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Initial Comments

To: Public Service Commission of Utah

From: Utah Division of Public Utilities

Chris Parker, Director
Brenda Salter, Assistant Director
Abdinasir Abdulle, Utility Technical Consultant Supervisor
Ron Slusher, Utility Technical Consultant

Date: October 29, 2025

Re: **Docket No. 25-2666-01:** In the Matter of the Application of Corix Utah City Heating and Cooling LLC for a Certificate of Public Convenience and Necessity for a Heat Corporation to Provide Heating and Cooling Services within the State of Utah.

Recommendation (Approval)

The Division of Public Utilities ("Division") has reviewed Corix Utah City Heating and Cooling LLC's ("Corix", "Applicant", or "Company") application for a certificate of public convenience and necessity ("CPCN") and has found that the Company has provided the necessary information to fulfill the statutory requirements to obtain a CPCN. The Division's understanding that under the definitions listed in Utah Code subsections 54-2-1(24)(a) and 54-2-1(24)(b)(i) the Applicant will qualify as a public utility. Therefore, the Division concludes the public interest will be promoted by the Public Service Commission ("Commission") granting Corix a CPCN to construct, own, and operate a heat corporation providing heating and cooling service for the 350-acre Utah City development and requests the Commission approve the application.



Discussion

On August 01, 2025, Corix filed an application for a CPCN to supply heating and cooling services for the Utah City development located in Vineyard, Utah. The Division reviewed the application and found the following:

Corix is a registered foreign corporation within the State of Utah; with its corporate headquarters located at 1160-1188 West Georgia Street, Vancouver, British Columbia, V6E 4A2.¹ Corix is fully owned by British Columbia Investment Management Corporation.²

The Applicant meets the definition of a heat corporation³ and qualifies as a public utility under Utah law.⁴

Corix is currently authorized and regulated to provide heating and cooling services in four locations in Ohio and three in British Columbia.⁵

Corix states that it will develop, own, and operate the thermal energy utility known as Utah City District Energy Utility.⁶ This infrastructure will consist of natural gas boilers, electric chillers, and heat recovery units and will supply the heating and cooling needs to the buildings constructed by the developer on the approximately 350-acre site,⁷ which will include residential towers, commercial buildings, and public amenities.⁸

The Applicant states that it has the financial backing of its parent company, Corix District Energy, LP. for this project.⁹ While it is not a direct requirement for the Commission to grant a CPCN, Corix also states that it has substantial experience in operating a heating and cooling corporation of this magnitude.¹⁰ That appears to be correct.

¹ Application at 3, Ex. C.

² Application at 3.

³ Utah Code Ann. § 54-2-1(16).

⁴ Utah Code Ann. §§ 54-2-1(24)(a), (b)(i).

⁵ *Id.* at 2-3.

⁶ *Id.* at 2.

⁷ *Id.* at 4.

⁸ Ex. A, Corix Supplement to CPCN Application at 2.

⁹ Application at 9.

¹⁰ *Id.*

The Applicant has stated that it will be in the public interest for the Commission to grant it a CPCN because the heat corporation aligns with state energy policy, supports economic development, and provides a modern utility service that enhances quality of life for residents and businesses in the Utah City development and surrounding area.¹¹

Conclusion

The Division's understanding that under the definitions listed in Utah Code subsections 54-2-1(24)(a) and 54-2-1(24)(b)(i) the Applicant qualifies as a public utility. Therefore, based on the Division review of the filing, the Division concludes that the public interest will be promoted by the Commission granting Corix a CPCN to construct, own, and operate a heat corporation providing heating and cooling service for the 350-acre development and request the Commission approve the application.

cc: Errol South, Director, Regulatory Affairs, Corix Utah City Heating and Cooling, LLC.
Allan McGavin, Corix District Energy Holdings, L.P.
Patricia Schmid, Assistant Attorney General, State of Utah
Patrick Grecu, Assistant Attorney General, State of Utah
Office of Consumer Services, State of Utah

¹¹ *Id.* at 6.