



## CONVERSION OPTION HARVEST PLAN FACT SHEET

### What is a Conversion Option Harvest Plan (COHP)?

A "Conversion Option Harvest Plan" (COHP) is a timber harvest (logging) plan developed by the landowner, and approved by Pierce County, indicating the limits of timber harvest, road construction, critical areas, etc.

- When followed, the COHP releases the property owner from the otherwise mandatory six-year development moratorium which is imposed on the proposed harvest area(s) by Pierce County for DNR-approved logging permits, without an associated County-approved COHP.
- The COHP must be approved by Pierce County prior to the submittal of the associated forest practices permit to the Washington State Department of Natural Resources (DNR).
- The proposed COHP is subject to review and approval by Pierce County. The COHP must comply with **Title 17A - Construction and Infrastructure Regulations – Site Development and Storm Water Drainage, Title 18E - Critical Areas (Wetlands, Streams, Wildlife Habitat, and Steep Slopes), and Title 18H - Forest Practices.**
- The approved COHP typically includes conditions of approval, resulting from Pierce County's review, which the landowner must follow during timber harvest.
- The COHP grants no other rights to the landowner and does not release the landowner from state reforestation requirements.

### How will I benefit from doing a Conversion Option Harvest Plan?

A Conversion Option Harvest Plan is typically developed when a property owner desires and/or needs to log some or all their property and is uncertain what they intend to do with their property in the near future. An approved COHP will protect the landowners' right to develop property after logging without being subjected to a six-year development moratorium, which is otherwise required in association with a DNR-approved forest practices (logging) permit.

### What are the submittal requirements for a COHP?

A pre-customer meeting is not required prior to submittal of a COHP application to the Planning and Public Works Department (PPW). Generally, the following information will be required at the time of COHP submittal:

- COHP application for review
- Timber harvest plan
- Payment of application review fees
- Written narrative describing objectives of harvest and relationship to future development of the site

## **How are fees determined for a COHP application?**

The application review fee for a COHP is currently \$1,395.00. A separate application and review fee must be submitted for each parcel regardless of whether they are contiguous. Additional application fees may be required for the review of any special studies or technical reports required by Pierce County.

## **What information does the COHP site plan need to include?**

COHP's must be prepared in general accordance with the requirements of Pierce County Code, Title 18H, Development Regulations – Forest Practices. In addition to the application requirements identified in the Forest Practices Submittal Standard Checklist, COHP's must include the following:

- Harvest boundaries and tree retention areas;
- The approximate location of any existing structures;
- The location of all existing streets, rights-of-way and easements; and haul roads;
- The location of all landings within the proposal;
- The location of future land development such as building site, septic drainfield areas, and/or well;
- Site topography at a contour interval of 40 feet;
- Critical areas and critical area buffers regulated pursuant to Title 18E – Critical Areas, if known;
- Drainage ways, if known; and
- North arrow and scale must be shown on all site plans. The scale must be no smaller than one inch to 200 feet.

## **How long is the COHP approval valid?**

Department approval of the COHP will be valid for two years unless a longer time is established for the associated forest practices permit or approval issued by the DNR in which case the time limits applicable to the DNR permit or approval apply.

## **Who determines compliance with the approved COHP?**

The DNR and Pierce County have the authority to enforce provisions of the COHP. Pierce County retains the right to impose the six-year moratorium if provisions of the approved COHP are not followed.

## **Who can I call at PPW for additional information?**

For additional detail on Conversion Option Harvest Plans, customers should contact PPW staff at 253-798-7165 or 253-798-2788.

**Check out the Planning and Public Works website at:**  
<https://www.co.pierce.wa.us/4999/Planning-Public-Works>.