



**Department of Energy  
Bonneville Power Administration  
2520 US Highway 2 East  
Kalispell, MT 59901**

TRANSMISSION SERVICES

December 11, 2025

In Reply Refer to: TERR/Kalispell

Kittitas County Planning and Zoning Office  
ATTN: Bradley Gasawski, Planner I  
411 N. Ruby St., Ste 2  
Ellensburg, WA 98926

RE: Short plat application: SP-25-000012 Clear View

Dear Bradley:

The Bonneville Power Administration (BPA) has reviewed the above-mentioned proposed plat and its relationship to the BPA 14-foot-wide access road. BPA does have some concerns with the activity that may occur within the short plat (Plat - Project Number SP-25-000012) and the proposed lots (numbered C and D) intended for residential use.

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 right-of-way 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, public roads, driveways, utilities, small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In order to avoid problems in this location and to notify prospective landowners, BPA requests that the language be included on the plat map:

*The Bonneville Power Administration (BPA) imposes certain conditions on the portions of those properties encumbered by its high voltage transmission line right-of-way and access roads. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (800) 282-3713.*

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, the associated \$250 application fee and acquire a Land Use Agreement from BPA for any portion of the owner's development plans that lie within BPA's right-of-way. Enclosed is some information indicating compatible uses of BPA rights-of-way and a land use application for the developers use.

If you have any questions regarding this request or need additional information, please feel free to contact me at the above address or by telephoning me at 406-751-7820.

Sincerely,

A handwritten signature in cursive script that reads "Jamie C. Murray".

Jamie C. Murray

BPA Field Realty Specialist

U.S. DEPARTMENT OF ENERGY – BONNEVILLE POWER ADMINISTRATION (BPA)  
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

**Privacy Act Statement:**

**Authority:** 42 USC § 7101 and 50 USC § 2401

**Purpose:** BPA will use this information to assess whether your proposed use of our right-of-way will interfere with BPA's land rights.

**Routine Uses:** This information is authorized to be maintained in Privacy Act system of records DOE-24, "Land Records System." Other routine uses for which this information may be disclosed are listed in the Privacy Act system of records notice for DOE-24, which is published in the Federal Register.

**Disclosure:** Voluntary; however, failure to provide complete information may result in a delay or denial of your application.

**INSTRUCTIONS:** Applicant is required to complete all of page 1 and 2. If not submitting an attached map, plan or sketch, page 3 is required.

**Payment must be made electronically.** To make a payment go to: <https://www.bpa.gov/goto/HowtoPay>: Select "BPA online payments" hyperlink. In the form please fill in all the required fields. Under Purpose of Payment select REALTY APPLICATION FEE. Please make sure to select the appropriate box below before making your payment. You should receive a confirmation when finished.

**No Application Fee:** For individual landowners requesting personal use of BPA Right-of-Way.

**\$250 Application Fee:** For developments or subdivisions. Application fee is non-refundable.

**\$2500 Application Fee:** For longitudinal occupancies that require multiple miles of BPA Right-of-Way. Application fee is non-refundable.

Ask for Real Property Services at : 1-800-282-3713/[www.bpa.gov/goto/LandsCommunity](http://www.bpa.gov/goto/LandsCommunity)

1. Date \_\_\_\_\_

2. Applicant Information:

Applicant Name \_\_\_\_\_ Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Address: Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

ZIP Code \_\_\_\_\_ Email Address \_\_\_\_\_

3. Owner Information (Complete only if the applicant is not the owner):

Owner Name \_\_\_\_\_ Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Address: Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

ZIP Code \_\_\_\_\_ Email Address \_\_\_\_\_

4. Legal description of the property (This information is on your title, insurance policy, courthouse deed, or your tax statement.)

**Note:** Applicant must provide a county assessor's map showing the owner's boundary lines and the location of use.

Location Of Property:

Quarter Section(s)      Section(s)      Township      Range      County      State

\_\_\_\_\_

### APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

5. Purpose For Which BPA Right-Of-Way/Property Is To Be Used. Check all boxes that apply and complete the information on the following page. (Include a map, plan or sketch if appropriate.)

