



City of Yelm

Community Development Department

105 Yelm Avenue West

P.O. Box 479

Yelm, WA 98597

April 19, 2005

Mike Beach, P.E.
PACLAND, Inc.
606 Columbia Street NW, Suite 106
Olympia, WA 98501

Dear Mike:

The City of Yelm Community Development Department has conducted its initial environmental review of PACLAND's application to construct a Wal*Mart supercenter.

Through the initial review, the Department believes the environmental checklist and associated environmental documents adequately disclose the potential significant impacts and mitigation measures of the development with the exception of impacts to the provision of police services in Yelm. This potential impact was addressed in the pre-submission meeting in November of 2004. Pursuant to Section 197-11-350 (2) WAC, the Department feels a determination of significance is likely unless the projects impacts to police services and potential mitigation measures are addressed at this point in the process.

In addition to the environmental review issues noted above, the following issues with the site plan itself were noted during the environmental review process. Although the Department will not complete the entire site plan review process until after a SEPA threshold determination is made, the following preliminary comments should be noted:

- The water storage tank discussed in the Water Supply Report is not shown on the site plan.
- The parking stalls do not appear to meet minimum dimensional standards as found in the Development Guidelines.
- The parking lot appears to contain greater than the maximum percentage of compact stalls as allowed by the Development Guidelines.
- There is no detail as to how the design guidelines have been addressed relating to parking lot screening and street frontages.
- There is insufficient detail as to how the design guidelines have been addressed related to landscaping and pedestrian access throughout the site.

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- As previously discussed, the length of the throats entering the parking lot from SR 510 does not appear long enough to ensure that parking lot traffic will not cause back-ups onto the highway.

If you have any questions regarding this matter, please don't hesitate to contact the Department at (360) 458-3835.

Sincerely,

A handwritten signature in black ink, appearing to read 'GWB', written in a cursive style.

Grant Beck, Director
Department of Community Development