

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

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**REPORT AND RECOMMENDATION TO THE  
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E24CT022**  
Proposed ordinance no. **2025-0034**  
Parcel no. **362202-9006**

**DEREK AND LORAE SCHIN**

Open Space Taxation Application (Public Benefit Rating System)

Location: 12633 SW 276th Street, Vashon

Applicants: **Derek & Lorae Schin**  
12633 SW 276th Street  
Vashon, WA 98070  
Telephone: (703) 474-5327  
Email: [dbol39@gmail.com](mailto:dbol39@gmail.com)

King County: Department of Natural Resources and Parks  
*represented by* **Megan Kim**  
201 S. Jackson Street Suite 5601  
Seattle, WA 98104  
Telephone: (206) 477-4788  
Email: [megan.kim@kingcounty.gov](mailto:megan.kim@kingcounty.gov)

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 7.40 acres for 30% of assessed value  
Conditionally approve 7.40 acres for 20% of assessed value

Examiner's Recommendation: Approve 7.40 acres for 30% of assessed value  
Conditionally approve 7.40 acres for 20% of assessed value

## PRELIMINARY REPORT:

On February 11, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT022 to the Examiner.

## PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a remote public hearing on the application on February 27, 2025. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the Examiner’s Office.

## FINDINGS AND CONCLUSIONS:

1. General Information:
 

Owners:	Derek and Lorae Schin 12633 SW 276th Street Vashon, WA 98070
Location:	12633 SW 276th Street, Vashon
STR:	NW-36-22-02
Zoning:	RA10SO
Parcel no:	362202-9006
Total acreage:	10 acres
2. The Applicants timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2025. As required by law, notification of the application occurred.
3. A summary of relevant PBRS categories follows below. (Plain text represents a category an applicant requested an award for and that DNRP agrees is warranted. *Italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And an *\*asterisk\** represents a category where DNRP finds an award is warranted, but only if contingencies or conditions are met.)

PBRS categories:	<u>Open Space Resources</u>	
	Aquifer protection area	5
	Buffer to public or current use classified land	3
	Forest stewardship land	*
	Significant wildlife or salmonid habitat	5
	<i>Watershed protection area</i>	5
	Total	18

The DNRP-recommended score of 18 points results in a current use valuation of 30% of assessed value for the enrolled portion of the property.

4. Additional credit may be awarded administratively under the forest stewardship land category, subject to submittal of a forest stewardship plan by **October 31, 2025**, and subsequent DNRP approval of that plan by **December 31, 2025**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 20% of assessed value for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.
5. As to the land area recommended for PBRS enrollment, the Applicants requested 8.10 acres and DNRP recommends 7.40 acres. (Enrollment acreage is the entire parcel less the excluded area, as calculated by DNRP. In the event the County Assessor’s official parcel size is revised, the PBRS acreage shall be administratively adjusted to reflect that change.)
6. Except as modified herein, we find the facts set forth in DNRP’s preliminary report and testimony at the February 27, 2025, public hearing correct and we incorporate them by reference. We will provide copies of this report and DNRP’s report to the Metropolitan King County Council for final approval.
  - A. The property is accessed by SW 276th Street, not SW Reddings Beach Road (page 2, section B.4); and
  - B. The forest stewardship plan submittal and approval dates are 2025, not 2024 (top of page 6).
7. Approval of 18 points and a current use valuation of 30% of assessed value for 7.40 acres, and conditional approval of 5 additional points and 20% of assessed value for 7.40 acres, are consistent with KCC chapter 20.36 and with the purposes and intent of King County to maintain, preserve, conserve, and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.

#### RECOMMENDATION:

1. APPROVE a current use valuation of 30% of assessed value for the 7.40-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the forest stewardship land category, subject to submittal of a forest stewardship plan by **October 31, 2025**, and subsequent DNRP approval of that plan by **December 31, 2025**. Award of credit under this category will result in a current use valuation of 20% of assessed value for the 7.40-acre enrolled portion of the property.

DATED March 13, 2025.



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David Spohr  
King County Hearing Examiner

### **NOTICE OF RIGHT TO APPEAL**

A party may appeal an Examiner report and recommendation by following the steps described in KCC 20.22.230. By **4:30 p.m.** on *April 7, 2025*, an electronic appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto:Clerk.Council@kingcounty.gov), to [hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov), and to the party email addresses on the front page of this report and recommendation. Please consult KCC 20.22.230 for the exact filing requirements.

If a party fails to timely file an appeal, the Council does not have jurisdiction to consider that appeal. Conversely, if the appeal requirements of KCC 20.22.230 are met, the Examiner will notify parties and interested persons and will provide information about next steps in the appeal process.

### **MINUTES OF THE FEBRUARY 27, 2025, HEARING ON THE APPLICATION OF DEREK AND LORAE SCHIN, FILE NO. E24CT022**

David Spohr was the Hearing Examiner in this matter. Megan Kim participated in the hearing.

The following exhibits were offered and entered into the hearing record:

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|---------------|---|
| Exhibit no. 1 | DNRP report to the Hearing Examiner   |
| Exhibit no. 2 | <i>Reserved for future submission of the affidavit of hearing publication</i> |
| Exhibit no. 3 | Legal notice and introductory ordinance to the King County Council            |
| Exhibit no. 4 | Arcview/orthophotograph and aerial map  |
| Exhibit no. 5 | Application signed and notarized  |