

DOCKET UM 1248 – CLARIFYING QUESTIONS

1. Did Roats ever request Commission approval of the Water Service Agreement executed in January 2000 with 523 LLC?
 - 1(a). If yes, please supply a copy of Roats' request and documentation from the Commission approving the agreement.
2. Are all of the 94 lots in Golfside's PUD subdivision located within Roats' Commission-authorized service territory?
3. Describe Roats' water facilities currently serving Golfside's 94-lot PUD subdivision.
 - 3(a). Does Roats need to construct additional facilities to serve the PUD subdivision?
 - 3(b). If yes, specify the additional facilities necessary to serve the PUD subdivision.
4. The stipulated facts indicate that: (a) in July 1999, the City of Bend granted approval for a manufactured home park on the subject property, (b) Roats would be the water utility serving the manufactured home park, and (c) Golfside purchased "individual meters for each of the subdivision lots." Since the City did not approve a subdivision for the subject property until a later date, is it more accurate to state that "Golfside purchased individual meters for each of the spaces within the manufactured home park?" If not, please explain.
5. The stipulated facts indicate that "no master meter has been installed." I interpret that statement to mean that no master meter was ever installed by Roats or Golfside in: (a) the manufactured home park approved by the City of Bend in 1999, (b) the manufactured home subdivision approved by the City in 2003, or (c) the PUD subdivision approved by the City in 2005. If this interpretation is incorrect, please explain.
6. If no master meter was ever installed in the manufactured home park approved by the City of Bend in 1999, did the tenants in the manufactured home park receive individually metered water service? If not, please explain.
7. Is it correct to conclude that all of the lots that began receiving permanent water service have been individually metered in both the manufactured home subdivision approved in 2003 and the subsequent PUD subdivision approved in 2005? If not, please explain.

8. The stipulated facts indicate that the City of Bend approved Golfside’s application to convert its manufactured home park into a manufactured home subdivision in September 2003 and that Golfside recorded the plat for the manufactured home subdivision in December 2003, thereby creating 97 tax lots where previously there had only been one. Exhibit 10 further indicates that when the City subsequently approved the conversion of the manufactured home subdivision to a PUD subdivision in March 2005, it required Golfside to create two common areas from three of the existing 97 lots, thereby reducing the number of buildable lots from 97 to 94. Golfside recorded the 94-lot plat for the PUD subdivision in September 2005. Excluding the lots turned into common areas, did the PUD subdivision plat recorded by Golfside cause any change to the tax lots that were created when the manufactured home subdivision plat was recorded in December 2003? If yes, please explain.
9. On what date did the conversion from a manufactured home subdivision to a PUD subdivision become effective?
10. On the date that the conversion from a manufactured home subdivision to a PUD subdivision became effective, were any of the lots receiving permanent water service from Roats?
 - 10(a). If yes, specify for each lot: (a) the lot number, (b) the type of dwelling (*e.g.*, manufactured home or “stick-built” home), and (c) the date that Roats began providing permanent water service to the lot.
11. Did Roats begin providing permanent water service to any of the lots in the PUD subdivision after the conversion from a manufactured home subdivision became effective?
 - 11(a). If yes, specify for each lot: (a) the lot number, (b) the type of dwelling (*e.g.*, manufactured home or “stick-built” home), and (c) the date that Roats began providing permanent water service to the lot.
12. Has Golfside Investments, LLC, or any of its predecessors ever paid Roats the residential development charge (RDC) prescribed in Roats’ tariff for any lots supplied with permanent water service in the manufactured home park, the manufactured home subdivision, or the PUD subdivision?
 - 12(a). If yes, please provide the relevant details, including the applicable lot number.
 - 12(b). If no, does Roats seek payment of RDCs from Golfside for all of the 94 lots in Golfside’s PUD subdivision? If not, please explain.