

## EXHIBIT A

The Applicants intend to rely on Kittitas County Code, which allows buffer averaging necessary to accommodate a single family home. Included with the Critical Areas Report attached as Exhibit A-1 is a map showing the location of the proposed residence in relation to the ordinary high water line of Lake Kachess and the lot boundaries. The site is steep and has existing infrastructure and road access which make it infeasible to locate the home in any other portion of the lot. Without buffer averaging to locate the home as depicted on said map, the owner of the lot suffers a substantial hardship.

The Critical Areas Report attached as Exhibit A-1 identifies the reduction of the buffer to accommodate the home and an equal increase of the buffer on other portions of the lot. The net buffer area after averaging, as set forth in the critical areas report, is the same as the buffer area without the averaging and the areas added have the type and quantity of vegetation. The averaged buffer is at least 75% of the standard width. Because the criteria are met, a shoreline variance and/or compensating mitigation are not required.

The Applicants intend to use the 100x100 building envelope exemption set forth in KCC 17.57.050 for construction of a single family residence in the Commercial Forest zone.