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Corix Utah City Heating and Cooling LLC's Initial General Rate Case	<u>DOCKET NO. 26-2666-01</u>
	<u>ORDER</u>

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ISSUED: March 26, 2026

**BACKGROUND**

On February 6, 2026, Corix Utah City Heating and Cooling LLC (“Corix”) submitted its notice of intent to file a general rate case (“GRC”) as a “heat corporation” under Utah law. Corix has not previously filed a GRC application with the PSC and, as represented by Corix in a different proceeding,<sup>1</sup> its Utah City District Energy Utility will be the first district energy system offering both heating and cooling services in Utah regulated by the PSC.

On February 20, 2026, the Public Service Commission (PSC) issued a Notice of Conference, setting a virtual conference to discuss what constitutes a “complete filing” for “heat corporations” under Utah Code Ann. § 54-7-12 (the “GRC Statute”). This conference was held on February 27, 2026, with Corix, the Division of Public Utilities (DPU), and the Office of Consumer Services (OCS) in attendance.

By Notice dated March 2, 2026, the PSC requested Corix, DPU, and OCS (collectively the “Parties”) to collaborate and submit to the PSC information relating to what constitutes a “complete filing” for purposes of a heat corporation’s GRC

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<sup>1</sup> See Docket No. 25-2666-01.

application, including offering proposed language for an administrative rule or anything else relevant addressing the same (“PSC March 2 Notice”).

On March 17, 2026, Corix and DPU submitted Joint Comments and Request for Expedited Consideration (“Joint Comments”).<sup>2</sup> The Joint Comments were partially joined by OCS. Nothing further was submitted pursuant to the PSC March 2 Notice.

**DISCUSSION, FINDINGS OF FACT, AND CONCLUSIONS OF LAW**

As stated above, Corix’s forthcoming GRC application will be its first with the PSC and its Utah City District Energy Utility will be the first district energy system offering both heating and cooling services in Utah regulated by the PSC. Thus, to assist the PSC and any interested party in addressing certain requirements of the GRC Statute, the PSC issued the PSC March 2 Notice.

The Parties’ submissions in response to the PSC March 2 Notice were very helpful. For example, the Joint Comments provide recommendations ranging from – on one end of the spectrum – offering an analysis supporting that current PSC administrative rules are sufficient to define what constitutes a “complete filing” for “heat corporations” for purposes of the GRC Statute, to – on the other end of the spectrum – outlining a possible course for rulemaking if the current PSC administrative rules are insufficient for purposes of the GRC Statute. The Joint

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<sup>2</sup> In addition to responding to the PSC March 2 Notice, the Joint Comments also represent that Corix intends to submit with its forthcoming GRC application “a request for the imposition of interim rates along with a request for the adoption of terms of service on an interim basis.” Joint Comments at 9.

Comments also provide “Appendix A,” which is represented as proposed informational requirements for heat corporations that are based on existing PSC rules for other non-heat corporation public utilities.<sup>3</sup> The OCS joined in Appendix A as “an agreed upon set of rules for the requirements of a ‘complete filing’ for the purposes of a [GRC] for heating corporations.”<sup>4</sup>

Based on our consideration of the GRC Statute and the applicable Utah Administrative Code, we find the Joint Comments persuasive in addressing what may constitute a “complete filing” for purposes of the GRC Statute as it relates to Corix and its forthcoming GRC filing. Specifically, Utah Admin. Code R746-700-1<sup>5</sup> and -10<sup>6</sup> provide the minimal informational requirements for any Utah public utility filing a GRC application. We find that these informational requirements coupled with the suggested additional informational requirements of Appendix A, will provide the PSC, and any interested party or person, with information to evaluate<sup>7</sup> whether Corix’s GRC filing constitutes a “complete filing” under the GRC Statute. Corix and DPU assert that this combination of informational requirements is just and reasonable, and we agree.

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<sup>3</sup> See Joint Comments at 2-3.

<sup>4</sup> OCS Partial Joinder at 1.

<sup>5</sup> This rule states, among other things, that it “provides provisions for complete filings for” GRC applications.

<sup>6</sup> This rule provides, among other things, informational requirements relating to a GRC application’s test period, results of operations data, including costs and revenues, and other information.

