



October 10, 2025

Via Electronic Mail to [psc@utah.gov](mailto:psc@utah.gov)

Utah Public Service Commission  
Heber M. Wells Building, 4th Floor  
160 East 300 South  
Salt Lake City, Utah 84114

Re: Docket No. 25-R318-01 – Reply Comments on Proposed Rules Implementing S.B. 132

NAIOP Utah, on behalf of the Commercial Real Estate (CRE) Industry, respectfully submits these comments regarding the revised proposed rules that Rocky Mountain Power (“RMP”) filed on October 1, 2025. CRE appreciates the Utah Legislature’s leadership for passing Senate Bill 132 (SB132) in the 2025 General Session because our industry has been greatly impacted in a negative way because of the inability to secure the power needs of our industry.

In Utah, CRE has contributed more than \$30 Billion to the State GDP, \$9.7 Billion in personal earnings, accounted for more than 168,175 jobs, and added new space to accommodate another 1.6 million jobs. Having reliable and available power is vital for our industry to get doing the job of building the Utah economy.

The CRE Stakeholders also want to express appreciation for the Commission’s collaborative approach to implementing SB132, but we want to raise concerns that several provisions in the proposed rules do not align with the statute’s intent to promote competitive and flexible energy options for large-load customers.

The draft rules introduce new approval and utility declaration requirements for private and connected generation systems, which appear to conflict with SB132’s exemptions for closed private generation and its principles of nondiscriminatory access. We believe that this violates the legislative intent put for by the Members of the Utah Legislature in passing SB132. We recommend revising these provisions to require only informational notices for closed systems, limit review to safety and reliability for connected systems, and remove utility gatekeeping that could impede independent project development.

Further, we urge the Commission to streamline registration and contract filing processes to enhance business certainty and encourage private investment. Suggestions include treating provider registration as a ministerial filing with automatic effectiveness, extending contract filing deadlines, and establishing objective criteria for expedited review.

As an organization, we really appreciate the Commission's efforts on this issue, and we have faith that you will work to meet the intent of SB132, which was to establish a pathway to attract private investment, increase power reliability, and protect the existing ratepayers. The final rules of the Commission should honor that balance by ensuring nondiscriminatory access, predictable timelines, and proportionate oversight.

Best regards,

Stuart Clason  
NAIOP Utah Government Affairs Chair  
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