

**BEFORE THE WASHINGTON  
UTILITIES AND TRANSPORTATION COMMISSION**

In the Matter of the Removal from  
Commission Regulation of

WESTBOURNE ACRES WATER  
ASSOCIATION; WESTBOURNE  
ACRES WATER CORPORATION

DOCKET UW-200718

ORDER 01

REMOVING COMPANY FROM  
REGULATION AND CANCELING  
TARIFF

**BACKGROUND**

- 1 On August 3, 2020, Westbourne Acres Water Association (Association) filed a Petition for de-regulation (Petition). The Association recently purchased the regulated water company known as Westbourne Acres Water Corporation (Company) in July of 2020. The company provided water service to 35 customers in Walla Walla County on the system also known as Westbourne Acres, DOH #95047-8.
- 2 Commission staff (Staff) recommends that the Commission grant the Petition. Staff submits that Westbourne Acres Water Association is a Home Owner's Association and is thus exempt from regulation under WAC 480-110-255(2)(e). Westbourne Acres Water Corporation no longer provides water service to any customers and removing it from regulation is consistent with the public interest. Accordingly, Staff recommends the Commission grant the Association's Petition.

**DISCUSSION**

- 3 RCW 80.04.010(30)(e) provides that a water company cannot be removed from regulation except with Commission approval. We agree with Staff's recommendation and find that removing Westbourne Acres Water Corporation from regulation is consistent with the public interest. The Company's water system is now owned by a non-public service company, and thus is no longer subject to Commission regulation. Accordingly, we the Association's Petition to remove both entities from regulation.

**FINDINGS AND CONCLUSIONS**

- 4 (1) The Commission is an agency of the State of Washington vested by statute with the authority to regulate the rates, rules, regulations, practices, accounts,

securities, transfers of property, and affiliated interests of public service companies, including water companies.

- 5 (2) Westbourne Acres Water Corporation was a water company and a public service company subject to Commission regulation, but no longer provides water service.
- 6 (3) On August 3, 2020, Westbourne Acres Water Association filed with the Commission a Petition requesting to be removed from Commission regulation.
- 7 (4) This matter came before the Commission at its regularly scheduled meeting on August 27, 2020.
- 8 (5) After reviewing the information gathered in the investigation, and giving due consideration, the Commission finds it in the public interest to remove Westbourne Acres Water Association and Westbourne Acres Water Corporation from regulation and to cancel the Company's tariff.

**ORDER**

**THE COMMISSION ORDERS:**

- 9 (1) Westbourne Acres Water Association is no longer subject to Commission jurisdiction under RCW 80.04.110.
- 10 (2) Westbourne Acres Water Corporation is removed from Commission regulation, and its current tariff WN U-1 is canceled as of the effective date of this Order.

DATED at Lacey, Washington, and effective August 27, 2020.

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

MARK L. JOHNSON  
Executive Director and Secretary