<sup>7</sup> See Utah Code. Ann. § 54-7-12(2)(b) & (c) (outlining different time periods within which the PSC and an interested “party or person” may evaluate or challenge the completeness of a GRC filing).

We conclude that it is just and reasonable for Corix's forthcoming GRC application to include all the applicable informational requirements of Utah Admin. Code R746-700-1 and -10 and Appendix A. We conclude such information may provide the PSC, and any interested party or person, with adequate information to evaluate whether Corix's GRC filing constitutes a "complete filing" under the GRC Statute.

The Joint Comments also offer an additional suggestion relating to any possible need to refine the informational requirements for any future GRC application by a "heat corporation." In this regard, Corix and DPU propose a possible future rulemaking proceeding be implemented following the completion of Corix's forthcoming GRC proceeding, which would allow the Parties the advantage of crafting a rule based on their experience with Corix's forthcoming GRC application and proceeding, instead of drafting a rule prior to that GRC.<sup>8</sup> While we find this suggestion helpful and potentially advisable, we need not decide here whether such a proceeding will be necessary.

### **ORDER**

Based on the foregoing, we order Corix to comply with the foregoing informational requirements in its forthcoming GRC application. The application will then be open to evaluation pursuant to Utah law. Additionally, because Corix has disclosed that it intends to submit with its forthcoming GRC application a request for interim rates and a request for the interim adoption of terms of service, we order that

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<sup>8</sup> See Joint Comments at 6.

DOCKET NO. 26-2666-01

- 5 -

Corix provide evidence in its forthcoming GRC application that it has provided written notice of both the GRC application and the interim rates and terms of service requests directly to customer(s).

This Order applies only to Corix and the unique facts of this docket and does not apply to any other Utah public utility filing a GRC application.

DATED at Salt Lake City, Utah, March 26, 2026.

/s/ John E. Delaney  
Presiding Officer

Approved and Confirmed March 26, 2026, as the Order of the Public Service Commission.

/s/ Jerry D. Fenn, Chair

/s/ David R. Clark, Commissioner

/s/ John S. Harvey, Ph.D., Commissioner

Attest:

/s/ Gary L. Widerburg  
PSC Secretary  
DW#344543

CERTIFICATE OF SERVICE

I CERTIFY that on March 26, 2026, a true and correct copy of the foregoing was served upon the following as indicated below:

By Email:

Phillip J. Russell ([prussell@jdrslaw.com](mailto:prussell@jdrslaw.com))  
Sarah J. Puzzo ([spuzzo@jdrslaw.com](mailto:spuzzo@jdrslaw.com))  
James Dodge Russell & Stephens, P.C.  
*Counsel for Corix Utah City Heating and Cooling LLC*

Jennifer Clark ([jennifer.clark@enbridge.com](mailto:jennifer.clark@enbridge.com))  
Austin Summers ([austin.summers@enbridge.com](mailto:austin.summers@enbridge.com))  
*Enbridge Gas Utah*

Patricia Schmid ([pschmid@agutah.gov](mailto:pschmid@agutah.gov))  
Patrick Grecu ([pgrecu@agutah.gov](mailto:pgrecu@agutah.gov))  
Robert Moore ([rmoore@agutah.gov](mailto:rmoore@agutah.gov))  
*Utah Assistant Attorneys General*

Madison Galt ([mgalt@utah.gov](mailto:mgalt@utah.gov))  
*Division of Public Utilities*

Alyson Anderson ([akanderson@utah.gov](mailto:akanderson@utah.gov))  
Cameron Irmis ([cirmas@utah.gov](mailto:cirmas@utah.gov))  
Asami Kobayashi ([akobayashi@utah.gov](mailto:akobayashi@utah.gov))  
Jennifer Ntiamoah ([jntiamoah@utah.gov](mailto:jntiamoah@utah.gov))  
Bela Vastag ([bvastag@utah.gov](mailto:bvastag@utah.gov))  
Alex Ware ([aware@utah.gov](mailto:aware@utah.gov))  
([ocs@utah.gov](mailto:ocs@utah.gov))  
*Office of Consumer Services*

/s/ Melissa R. Paschal  
Lead Paralegal