

**From:** [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)  
**To:** [Jamey Ayling](#)  
**Cc:** [Connell, Valorie L \(BPA\) - TERR-PASCO](#)  
**Subject:** DV-24-00001 Ranch on Swauk Creek Notice of Application  
**Date:** Friday, July 26, 2024 3:54:31 PM  
**Attachments:** [image001.png](#)

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In reply refer to: 24-00001 Ranch on Swauk Creek Notice of Application

Tract Nos.: R-MV-49-A-176, R-MV-49-A-175, R-MV-50-A-177A  
Line Names: Rocky Reach-Maple Valley No. 1  
Structures 48/4 – 50/1

Jamey,

Bonneville Power Administration (BPA) has had the opportunity to review DV-24-00001 Ranch on Swauk Creek Notice of Application and its relationship to BPA's transmission line easement this plan impacts.

BPA easements are taken with certain restrictions on the underlying land. In order to maintain operation and safety criteria, all activities planned within the BPA easement need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In addition, BPA needs the opportunity to review the location of proposed roads to ascertain whether or not the clearance here allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 9 months to complete and is typically initiated by a land use application that the developer or landowner submits to BPA.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, the associated application fee and acquire a Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's easement.

If you have any questions regarding this request or need additional information, please feel free to contact BPA Realty Specialist



*Deborah Rodgers*

Realty Technician Contractor

2211 North Commercial Avenue, Pasco, WA 99301

Bonneville Power Administration | TERR/Tri-Cities-RMHQ

Real Property Field Services | P 509.544.4749 C (360) 624-0566

dxrogers@bpa.gov

[APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY](#)

[Landowner Safety - Bonneville Power Administration \(bpa.gov\)](#)

[Vegetation Management - Bonneville Power Administration \(bpa.gov\)](#)