



TRUST LANDS
ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

Board Tour Packet

SARATOGA SPRINGS | APRIL 16, 2026



trustlands.utah.gov



[@utahtrustlands](https://www.instagram.com/utahtrustlands)



[@utahtrustlands](https://www.facebook.com/utahtrustlands)

Board of Trustees Tour Itinerary

Start Time	End Time	Event	Details
11:30	12:20	Leave the SLC TLA Office	Board the bus at SE corner of 102 Tower - LeBus
12:20	12:25	Arrive at Stop 1	Old Southwest Energy Location
12:25	12:45	Presentation	LHM Project
12:45	13:10	Travel to Stop 2	Leave for Landfill Stops
13:10	13:20	Stop 2	Excavation of Landfill Cover Dirt
13:20	13:45	Stop 3	Peck Rock Products & Landfill
13:45	14:00	Travel to Stop 4	Board bus for Brixton Expansion
14:00	14:20	Arrive at Stop 4	Brixton Expansion Parcel
14:20	14:50	Comfort Break	Holiday Gas Station
14:50	15:00	Leave Comfort Break	
15:00	15:50	Return to SLC	
15:50	16:00	Arrive at the Office	102 Tower

Interested parties, including members of the public or representatives of county governments or Utah Tribes, may attend the tour in person. Members of the public attending the tour must provide their own transportation and lunch and must register in advance with Imaan Ahmed at ifahmed@utah.gov no later than 5:00 pm on Friday, April 10, 2026 for planning and logistical purposes.

We're glad to have you with us. Today, we're taking a closer look at the work our Residential and Commercial Development team is doing right here in Saratoga Springs. Our goal is to give you a clear picture of our current projects and, more importantly, show how these efforts are creating tangible value for our beneficiaries.



trustlands.utah.gov



[@utahtrustlands](https://www.instagram.com/utahtrustlands)



[@utahtrustlands](https://www.facebook.com/utahtrustlands)

Agenda & Itinerary

1. Salt Lake Office

Meet at the 102 Tower. We'll be hitting the road for Saratoga Springs shortly after.

2. Larry H. Miller

We will stop at a viewpoint at the Larry H. Miller Project site where representatives of the LHM group will give a short presentation.

3. Small Dig & Landfill

Next, we will drive to an excavation site. The material from this site has served to help cover the landfill itself. After seeing that pit, we will drive to the landfill.

4. Brixton Stop

Next up is the Brixton project. While we're on the bus, we'll show drone footage so you can see the full scale of the site from above as we approach.

5. Holiday Gas Station

On our return trip to Salt Lake City, we will make a brief stop for a comfort break.

6. Return to SLC

We will conclude the tour with a return to the 102 Tower. Thank you for joining us for the day's site visits

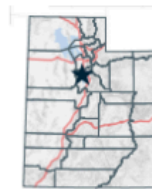


Board Tour Stops

- 1 Southwest Energy LLC
- 2 Excavation of Landfill Cover Dirt
- 3 Peck Rock Products & Landfill
- 4 Brixton

Land Ownership and Administration

- Bureau of Land Management
- Private
- State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: March 26, 2026 - katestaley

V:\GIS-Share\GIS\GIS_Group\Kate\Templates\LeaseMaps_NEW\Lease_Map_Template_Bx11.aprx
Coordinate System: NAD 83 UTM Zone 12N

Reference - Utah Geospatial Resource Center (UGRC) Hillshade and Terrain 10-Meter

