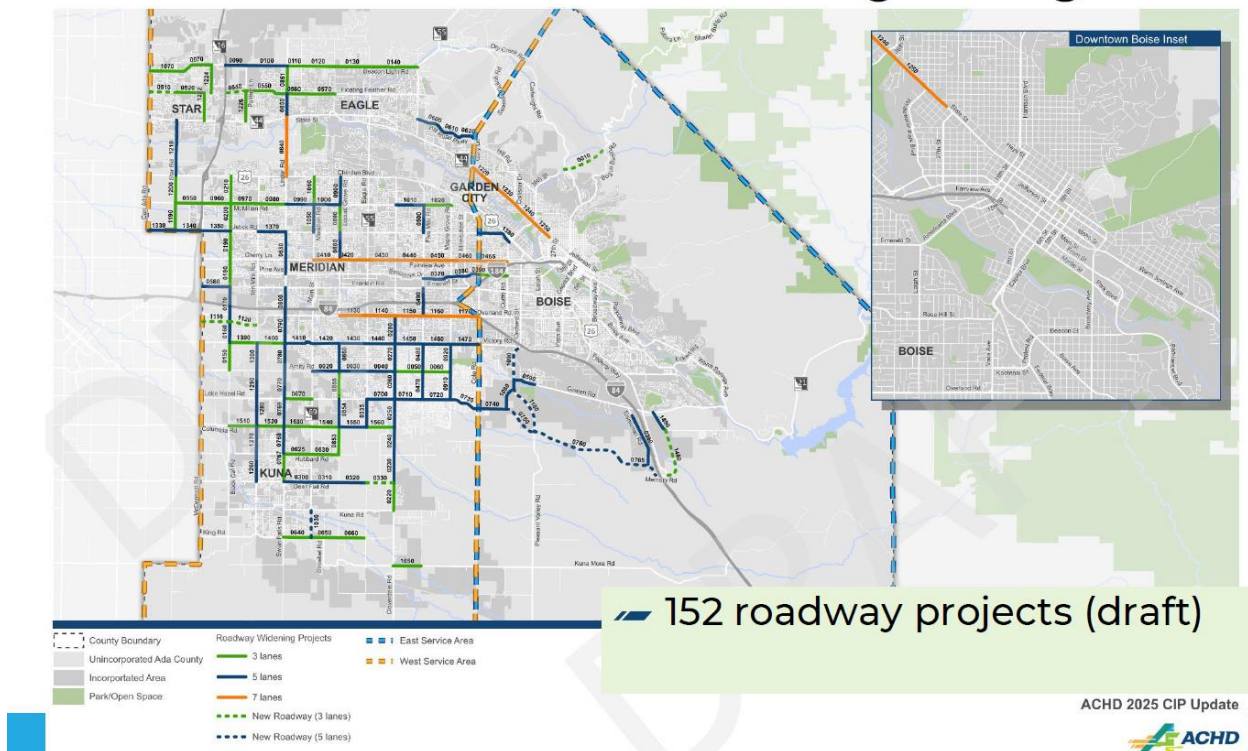


The ACHD CICAC last met on October 20<sup>th</sup>. Below are summaries of the key elements – Draft CIP (including named projects and costs), impact fee eligibility and impact fee service areas – discussed during recent CICAC meetings.

- Draft CIP - In response to input received during the initial public comment period, which ended on October 16, 2025, updates to the draft CIP which include updates to the proposed capital projects lists, cost estimates, and impact fee eligibility were made by ACHD's traffic consultant. ACHD's consultant is currently refining the cost estimates and list of projects further, but should have that completed shortly. (Staff will share the most current list of CIP projects during the November 3<sup>rd</sup> TC meeting. The CICAC will be discussing CIP further during their November meeting. Here is a link to the draft ACHD CIP:

[https://bit.ly/ACHD\\_CIP26](https://bit.ly/ACHD_CIP26))

## DRAFT CIP Roadway Projects



- Impact Fee Eligibility – Over the last several meetings the CICAC has discussed what elements of a roadway project can/should be eligible to be paid from collected impact fees. State law prohibits some elements of a roadway project from being funded via impact fees, but ACHD has some ability to determine what proportionate share of a project is impact fee eligible (see table below). Essentially, growth is paying for the capacity improvements needed to serve growth, not for the deficiencies or need that already exists. To learn more about the impact fee methodology and the proposed traffic impact fees, click here:

[https://bit.ly/ACHD\\_fees](https://bit.ly/ACHD_fees)

|   |
|---|
| <b>Fully Impact Fee Eligible</b>  |
| Right-of-way (all, including wetland mitigation)  |
| Vehicle Travel Lanes (including bridges)  |
| System Intersections listed in Table A-2 (including rebuild or new, approaches, roundabouts, signals and medians)<br>System Intersections within Street Projects listed in Table A-1 (including rebuild or new, approaches, roundabouts, signals and medians) |
| System Intersections within Street Projects listed in Table A-1 (including rebuild or new, approaches, roundabouts, signals and medians)  |
| System Storm Drain (including green storm water infrastructure treatments)  |
| Signalized Pedestrian Crossings   |
| <b>Partially Impact Fee Eligible</b>  |
| Design and Construction Engineering   |
| Storm Water / Pollution Control   |
| <b>Not Impact Fee Eligible</b>  |
| Bicycle Lanes   |
| Sidewalks   |
| Landscaping and Treatments (All, including art)   |
| Irrigation (All)  |
| Utilities (All)   |
| Transit and HOV Lanes   |

- Impact Fee Service Areas – Today, and for the last several years, ACHD has collected impact fees on a countywide basis. Even though the CICAC has voted (twice) to keep one countywide service area, development of the current impact fee schedule is based on two service areas, East and West. The service areas are generally defined by Cole Road. As you can see in the table below, there is a substantial difference in impact fees not only over the current fee (more than double), but between East and West. Overall costs to improve roads and intersections are higher than they were in 2022, the last time ACHD updated their CIP. That coupled with the fact that there are more improvements planned in the west, traffic impact fees charged to develop in Meridian in the future will likely be substantially higher than today, if ACHD adopts as currently proposed.

### **DRAFT 2025 Traffic Impact Fees**

|                                 | Total   | West<br>Service Area | East<br>Service Area |
|---------------------------------|---------|----------------------|----------------------|
| Total Project Costs             | \$2.26B | \$1.78B              | \$480M               |
| Total Impact Fee Eligible Costs | \$1.64B | \$1.30B              | \$339M               |
| Single Family Unit TIF          | N/A     | \$8,929              | \$5,348              |
| Office TIF (per KSF)            | N/A     | \$11,329             | \$6,786              |
| Shopping Center TIF (per KSF)   | N/A     | \$18,592             | \$11,137             |

On September 16<sup>th</sup>, ACHD staff discussed the draft CIP and Impact Fee Schedule with City Council. The Mayor and Council sent a letter to the ACHD Commission in mid-October stating the City's preference for one countywide impact fee service area. The next meeting of the ACHD CICAC is scheduled for November 10<sup>th</sup>. On November 12<sup>th</sup>, ACHD is expected to release the CIP Draft Updates and begin noticing the public of the adoption hearing on December 3<sup>rd</sup>.

The first round of public comment period closed earlier in October, but the CIP public engagement website, which has a lot more information on the CIP and Impact Fees, is still available: [https://bit.ly/ACHD\\_story](https://bit.ly/ACHD_story)