

BEFORE THE  
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

In the Matter of the Application of

PUGET SOUND ENERGY, INC.,

Petitioner,

For the sale of the Seaway Property (Everett Building) Order.

Docket No. UE-05\_\_\_\_\_  
ORDER (PROPOSED)

ORDER APPROVING THE SALE OF  
THE SEAWAY PROPERTY

**BACKGROUND**

- 1 On September 23, 2005, Puget Sound Energy, Inc. (PSE or the Company) filed a petition seeking an Order under WAC 480-143-120 and WAC 480-143-180 requesting authorization to sell its Everett Building. The Everett Building is no longer necessary or useful as a direct result of PSE's efforts to centralize operations. The loss associated with the difference between actual Net Book Value, Market Value (as determined by an independent third party appraisal) for non-depreciable plant and the estimated sales costs will be booked to FERC account 187 in accordance with the Property Transfer Settlement.

**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) PSE is an electric company and is a public service company subject to the jurisdiction of the Commission.

- 4 (3) WAC 480-143-120 and WAC 480-143-180 require companies to file a petition including that for which PSE seeks approval.
- 5 (4) Staff has reviewed the petition in Docket UE-05\_\_\_\_\_ including related workpapers. Staff believes the proposed transfer of property request and “used and useful” determination requested by PSE is reasonable and should be approved.
- 6 (5) This matter was brought before the Commission at its regularly scheduled meeting on \_\_\_\_\_, 2005.
- 7 (6) After examination of the petition filed in Docket UE-05\_\_\_\_\_ by PSE on August 16, 2005, and giving due consideration to all relevant matters and for good cause shown, the Commission finds that the Petition filed should be approved.

## **ORDER**

### THE COMMISSION ORDERS:

- 8 (1) Puget Sound Energy, Inc.’s request to sell the Company’s Everett Building property and determination that the facility is no longer necessary or useful is approved.

- 9 (2) The Company will defer the loss related to non-depreciable plant in FERC account 187; deferred losses from the disposition of Utility Plant in accordance with the Property Transfer Settlement.
- 10 (3) This order shall in no way affect the authority of this Commission over rates, services, accounts, evaluations, estimates, or determination of cost or 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 Puget Sound Energy, Inc., to effectuate the provisions of this order.

DATED at Olympia, Washington and effective this \_\_\_\_ day of \_\_\_\_\_ 2005

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

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MARK SIDRAN, Chairman

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PATRICK J. OSHIE, Commissioner

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PHILIP JONES, Commissioner