

Agenda Date: June 27, 2013  
Item Number: A3

**Docket:** UW-130622  
Company Name: Crown West Realty LLC dba Spokane Business and Industrial Park

Staff: Jim Ward, Regulatory Analyst  
John Cupp, Consumer Protection Staff

### **Recommendation**

Take no action, thereby allowing the rates and tariff revision filed by Crown West Realty LLC dba Spokane Business and Industrial Park, on April 26, 2013, to become effective July 1, 2013, by operation of law.

### **Discussion**

On April 26, 2013, Crown West Realty LLC dba Spokane Business and Industrial Park (company) filed with the Utilities and Transportation Commission (commission) a tariff revision that would increase rates and generate \$20,776 (14 percent) additional annual revenue. The proposed increase was prompted by increased costs for electric utilities, testing, supplies and repair expenses. The company serves 302 mainly industrial customers near Spokane Valley in Spokane County. The proposed effective date is July 1, 2013. The company's last rate increase was effective July 1, 2012.

This filing retains the current rate design that provides a separate base charge for each size meter and lowers the water usage allowance included in each base charge. Staff examined the company's operating expenses and financial statements and found the expenses reported are reasonable and necessary for the operation of the water system.

### **Customer Comments**

On April 24, 2013, the company notified its customers of the proposed rate increase by mail. The commission received no comments.

**Rate Comparison**

<b>Monthly Rate</b>	<b>Current Rate</b>	<b>Proposed Rate</b>
Base Rate, 5/8- Inch Meter	\$12.20	\$14.64
Allowance With Base Charge CF*	800	700
Up To 125,000 CF, Per CCF**	\$.5225	\$.5645
125,001 - 200,000 CF, Per CCF	\$.4125	\$.4455
200,001 CF and Above, Per CCF	\$.3025	\$.3265
Base Rate, 3/4- Inch Meter	\$13.42	\$16.10
Allowance With Base Charge CF	800	700
Up To 125,000 CF, Per CCF	\$.5225	\$.5645
125,001 - 200,000 CF, Per CCF	\$.4125	\$.4455
200,001 CF and Above, Per CCF	\$.3025	\$.3265
Base Rate, 1-Inch Meter ***	\$14.64	\$17.57
Allowance With Base Charge CF	800	700
Up To 125,000 CF, Per CCF	\$.5225	\$.5645
125,001 - 200,000 CF, Per CCF	\$.4125	\$.4455
200,001 CF and Above, Per CCF	\$.3025	\$.3265

\* CF – Cubic Feet,

\*\* CCF - 100 Cubic Feet,

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

**Monthly Bill Comparison**

<b>Monthly Average 2,692 Cubic Feet</b>	<b>Current Rate</b>	<b>Proposed Rate</b>
1-Inch Metered Service Base	\$14.64	\$17.57
800 – 2,692 Cubic Feet	\$9.89	NA
700 – 2,692 Cubic Feet	NA	\$11.25
Water Bill Total	\$24.53	\$28.82
Increase From Current Rates - \$4.29		17.5%

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.

**Conclusion**

Take no action, thereby allowing the rates and tariff revision filed by Crown West Realty LLC dba Spokane Business and Industrial Park, on April 26, 2013, to become effective July 1, 2013, by operation of law.