

**BEFORE THE WASHINGTON STATE
UTILITIES AND TRANSPORTATION COMMISSION**

In the Matter of the Petitions of)	DOCKET NO. UG-050543
)	
CASCADE NATURAL GAS)	DOCKET NO. UG-050544
CORPORATION,)	
)	ORDER NO. 01
Petitioner,)	
)	
For Authorization to 1) Sell the)	
former Wenatchee Business Office)	
Building and Land, and 2) Book the)	ORDER AUTHORIZING SALE OF
Associated Gain on Sale to)	PROPERTY AND AUTHORIZING
Accumulated Depreciation.)	ACCOUNTING TREATMENT
.....)	

BACKGROUND

1 On April 6, 2005, Cascade Natural Gas Corporation, (CNG or Company) filed petitions seeking an Order under WAC 480-143-120, requesting authorization to sell its former Wenatchee business office building and land, and WAC 480-90-203, requesting authorization to record the gains on the sale to accumulated depreciation. The Wenatchee business office is no longer “used and useful” as a direct result of CNG’s efforts to consolidate the office building into a warehouse facility. The land was short platted in 2002 to separate the office building from the warehouse. The original cost of the land was allocated between the two new parcel based on county assessments. The gain associate with the sale will be booked to the accumulated depreciation account for buildings thus reducing rate base and having the same effect as crediting against the remodeling costs of the warehouse.

FINDINGS AND CONCLUSIONS

2 (1) The Washington Utilities and Transportation Commission is an agency of the State of Washington vested by statute with the authority to regulate

rates, rules, regulations, practices, accounts, securities, and transfers of public service companies, including electric companies. *RCW 80.01.040; Chapter 80.04 RCW and Chapter 80.28 RCW.*

- 3 (2) CNG is a natural gas company and is a public service company subject to the jurisdiction of the Commission.
- 4 (3) WAC 480-143-120 and WAC 480-90-203 requires companies to file a petitions including that for which CNG seeks approval.
- 5 (4) Staff has reviewed the petitions in Dockets UG-050543 and UG-050544 including related work papers. Staff believes the proposed sale of property request by CNG is reasonable and should be approved. Staff also believe the accounting treatment proposed by CNG is appropriate.
- 6 (5) This matter was brought before the Commission at its regularly scheduled meeting on May 11, 2005.
- 7 (6) After examination of the petitions filed in Docket UG-050543 and UG-050544 by CNG on April 6, 2005, and giving due consideration to all relevant matters and for good cause shown, the Commission finds that the Petitions filed should be approved.

ORDER

THE COMMISSION ORDERS:

- 8 (1) Cascade Natural Gas Corporation's request to sell its former Wenatchee office building and property is approved.

- 9 (2) The Company will include the gain associated with the sale in the accumulated depreciation account for buildings.
- 10 (3) This Order shall in no way affect the authority of this Commission over rates, services, accounts, evaluations, estimates, or determination of costs on any matters whatsoever that may come before it, nor shall anything herein be construed as an acquiescence in any estimate or determination of costs claimed or asserted.
- 11 (4) The Commission retains jurisdiction over the subject matter and Cascade Natural Gas Corporation, to effectuate the provisions of this Order.

The Commissioners, having determined this Order to be consistent with the public interest, directed the Secretary to enter this Order.

DATED at Olympia, Washington, and effective this 11th day of May, 2005.

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

CAROLE J. WASHBURN, Secretary