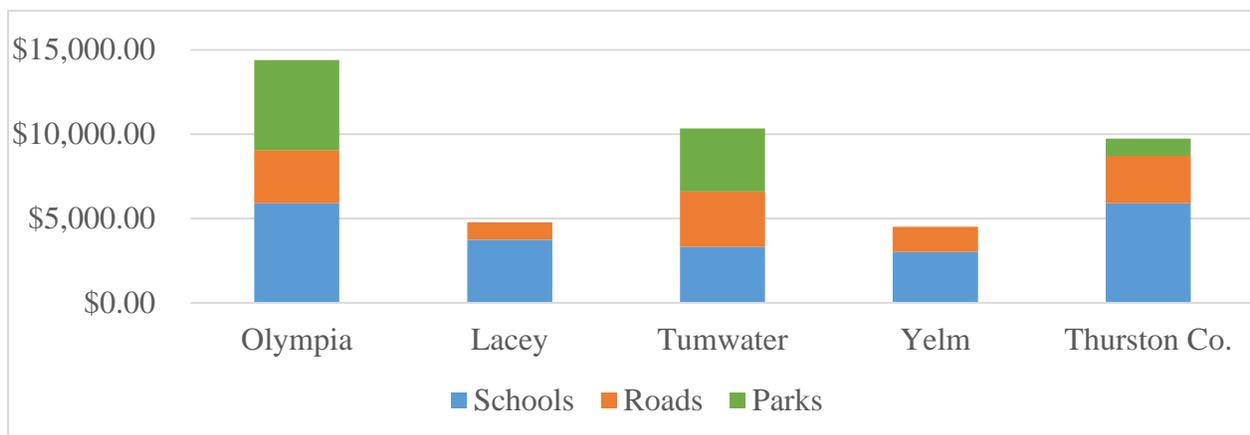


GOPHERS vs. ROADS, PARKS, & SCHOOLS

Current Impact Fees in Thurston County Jurisdictions

Building new home usually involves permit, utility, and impact fees. All of these rates are determined by local governments to pay for the cost of services delivered, or already constructed, in and around the property. For example, the following impact fees apply a 2,500 square foot, single family residence built in the following jurisdictions:

To pay for:	Olympia	Lacey	Tumwater	Yelm	Thurston Co.
Roads	\$3,167	\$1,040	\$3,279	\$1,497	\$1,121 – \$2,827
Parks	\$5,334	\$0	\$3,727	\$0	\$1,009
Schools	\$5,895	\$3,728	\$3,327	\$3,015	\$2,531 – \$5,895
Total	\$14,396	\$4,768	\$10,333	\$4,512	\$4,661 – \$9,731



These costs are transferred directly to the new home owners. For example, the impact fees for roads, parks, and schools in the City of Olympia raise the cost of a new home by **\$14,396**. At the other end of the spectrum, these impact fees in the City of Yelm add up to **\$4,512**.

