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Division Director

Hearing Summary

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: December 5, 2025

Re: **Docket No. 25-2666-01: Hearing Summary for Ron Slusher** - 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.

Summary

On August 01, 2025, Corix Utah City Heating and Cooling LLC, or Corix, filed with the Commission an application for a certificate of public convenience and necessity (CPCN) authorizing Corix to construct, own, and operate a heat corporation to offer heating and cooling services for the Utah City development in Vineyard, Utah.

Utah City is a high-density, mixed-use development, with Flagborough L.L.C. being the developer, and Corix's customer, who will own all the buildings in the development.

It is the Division's understanding that Corix qualifies as a public utility under the definitions listed in Utah Code subsections 54-2-1(24)(a) and 54-2-1(24)(b)(i). The Division has reviewed Corix's application for a CPCN and the applicable statutes and found that the Company has provided the necessary information to fulfill the statutory requirements to

obtain a CPCN. The Company proposes to produce and generate artificial heat to customers in a defined territory. If the Company's request is approved, Corix would be the first heat corporation in Utah regulated by the Commission. Future filings will be needed to establish rates before service begins.

In conclusion, the Division concludes that Corix has met the requirements for a CPCN and 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 services for the 350-acre Utah City development. The Division recommends that the Commission approve the application.