

BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

INVESTIGATION INTO ROLLING HILLS	)	CASE NO. RHA-W-26-01
ACRES DIVISION II, LLC, OWNER OF A	)	
WATER SUPPLY AND DISTRIBUTION	)	ORDER FOR INVESTIGATION
SYSTEM	)	
	)	ORDER NO. 37156
	)	

Rolling Hills Acres Division II, LLC, (“Company”) is a private water utility located in Jefferson County near Rigby, Idaho. The Company provides water to 47 connections. The Company is not currently regulated by the Idaho Public Utilities Commission (“Commission”) and does not possess a Certificate of Public Convenience and Necessity (“CPCN”).

At the Commission’s August 4, 2026, Decision Meeting, Commission Staff (“Staff”) presented a decision memorandum recommending the Commission open a docket to formally investigate whether the Company is operating as a public utility that should be regulated by the Commission. Staff based its recommendation on the Company’s failure to respond to a May 12, 2026, email in which Staff sought information to help determine if the Company may be operating as an unregulated public utility within the State of Idaho.

We now issue this Order directing Staff to open an investigation into the status of the Company and to file written comments making recommendations to the Commission for any further action that may be necessary.

COMMISSION FINDINGS AND DECISION

Considering the uncertainty surrounding the Company’s regulatory status, the Commission finds it reasonable to investigate the Company pursuant to the Commission’s statutory authority and jurisdiction under the Idaho Public Utilities Law, specifically *Idaho Code* § 61-501 *et seq.* This investigation will determine whether the Company should be a regulated utility under the Idaho Code. Staff’s investigation should include a determination as to whether the Company is a public utility that should be directed to apply for a CPCN, and what further steps, if any, the Company should take to comply with Idaho law.

ORDER

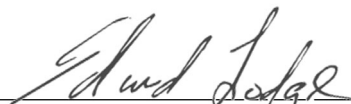
IT IS HEREBY ORDERED that Staff shall investigate the status of the Company, and Staff shall file written comments making recommendations to the Commission for any further

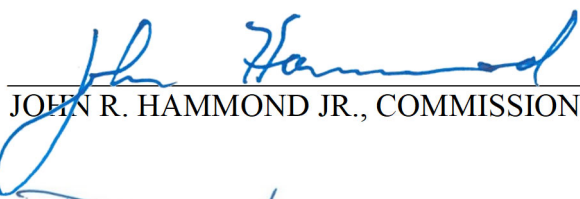
action that may be necessary. Staff may issue production requests, written interrogatories, or other forms of discovery and pursue its statutory right to examine and audit the Company's records as they relate to the sale of water.

IT IS FURTHER ORDERED that the Company shall cooperate with Staff's investigation.

IT IS FURTHER ORDERED that parties comply with Order No. 35375, issued April 21, 2022. Generally, all pleadings should be filed with the Commission electronically and will be deemed timely filed when received by the Commission Secretary. Rule 14.02. Service between parties should continue to be accomplished electronically when possible. However, voluminous discovery-related documents may be filed and served on CD-ROM or a USB flash drive.

DONE by Order of the Idaho Public Utilities Commission at Boise, Idaho this 8th day of September 2026.


EDWARD LODGE, PRESIDENT


JOHN R. HAMMOND JR., COMMISSIONER


DAYN HARDIE, COMMISSIONER

ATTEST:


Monica Barrios-Sanchez
Commission Secretary

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