

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

WASHINGTON UTILITIES AND)	DOCKET UW-081226
TRANSPORTATION)	
COMMISSION,)	ORDER 01
)	
Complainant,)	
)	
v.)	
)	
SUNCADIA WATER COMPANY,)	
LLC,)	
)	COMPLAINT AND ORDER
Respondent.)	SUSPENDING TARIFF REVISIONS
.....)	

BACKGROUND

- 1 On July 3, 2008, Suncadia Water Company, LLC, (Suncadia or Company), filed with the Washington Utilities and Transportation Commission (Commission) revisions to its currently effective Tariff WN U-01, replacing the entire tariff (22 sheets) with First Revision sheets canceling all Original sheets. The stated effective date is August 3, 2008. The proposed tariff revisions would generate \$603,141 (499 percent) in additional revenue per year. All customers receive un-metered service. This is the company’s first general rate increase since becoming regulated on May 15, 2008. Suncadia serves 125 mixed-use customers in a planned community consisting of single family homes, multi-family condominiums, a restaurant, a lodge and two golf courses. The water system is located near Cle Elum in Kittitas County.
- 2 In this filing, Suncadia would increase charges and rates for service. Because those increases might injuriously affect the rights and interests of the public and Suncadia has not demonstrated that the increases would result in rates that are fair, just, reasonable and sufficient, the Commission suspends the tariff filing and will hold public hearings, if necessary, to determine whether the proposed increases are fair, just, reasonable and sufficient.

FINDINGS AND CONCLUSIONS

- 3 (1) The Washington Utilities and Transportation Commission is an agency of the State of Washington vested by statute with the authority to regulate rates, regulations, practices, accounts, securities, transfers of property and affiliated

interests of public service companies, including water companies.

RCW 80.01.040, RCW 80.04, RCW 80.08, RCW 80.12, RCW 80.16 and RCW 80.28.

- 4 (2) Suncadia is a water company and a public service company subject to Commission jurisdiction.
- 5 (3) This matter came before the Commission at its regularly scheduled meeting on July 31, 2008.
- 6 (4) The tariff revisions Suncadia filed on July 3, 2008, would increase charges and rates for service provided by Suncadia, and might injuriously affect the rights and interest of the public.
- 7 (5) Suncadia has not yet demonstrated that the tariff revisions would result in rates that are fair, just, reasonable and sufficient.
- 8 (6) In order to carry out the duties imposed upon the Commission by law, and as authorized in RCW 80.04.130, the Commission believes it is necessary to investigate Suncadia's books, accounts, practices and activities; to make a valuation or appraisal of Suncadia's property; and to investigate and appraise various phases of Suncadia's operations.
- 9 (7) As required by RCW 80.04.130(4), Suncadia bears the burden of proof to show that the proposed increases are fair, just, reasonable and sufficient.
- 10 (8) Suncadia may be required to pay the expenses reasonably attributable and allocable to such an investigation, consistent with RCW 80.20.

ORDER

THE COMMISSION ORDERS:

- 11 (1) The tariff revisions Suncadia Water Company, LLC, filed on July 3, 2008, are suspended.

- 12 (2) The Commission will hold hearings at such times and places as may be required.
- 13 (3) Suncadia Water Company, LLC, must not change or alter the tariffs filed in this docket during the suspension period, unless authorized by the Commission.
- 14 (4) The Commission will institute an investigation of Suncadia Water Company, LLC's books, accounts, practices, activities, property and operations as described above.
- 15 (5) Suncadia Water Company, LLC, shall pay the expenses reasonably attributable and allocable to the Commission's investigation, consistent with RCW 80.20.

DATED at Olympia, Washington, and effective July 31, 2008.

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

MARK H. SIDRAN, Chairman

PATRICK J. OSHIE, Commissioner

PHILIP B. JONES, Commissioner