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12/22/2025

City of Mercer Island
Building
Planning

To Whom It May Concern,

This letter is to address the exceptions/applications that do not apply to the proposed signage project at 7633 SE 27th St for WaFed Bank.

TITLE REPORT

We believe this project does not require a Title Report because:

No Property Line Impacts: The sign attachments do not involve establishing new property lines, easements, or setbacks that would require verifying legal ownership history through a title report.

Ownership Verification Alternatives: We believe our Affidavit of Ownership and Affidavit of Agent Authority should provide evidence of our right to perform work on the property in regards to installing the newly proposed signage.

SEPA CHECKLEST

We believe this project does not require a SEPA Checklist because:

Minor Alterations to Existing Structures: Under WAC 197-11-800(3), the repair, remodeling, maintenance, or minor alteration of existing structures that involves no material expansion is exempt from SEPA review. The sign additions should be considered minor alterations.

No Land Disturbance: Signs will be on an existing building so no changes involving grading, clearing of vegetation, or impacts to critical areas that would trigger an environmental checklist.

TRANSPORTATION CONCURRENCY CERTIFICATE

We believe this project does not require a Transportation Concurrency Certificate because:

No Net New Trips: Under MICC 19.20.020, a sign attached to an existing building should be considered a minor alteration that does not increase the occupancy or intensity of the use. We propose zero "net new" traffic generated.

Thank you,
Darrin Jones