**NOTE:** For submission of digital plans please provide a PDF version. BPA will request larger plans, if needed.

Driveway/Roadway Width (**Note:** Please attach existing and proposed grading plans)

Width \_\_\_\_\_ Material \_\_\_\_\_

Electric Service Line

Voltage \_\_\_\_\_ Underground \_\_\_\_\_ Overhead \_\_\_\_\_

Pipelines	Type:	Gas	Sewer	Water
	Diameter	_____	_____	_____
	Material	_____	_____	_____
	Buried Depth	_____	_____	_____

Customer Interconnection Request Number (*for interconnection requests only*) \_\_\_\_\_

Other Uses: Please describe your intended use in detail. In order to assure safe clearance, please describe any equipment that will be used for applied use (*including equipment intended to construct and maintain the use*). Space is provided on page 3 for a drawing. If grading, please attach existing and proposed grading plans.

6. Applicant Name \_\_\_\_\_ 7. Applicant Title \_\_\_\_\_

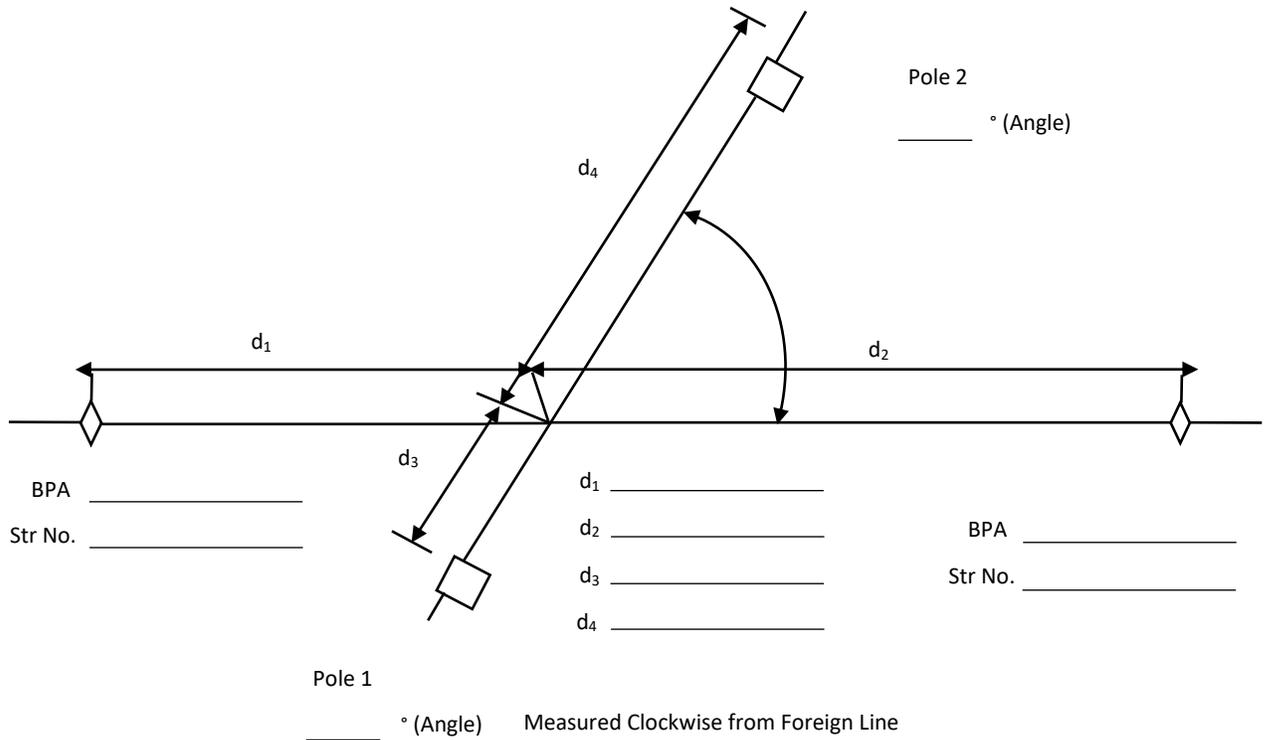
8. Applicant Signature \_\_\_\_\_



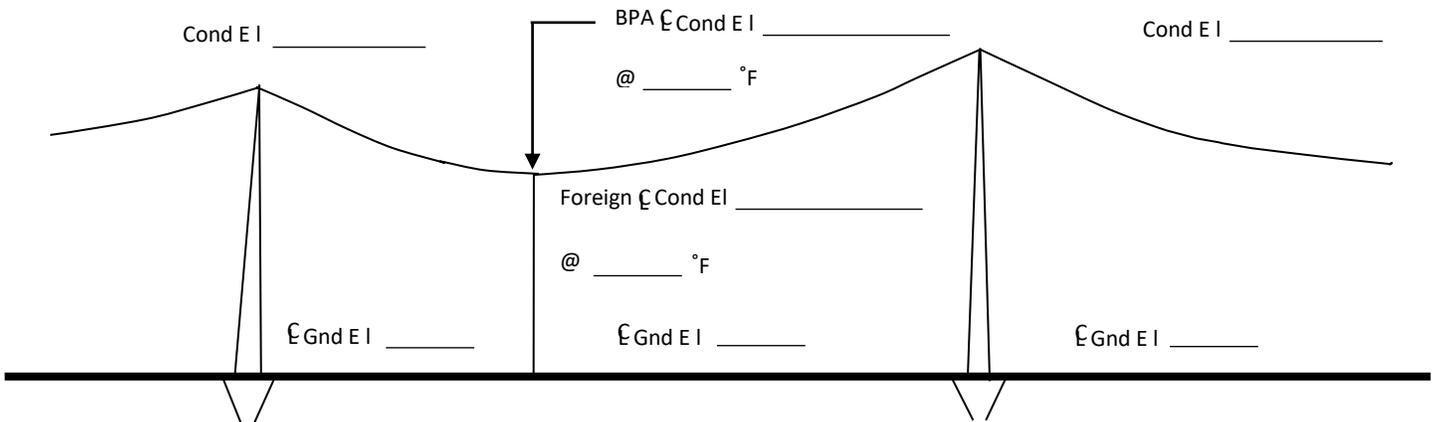
**APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY**

Applicant Name \_\_\_\_\_

Complete **ONLY** if overhead or underground foreign line crosses an overhead BPA line. If the foreign line crosses more than one BPA line use additional sheets



**PLAN**



**APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY**

Applicant Name \_\_\_\_\_