HERE TO ASSIST

Stephanie Barber-Renteria
Deputy Director Operations
(801) 538-5156

Toni Matthews
Office Manager
(801) 538-5165

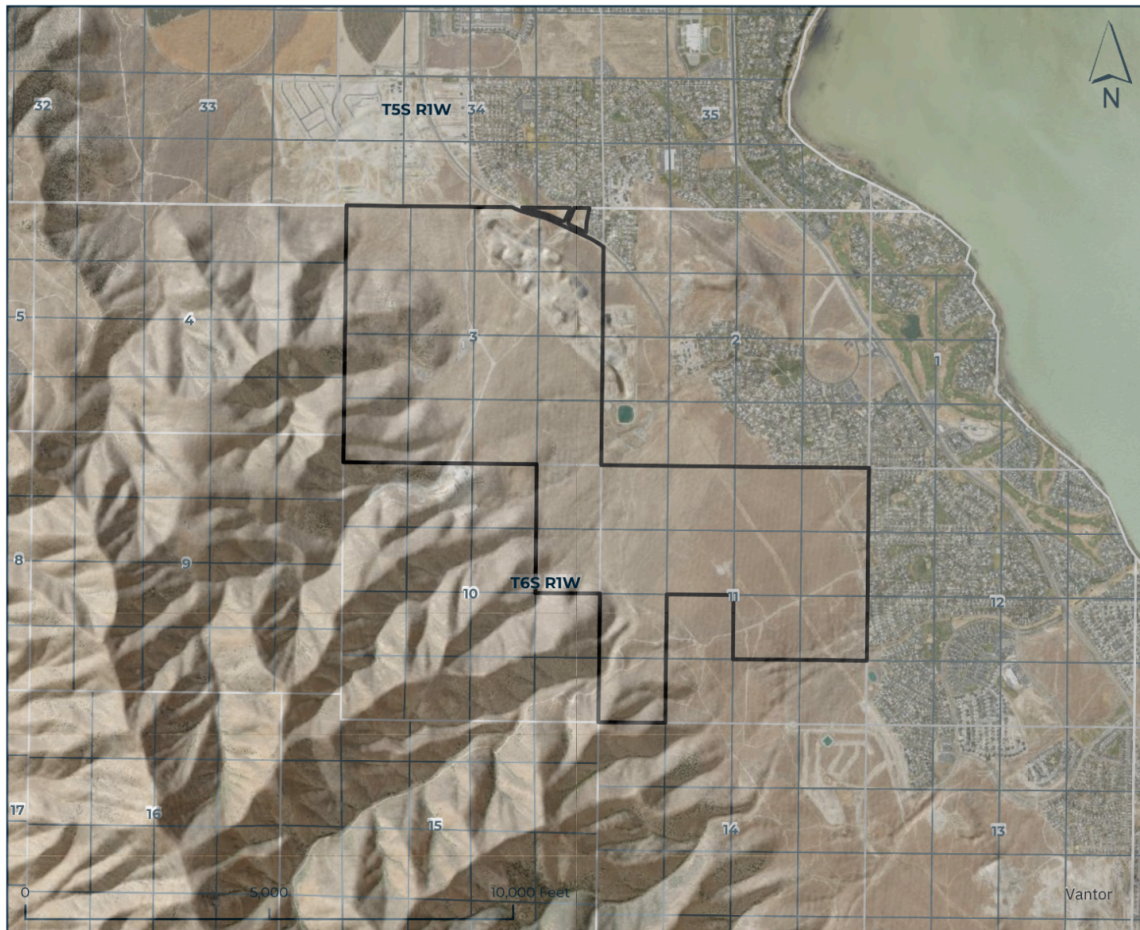
Al Egbert
Operations Coordinator
(801) 573 -6490

Map

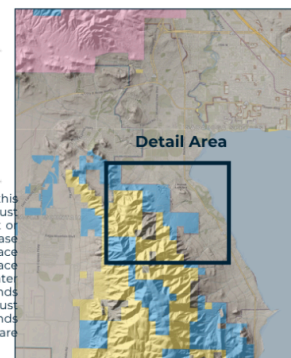
Larry H. Miller



Three Canyons Parcel "A"
Townships 6 South, Range 1 West, SLB&M
Within Sections 3 & 11
Utah County



Three Canyons Parcel "A"



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: March 31, 2026 - nicholaswilcox

V:\GIS - Share\GIS\GIS_Group\Kate\Templates\LeaseMaps_NEW\Lease_Map_Template_8x11.aprx
Coordinate System: NAD 83 UTM Zone 12N

Reference - Utah Geospatial Resource Center (UGRC) Hillshade and Terrain 10-Meter

Larry H. Miller

THREE CANYONS COMMUNITY PLAN



Mountainside Village is on 1,200 acres in the eastern foothills of the Lake Mountain Range, with great views and beautiful public spaces in an active outdoor setting.



The community will consist of 2,950 carefully designed homes of varying sizes and styles for individuals and families at all stages of life, along with neighborhood commercial centers.



