

Agenda Date: July 27, 2023
Item Number: A5

Docket: UW-230502
Company Name: Crown West Realty LLC d/b/a Spokane Business and Industrial Park

Staff: Jeanine Leggett, Regulatory Analyst
John Cupp, Consumer Protection Staff

Recommendation

Take no action, thereby allowing the tariff revision filed by Crown West Realty, LLC d/b/a Spokane Business and Industrial Park on June 22, 2023, to become effective on August 1, 2023, by operation of law.

Discussion

On June 22, 2023, Crown West Realty LLC d/b/a Spokane Business and Industrial Park (Company) filed with the Washington Utilities and Transportation Commission (Commission) tariff revisions that would increase rates and generate approximately \$120,000 (55.7 percent) additional annual revenue. The proposed increase is prompted by increased costs for electric utilities, testing, supplies and repair expenses. The Company serves 351 customers, mostly industrial, near Spokane Valley in Spokane County. The proposed effective date is August 1, 2023. The Company's last rate increase was effective on July 16, 2014.

Commission staff (Staff) reviewed the affiliate transactions and verified increases in utility costs and repairs the Company has experienced since the last rate case. This filing slightly changes the current rate design that provides a separate base charge for each size meter but is lowering the water usage allowance included in each base charge. The Company also is changing from a declining block structure where rates decreased the more water a customer used to one block with the same price for all water.

Rate Comparison

Monthly Rate	Current Rate	Proposed Rate
Base Rate, 5/8- Inch Meter	\$15.96	\$23.14
Allowance With Base Charge CF*	500	250
Up To 125,000 CF, Per CCF**	\$.5995	\$.8800
125,001 – 325,000 CF, Per CCF	\$.4735	\$.8800
325,001 CF and Above, Per CCF	\$.3470	\$.8800

Monthly Rate	Current Rate	Proposed Rate
Base Rate, 3/4- Inch Meter	\$17.55	\$25.45
Allowance With Base Charge CF	500	250
Up To 125,000 CF, Per CCF	\$.5995	\$.8800
125,001 - 325,000 CF, Per CCF	\$.4735	\$.8800
325,001 CF and Above, Per CCF	\$.3470	\$.8800
Base Rate, 1-Inch Meter ***	\$19.15	\$27.77
Allowance With Base Charge CF	500	250
Up To 125,000 CF, Per CCF	\$.5995	\$.8800
125,001 - 325,000 CF, Per CCF	\$.4735	\$.8800
325,001 CF and Above, Per CCF	\$.3470	\$.8800

* CF – Cubic Feet,

** CCF - 100 Cubic Feet,

*** Other upsize meter rates are also changed and available in the proposed tariff.

Customer Comments

On June 29, 2023, the Company notified its customers of the proposed rate increase by mail. Staff received no consumer comments on this filing.

Conclusion

Commission staff has completed its review of the Company’s supporting financial documents, books and records. Staff’s review of the filing shows that the operating expenses are reasonable and required as part of the Company’s operation. The Company’s financial information supports the revenue requirement and the proposed rates and charges are fair, just, reasonable, and sufficient.

Recommendation

Take no action, thereby allowing the rates and tariff revision filed by Crown West Realty LLC d/b/a Spokane Business and Industrial Park on June 22, 2023, to become effective on August 1, 2023, by operation of law.