Thurston County Draft HCP

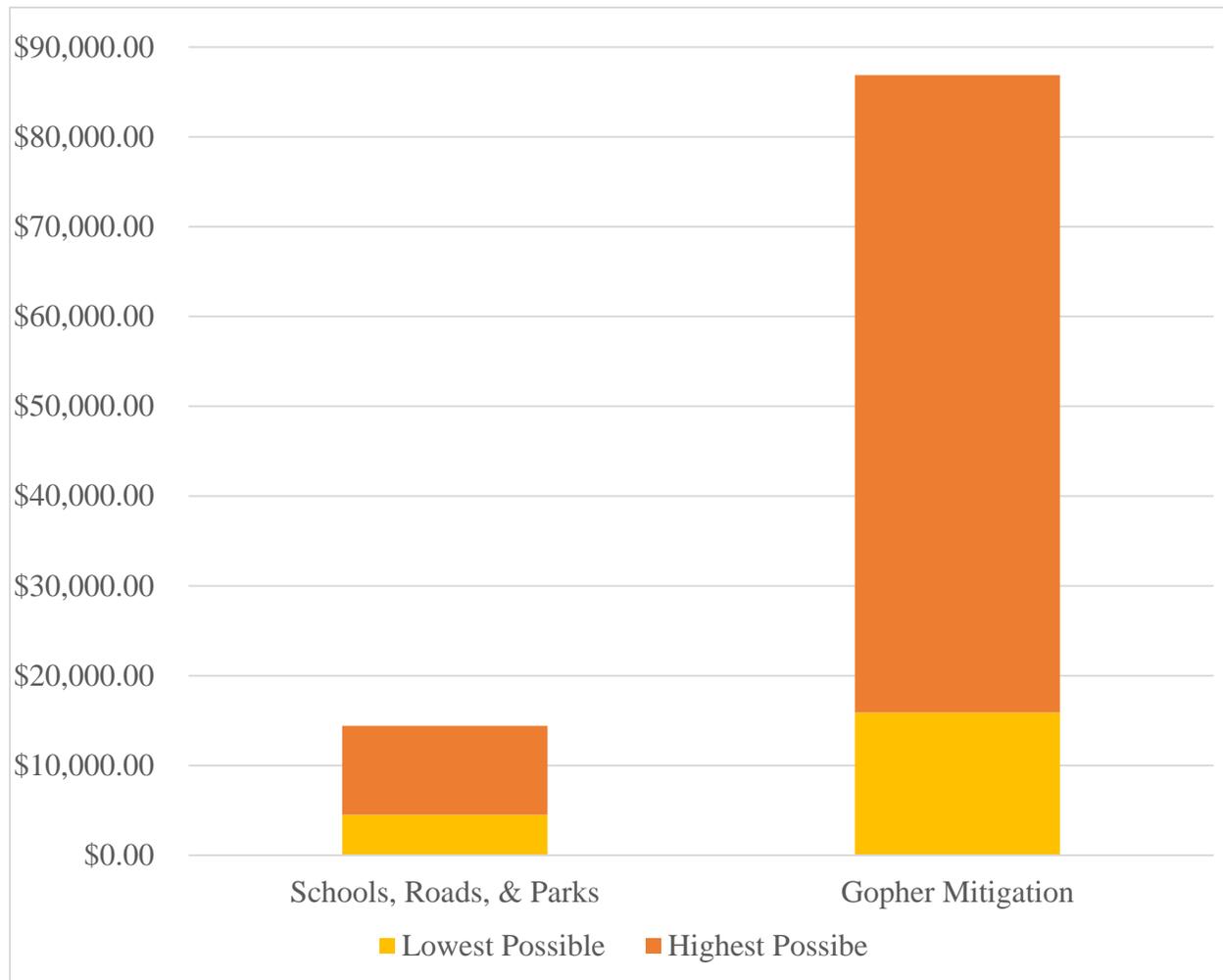
Thurston County is preparing a Habitat Conservation Plan (HCP) in response to the Endangered Species Act listings in the jurisdiction, primarily the Mazama pocket gopher. Ideally, this document would provide guidance for new development by defining impacts to endangered species and direct the mitigation required for such projects.

In the first stakeholder meeting on the draft HCP, Thurston County officials laid out their initial plans for mitigation. **For each acre of development on gopher habitat (prairie land), a mitigation acre must be purchased and maintained at a cost of \$15,876 to \$86,854 per acre.**

What does it all mean?

All of this information indicates that a new, single family residence constructed on a single acre could be paying more in impact fees for gophers than for roads, parks, & schools combined.

Potential Impact Fees	
Schools, Roads, & Parks	Pocket Gophers
\$4,512 – \$14,396	\$15,876 – \$86,854



Based on these numbers, gophers could cost as much as *nineteen times* more than roads, parks, & schools *combined* for new homeowners.

Pocket gophers are set to become a higher funding priority than roads, parks, & schools.
Visit omb.org for more information on what OMB is doing about it.