**Elevation BPA line**

Poles	Length	Depth Set	Class Pole
Pole 1			
Pole 2			

**Fixtures**

Size of Crossarms \_\_\_\_\_

Make & Catalog Number Of Insulators:

**Conductors**

Number _____	Size _____
Kind _____	Voltage _____
MWT _____	Loading _____
Comments:	

Pole 1 Configurations \_\_\_\_\_

Pole 2 Configurations \_\_\_\_\_

**APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY**

Mail your application to the location nearest to your project:

<b>WESTERN WASHINGTON</b>	
<b>Location and Address</b>	<b>Phone Number</b>
Snohomish District Office, 914 Ave D, Snohomish, WA 98290	360-563-3640
Covington District Office, PO Box 3621, Portland, OR 97208-3621	253-638-3741
Olympia District Office, 5240 Trosper St SW, Olympia, WA 98512	360-570-4352, 360-570-4333 OR 360-570-4332
Ross Maint. Hdqt. Office, PO Box 3621, Portland, OR 97208-3621	800-836-6691

<b>OREGON</b>	
<b>Location and Address</b>	<b>Phone Number</b>
Redmond District Office, 3655 SW Highland Ave., Redmond, OR 97756	541-516-3200
Eugene District Office, 86000 Hwy 99S, Eugene, OR 97405	541-988-7432
Salem District Office, 2715 Tepper Lane, Keizer, OR 97303	503-304-5900
Portland Office, PO Box 3621, Portland, OR 97208-3621	800-836-6619
Hood River, <i>(see Portland for mailing address)</i>	
North Bend Area, <i>(see Portland for mailing address)</i>	

