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*Attorney for Corix Utah City Heating and Cooling LLC*

**BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH**

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In the Matter of the Application of Corix Utah  
City Heating and Cooling LLC to Establish a  
Thermal Tariff with Rates and Terms of  
Service

Docket No. 26-2666-01

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**REQUEST TO ESTABLISH INTERIM RATES**

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Corix Utah City Heating and Cooling LLC (“Corix”) hereby requests that the Public Service Commission of Utah (“PSC” or “Commission”) issue an order establishing interim rates (“Request for Interim Rates”) pursuant to Utah Code § 54-7-12(4)(a). On May 4, 2026, Corix filed in this docket an Application to Establish Rates and Terms of Service (“GRC Application”). This Request for Interim Rates seeks to establish interim rates and terms and conditions for service that is expected to begin in August 2026, which interim rates and terms and conditions for service shall apply until the adoption of base rates and terms and conditions for service following a Commission ruling on the GRC Application.

In support of this Request, Corix states as follows:

1. Corix is a Delaware limited liability company with its principal place of business at 1160-1188 West Georgia Street, Vancouver, British Columbia, Canada, V6E 4A2.

2. Corix is fully owned by its ultimate shareholder, British Columbia Investment Management Corporation (“BCI”). BCI, one of Canada’s largest institutional investors, invests on behalf of 32 clients in British Columbia’s public sector.<sup>1</sup>

3. All communications regarding this filing, should be addressed to:

Errol South  
Director, Regulatory Affairs  
Corix Utah City Heating and Cooling LLC  
1160 – 1188 West Georgia Street  
Vancouver, BC, Canada V6E 4A2  
[regulatory@corix.com](mailto:regulatory@corix.com)

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Corix requests that all data requests regarding the Application be sent in Microsoft Word or plain text format to the above recipients.

4. In Docket No. 25-2666-01 (“CPCN Application”), Corix filed an application for a Certificate of Public Convenience and Necessity so that it could offer heating and cooling services for the Utah City District Energy Utility (“UCDEU”) system in the area of Vineyard, Utah. On February 2, 2025 the PSC issued an order granting the application for a CPCN conditioned on (a)

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<sup>1</sup> See Corix Ownership Chart (Corix Exhibit 2.2).

Corix submitting documents demonstrating final authorization to construct and operate the UCDEU system, and (b) adoption of “an acceptable regulatory framework in the forthcoming rate design and terms of service docket that protects just and reasonable rates and service quality standards and recourse for the ultimate end users of the UCDEU system (tenants).”<sup>2</sup>

5. Corix is subject to the Commission’s jurisdiction with respect to its prices and terms of service to customers in Utah. The UCDEU system is currently expected to serve an estimated 64 buildings in the Utah City development in Vineyard, Utah to be constructed over the next approximately 20 years.

6. The rates approved in the GRC Application will become effective after issuance of a final order pursuant to Utah Code § 54-7-12(2)(c).

7. Utah Code § 54-7-12(4)(a)(ii) authorizes the Commission to “allow any rate increase . . . proposed by a public utility, or a reasonable part of the rate increase . . . to take effect on an interim basis within 45 days after the day on which the request is filed, subject to the [C]ommission’s right to order a refund or surcharge.”

8. As set forth in the GRC Application, Corix does not yet have Commission-approved base rates. As discussed in the GRC Application, however, Corix expects to begin providing service at the Utah City development in August of 2026. Thus, Corix has an immediate need to establish interim rates and terms and conditions of service to apply to the service provided to customers in the development until the Commission can issue a final order in the general rate case.

9. Corix will experience serious financial hardship if it cannot set rates to maintain its operations and meet monthly ongoing expenses until the Commission issues a final order in the

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<sup>2</sup> See Docket No. 25-2666-01, Order (Feb. 2, 2026) at 9-10.

general rate case. Absent interim rates, Corix will be unable to recover prudently incurred operating expenses, energy supply costs, service debt, or establish necessary reserves during the pendency of this docket.

