



# TRUST LANDS ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

## Board of Trustees Meeting Minutes

February 5, 2026

### Board Members

#### Present at Anchor Location

Dr. Mike Nelson, Co-Vice Chair

### Board Members

#### Joining Remote/Online

Ms. Tiffany James, Chair

Mr. Bryan Harris, Co-Vice Chair

Mr. Dan Simons

Mr. John Baza

Mr. Mike Mower

Mr. Brian Tarbet

### Attending Staff & Public

Michelle McConkie, Executive Director

Mike Johnson, General Counsel

Imaan Ahmed, Exec. Assistant to Exec. Director and Board

Stephanie Barber-Renteria, Deputy Director of Operations

Kyle Pasley, Deputy Director, Strategic Initiatives

Matt Thomson, AG

Andy Bedingfield, Managing Director, Energy and Minerals

Marla Kennedy, Director of Communications

Keli Beard, Legal Counsel

Brett Wiersum, Legal Counsel

Chris Fausett, Deputy Director, Energy and Land Resources

Aaron Langston, Managing Director, Residential and Commercial Development

Vince Wayodi, IT Support

**Attending Staff & Public (continued)**

Marcos Santana, IT Support

Dawn Soper, Senior Legal Counsel

Jim Davis, Managing Director, Surface Resourced

Alexa Wilson, Development Project Manager

Eric Baim, Financial Analyst

Kim Christy, Land Trusts Protection & Advocacy Office (LTPAO)

**Welcome**

At 9:02 a.m., Chair James welcomed the board, staff, and visitors, and opened the meeting.

**Public Comment Period**

There were no public comments.

**Action Items**

Mr. Aaron Langston opened by explaining the reason for a special board meeting which was to expedite the approval of a major development transaction with Larry H Miller Real Estate involving approximately 1,200 acres in Saratoga Springs. The urgency stemmed from a sixty day statutory deadline regarding an annexation petition tied to the project's Master Development Agreement, and missing the window would have forced the project to "ground zero".

Ms. Alexa Wilson shared a presentation highlighting specifics of the Three Canyons project, including the development plan, lease terms and financial returns. Details of this presentation can be found at <https://www.utah.gov/pmn/files/1387239.pdf>.

Trustees sought clarification on housing density, environmental logistics, and legal protections. Ms. Wilson confirmed that the Three Canyons project includes approximately 2,950 housing units and explained that the active landfill must be closed immediately to ensure the marketability of the high-end homes, rejecting the suggestion to keep it open for construction debris. Regarding hillside preservation, Ms. Wilson clarified that the city's request for a conservation easement to preserve the Trust's mineral rights was declined, negotiating a 40-year mineral rights withdrawal on slopes greater than 30% instead. It was verified that the developer assumes full liability for all environmental mitigation and that new, rare earth mining operations are located "quite a ways south," well-separated from the development. The discussion concluded with Trustee Simons disclosing a professional association with the developer that ended in 2000, which the Board deemed non-conflicting.

Mr. Simons moved to approve the final terms of the development agreement, which were outlined in the presentation and the Board Memorandum. Mr. Tarbet seconded the motion, and the vote passed with unanimous support.

**Yea**

**Nay**

**Excused**



Chair James  
Co-Vice Chair Mr. Harris  
Co-Vice Chair Dr. Nelson  
Mr. Simons  
Mr. Baza  
Mr. Tarbet  
Mr. Mower  
Unanimous

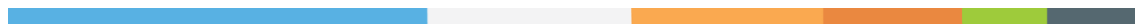
**Adjourn**

At 9:40 a.m. Mr. Mower moved to adjourn the meeting. Mr. Tarbet seconded. The vote was unanimous in the affirmative.

**Yea**

**Nay**

**Excused**



Chair James  
Co-Vice Chair Mr. Harris  
Co-Vice Chair Dr. Nelson  
Mr. Simons  
Mr. Baza  
Mr. Tarbet  
Mr. Mower

Respectfully Submitted,

Imaan Ahmed

Executive Assistant to the Executive Director and the Board of Trustees

Audio of this meeting can be found at <https://www.utah.gov/pmn/files/1388601.m4a>.