<b>EASTERN WASHINGTON, IDAHO AND MONTANA</b>	
<b>Location and Address</b>	<b>Phone Number</b>
Idaho Falls District Office, <i>(see Tri-Cities Pasco, WA mailing address)</i>	509-544-4747
Tri-Cities District Office, <i>(OR Side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	509-544-4747
Tri-Cities <i>(WA side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	503-230-5510
Spokane District Office, 2410 E. Hawthorne Rd., Mead, WA 99021-9594	509-468-3081
Grand Coulee Area, PO Box 24, Grand Coulee, WA 99133	509-378-7447
Ellensburg Area, PO Box 3621, Portland, OR 97208-3621	503-230-5611
Kalispell Maintenance District Office, 2520 US Hwy 2 East, Kalispell, MT 59901	406-751-7824

# Landowner's Guide for Compatible Use of BPA Rights-of-Way



February 2011

## We need your help to keep the way clear for safe and reliable service

Keeping transmission lines safe and reliable is a critical priority for the Bonneville Power Administration. The key element in achieving those objectives is BPA's ability to construct, operate and maintain its transmission lines and rights-of-way — the area under and around the lines.

You can help BPA keep these rights-of-way clear of trees, brush and structures that could affect the safety or reliability of the transmission system.



Prior to planting, digging, or constructing within BPA's rights-of-way, fill out BPA's Land Use Application Form. The information you provide on the application helps BPA understand your proposed use and the potential impacts to public safety, and the safety of our crews. BPA also reviews the application to determine whether a proposed use of land is compatible with the construction, operation and maintenance of BPA transmission lines. Coordinating with BPA early in your planning process can keep you safe and avoid wasting time and money.

## Coordination of land uses

BPA's rights-of-way can sometimes be available for other, compatible, uses. BPA wants to help you carry out your plans in ways that are safe and satisfactory for everyone. Therefore, you are encouraged to make prior arrangements with BPA through the Land Use Application process.

BPA takes several factors into consideration when applications for use of the right-of-way are reviewed.



Our transmission lines were designed to take topography, physical features, environmental and cultural constraints into consideration. BPA's land rights as they relate to the location of your proposed use are also reviewed. If your project is not compatible with BPA's transmission lines, you may be asked to modify your design. In extreme cases, BPA may be able to modify its transmission facilities; however, you would be required to pay for the modifications.

Please consider the following guidelines when preparing your application:

- Maintain at least 50 feet of clearance from BPA's poles, structures or guy wires, whether it be vegetation, roads, fences, utilities, pipelines, or any other improvements.
- Maintain at least 25 feet of clearance from the top of any vegetation and the lowest point of BPA's wires. Do not attempt to measure this distance yourself! You only need to identify the species of the vegetation you propose to plant in the right-of-way so that BPA can consider the mature height of the vegetation.
- Design roads, underground utilities and pipelines to withstand HS-20 loadings (a federal highway standard).

## Who we are

The Bonneville Power Administration is a federal agency headquartered in Portland, Ore., that markets wholesale electricity and transmission services to the Pacific Northwest's public and private utilities as well as to some large industries.

BPA provides about one-third of the electricity used in the Northwest and operates more than 15,000 circuit miles of transmission lines. To deliver power, BPA operates and maintains a transmission network throughout Oregon, Washington, Idaho and Montana with small portions into Wyoming, Nevada, Utah and California.

- Design roads, utilities and pipelines to cross BPA's rights-of-way, rather than a long, parallel alignment.
- Ensure concurrence of underlying property owner when not BPA.

## Three important steps

There are three important steps that you can take to keep safe and avoid wasting time and money:

1. Call BPA before you plant, dig or build: 1-800-836-6619.
2. Fill out BPA's Land Use Application: [www.transmission.bpa.gov/LanCom/Real\\_Property.cfm](http://www.transmission.bpa.gov/LanCom/Real_Property.cfm).
3. Obtain a written Land Use Agreement from BPA before proceeding with your project.