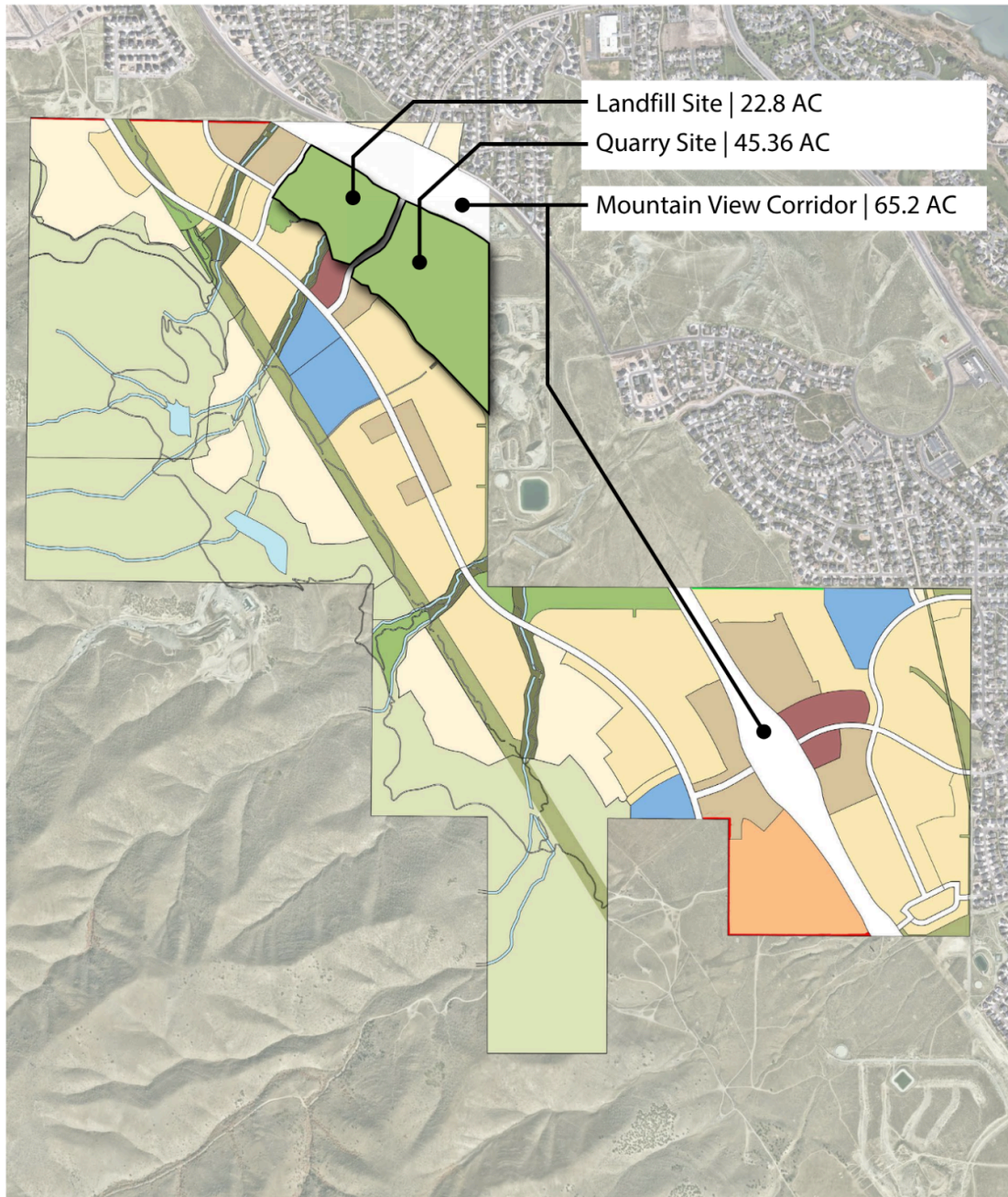
The plan envisions improved access to the Lake Mountains through a network of recreation trails connecting community open space with the three canyons, Utah Lake, and Eagle Mountain.



The Mountain View Corridor will ease traffic congestion in Saratoga Springs.

Map

Small Dig & Landfill



MOUNTAIN VIEW CORRIDOR, LANDFILL, AND QUARRY
THREE CANYONS
Saratoga Springs, UT
FEBRUARY 10, 2024



Small Dig & Landfill

FROM LANDFILL TO LANDMARK: THE 2027 SITE RECLAMATION AND PARK PROPOSAL



This small excavation site was used to provide fill material for a nearby landfill. Material removed from this pit helped cover and manage the landfill. With proper soil compaction and preparation, the area can be refilled and reused.



Clay excavation created a large hole in the 1960s. Beginning in 2000, the site has been partially filled with construction waste under a lease that expires in April 2027.