10. This financial threat could impair Corix's ability to meet construction, operational, and service obligations. Approval of interim rates will ensure Corix can protect customers taking service during the initial buildout phase of the Utah City development, subject to the Commission's authority to reconcile or adjust those rates at the conclusion of the general rate case, if necessary.

11. Accordingly, pursuant to Utah Code § 54-7-12(4), Corix hereby requests that the Commission issue an order establishing interim rates consistent with this Request to take effect no later than 45 days after the date of the filing of this Request.

12. Corix requests that the Commission approve the following interim rates:<sup>3</sup>

- a. A proposed Capacity Charge of \$15.85 per kilowatt (kW) per month;
- b. A proposed Energy Charge of \$0.0417 per kilowatt-hour (kWh).

13. Corix provided a proposed Thermal Tariff as Corix Exhibit 1.0 to the GRC Application. Corix Exhibit 1.0 reflects the terms and conditions for the thermal service to be provided by Corix. Corix requests approval of the Thermal Tarriff on an interim basis so that end-use customers are protected by defined service rights and obligations until the adoption of base rates and terms and conditions of service in the GRC Application. Corix acknowledges that approval of a tariff sheet implementing requested interim rates may be suspended, altered, or modified by the

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<sup>3</sup> See Direct Testimony of Errol South (Corix Exhibit 2.0) lines 146–153; Direct Testimony of Douglas Chong (Corix Exhibit 3.0) lines 149–248, 279–433.

Commission in its discretion at any time pursuant to Utah Admin Code R746-405-2(E)(1) and R746-405-2(E)(4.a).

14. Corix notes that these proposed interim rates are the same as the rates proposed in the GRC Application. Corix acknowledges that approval of these interim rates is subject to the Commission's right to order a refund or surcharge pursuant to Utah Code § 54-7-12(4)(a)(ii). Corix further acknowledges that approval of these interim rates does not set a precedent for adjudication of the request to establish rates in the GRC Application.

15. UCDEU's customer in the Utah City development, Flagborough, LLC, has reviewed the interim rates and terms herein requested, and has provided a letter confirming its support for this Request for Interim Rates. Corix filed a copy of the letter of support concurrently with its GRC Application at Corix Exhibit 6.1.

16. An order approving the Request for Interim Rates is in the public interest. Corix's requested interim rates are just and reasonable and will set rates for thermal service Corix intends to supply to customer connections at the Utah City development while the GRC Application is pending. The suggested rates are conservative while not prejudging delivery and energy supply cost issues and are designed to provide Corix financial stability while minimizing the potential for refund.

17. All information supporting this Request for Interim rates is set forth in more detail in the GRC Application, including the Thermal Tariff (Corix Exhibit 1.0) and the testimony and exhibits filed on May 4, 2026, all of which are incorporated herein by reference in their entirety.

**WHEREFORE**, for good cause shown, Corix respectfully requests that the Commission enter an order:

- (a) approving the interim rates proposed herein ;

- (b) approving, on an interim basis, the Thermal Tariff filed with its GRC Application as Corix Exhibit 1.0;
- (c) approving this Request for Interim Rates no later than 45 days from the date of this request.

DATED this 6th day of May 2026.

Respectfully submitted,



By:

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Phillip J. Russell  
Sarah Puzzo  
JAMES DODGE RUSSELL & STEPHENS, P.C.

Allan McGavin  
*Chief Legal Officer and Counsel  
for Corix Utah City Heating and Cooling LLC*

*Attorney for Corix Utah City Heating and Cooling LLC*

Certificate of Service  
**Docket No. 26-2666-01**

I hereby certify that a true and correct copy of the foregoing was served by email on May 6, 2026 on the following:

DIVISION OF PUBLIC UTILITIES

Chris Parker  
Madison Galt  
Patricia Schmid  
Patrick Grecu

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FLAGBOROUGH, LLC

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/s/ Phillip J. Russell