## Location surveys

You are encouraged to have a licensed surveyor determine the location of the BPA rights-of-way before beginning any construction activities. Unfortunately, many people inadvertently build structures on BPA rights-of-way because they believe they know the boundaries of their property, and believe measuring off the conductor or centerline of the towers is sufficient to fix the location of the rights-of-way. Without survey instruments, knowledge of survey law and an understanding of BPA's rights-of-ways, it is impossible to accurately locate property boundaries. By having your surveyor coordinate with the BPA Survey Section, we can prevent many of the encroachment problems that BPA experiences (call 1-800-836-6619 and ask to be connected to BPA's Survey Section).

## Danger trees

BPA must identify and arrange to cut trees that, although outside the rights-of-way, may threaten the transmission line because they could fall into the conductor (wires) or structures. Trees that are unstable, diseased, dead or leaning toward the transmission facilities don't need to touch power lines to be dangerous. Electricity can "arc" or

## Never cut or trim a tree near a power line. Call BPA!

“flashover” from wires, through the air, to trees or equipment, where it can cause fires, injuries or even fatalities to anyone near the tree or equipment. BPA will arrange to remove these trees.

### Available uses of BPA-owned land

Although BPA acquired most of its transmission line rights-of-way as easements, some of BPA's transmission lines are constructed on property BPA owns in fee. BPA also has fee ownership of most of its substation sites as well as other properties BPA acquired to meet its responsibilities. There are three possible options if you wish to use land that BPA owns in fee. You will need to fill out BPA's

Land Use Application so that we can determine whether your proposed use interferes with BPA's use. Easements may be granted for permanent uses such as private road crossings or utilities. Leases may be granted primarily for agricultural purposes on occupied or vacant BPA property. Nontransferrable Land Use Agreements may also be granted for use of BPA's fee owned property. Current market value of the land is the basis for the consideration for these transactions.

### Information resources

For more information, including regional realty specialist contacts, or access to BPA's electronic Land Use Application form visit BPA's Web site at: [www.transmission.bpa.gov/LanCom/Real\\_Property.cfm](http://www.transmission.bpa.gov/LanCom/Real_Property.cfm).

Should you have any questions or would like assistance in completing the application, please call 1-800-836-6619. A BPA realty representative will return your call within two business days.

### DOs and DON'Ts

BPA does not permit any use of rights-of-way that are unsafe or might interfere with constructing, operating or maintaining our facilities. These restrictions are part of the legal rights BPA acquires for its rights-of-way. Even when no transmission line has been constructed on the rights-of-way, BPA's rights are maintained for future use. You can avoid or minimize incurring redesign or removal costs and benefit from developing reasonable construction schedules by being aware of the prohibited uses and by applying early in your planning process to BPA for concurrence.

**DO** call BPA before planting, digging or constructing.

**DO** check your property and review your property records for transmission rights-of-way encumbrances.

**DO** take the time to plan projects that conform to proper use of the rights-of-way which includes submitting a BPA Land Use Application form for approval.

**DO** comply with the terms and conditions of the Land Use Agreement provided by BPA for your safety.

**DO** consult with BPA when planning subdivisions. Backyards and BPA rights-of-way may not be compatible.

**DO** report criminal or suspicious activities to local authorities and to BPA's federal Crime Witness Hotline at 1-800-437-2744.

**DON'T** cut or trim a tree near a power line. Call BPA!

**DON'T** plant, dig or construct in BPA's rights-of-way without first contacting BPA and submitting a BPA Land Use Application for approval.

**DON'T** store equipment, materials, waste, flammable material or anything that would cause a fire hazard or other safety issue or impede access by line crews to towers and lines.

**DON'T** assume the location of BPA's fee-owned or rights-of-way boundaries without first contacting a licensed surveyor and having them coordinate with BPA's surveyors by calling 1-800 836-6619.



## Vandalizing BPA property is a crime.

Please report any vandalism or theft to BPA property by calling BPA's 24-hour toll-free hotline at 1-800-437-2744. All information reported through the Crime Witness Program is kept confidential. Cash rewards of up to \$25,000 will be paid to those providing information that leads to the arrest and conviction of persons committing the crime.

BONNEVILLE POWER ADMINISTRATION  
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