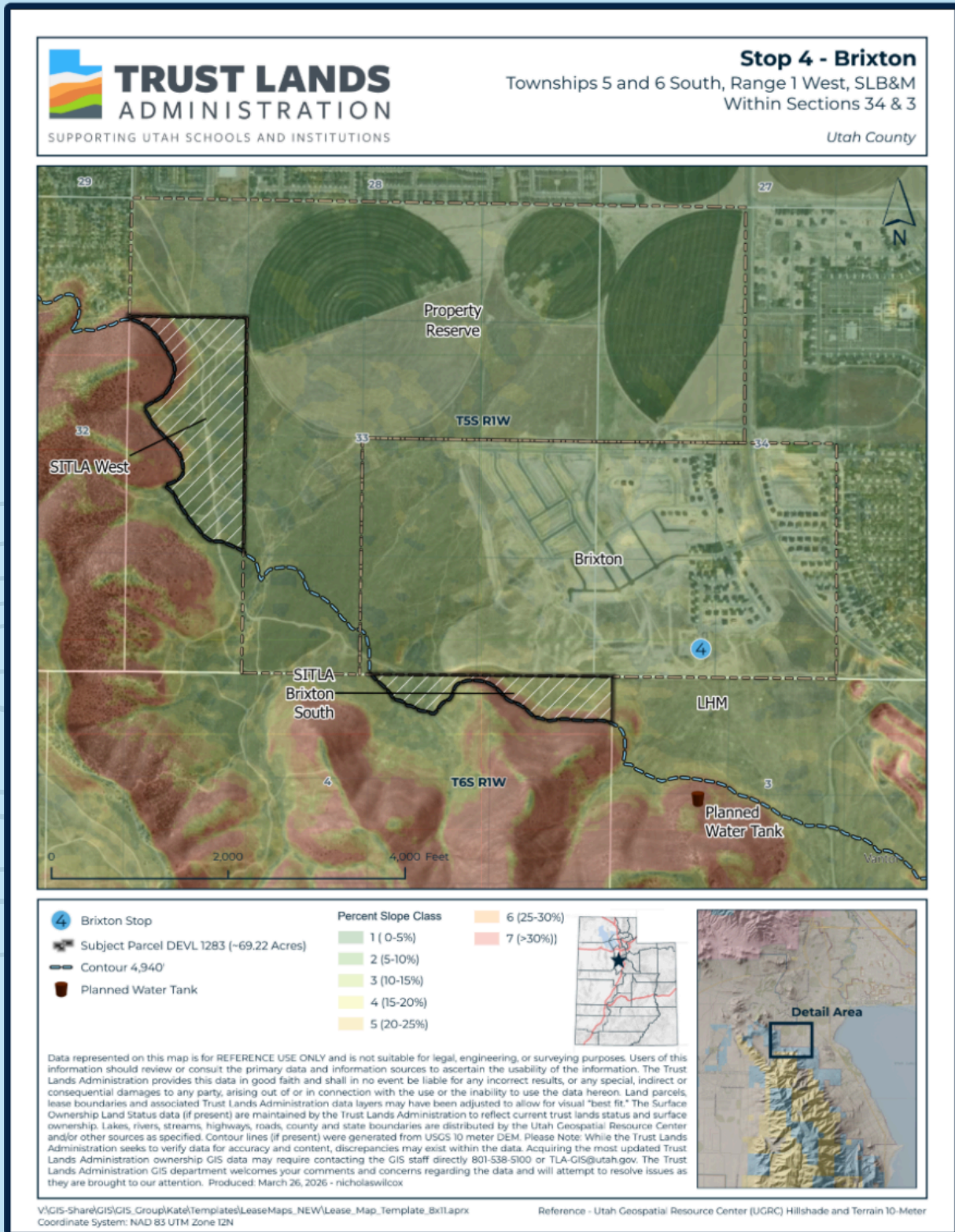
At expiration in April 2027, the developer will acquire the land and be responsible for all post-closure reclamation.



Once the site is properly remediated, the developer will build a park for the community. No structures can be built on loose soil.

Map

Brixton



Brixton

STRATEGIC REGIONAL WATER TANK DEVELOPMENT AND ANNEXATION PLAN



Regional Development requires a new water tank to serve four developers: Three Canyons – LHM (120 acres), Brixton (183 acres), Property Reserve (153 acres), and TLA, which includes 49 developable acres at TLA West and 19 at TLA Brixton South.



Although the TLA parcels are currently unentitled, unannexed in Saratoga Springs, and zoned by Utah County for mining and grazing, the objective is to annex the land and secure entitlements for at least three units per acre.



While the parcels currently lack legal access and are only reachable via an unimproved dirt road, developers plan to build the water tank and dedicate it to the City in exchange for impact fee credits.



The TLA Brixton South parcels may be developed in partnership with the Brixton developer, with agreements between all parties potentially being presented to the board as early as the May 2026 board meeting.



TRUST LANDS ADMINISTRATION

SUPPORTING UTAH SCHOOLS AND INSTITUTIONS



Thank you

Contact Information:

☎ 801-538-5100

@ @utahtrustlands

🌐 trustlands.utah.gov