



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

DATE: July 22, 2025

TO: Kasey Dunlavy, Economic Development/RDA Director

FROM: Ryan Kump, PE, Public Works Director 

SUBJECT: Acquisition of Property for Dry Creek Trail Bridge at 10200 South and State Street

BACKGROUND: Both the Sandy City Trails Master Plan and Sandy City Active Transportation Master Plan designate the Dry Creek Trail as a key east-west corridor, envisioned to extend uninterrupted from Mt. Jordan Road to Sego Lily Drive, with separated grade crossings at major roadways, including 1300 East, 700 East, and the TRAX line as completed in 2019. The final major roadway requiring a separated crossing is State Street at 10200 South.

The Public Works Department has engaged in preliminary discussions with Steven and Aleta Fairbanks since 2017 regarding acquisition of property necessary for a pedestrian bridge over State Street. A previous attempt to secure funding through corridor preservation was unsuccessful as those funds are specifically earmarked for roadway purposes, rendering trail bridge acquisition ineligible.

CURRENT STATUS: The Fairbanks currently own the parcel located at 10101 South State Street (Parcel ID #28-07-352-011-0000) and have indicated interest in selling a portion of their property to facilitate their pending development proposal. Sandy City requires approximately 6,379 square feet of land to accommodate necessary infrastructure including:

- Ramp system for the pedestrian bridge (similar in design to the existing pedestrian bridge at 6200 S and 2700 W)
- Road widening to add a right-turn pocket
- A 10-foot-wide trail
- Sight triangles

PROPOSED AGREEMENT: An agreement has been negotiated wherein the Fairbanks will sell 6,379 square feet of their property to the City at the 2024 Salt Lake County appraised value of \$32.33 per square foot, totaling \$206,233.07. The Fairbanks have proposed seller financing to facilitate tax planning, structured with an initial payment of \$20,000 due by September 30, 2025, and the balance (\$185,102) financed over 10 years at a fixed interest rate of 2.8%, reflective of the municipal bond rate as of Fall 2024. Annual payments of approximately \$21,243.85 will be due on each anniversary thereafter, resulting in a total payout of \$232,438.07 including interest. Sandy City will handle escrow and recording fees with First American Title as stipulated in the purchase agreement.



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RECOMMENDATION: Public Works believes this agreement represents an exceptional opportunity for Sandy City to secure critical right-of-way required for the Dry Creek Trail's future expansion and State Street bridge crossing. It also provides equitable terms for the Fairbanks, aligning with their development goals.

We recommend the RDA Board approve the proposed agreement, authorize the initial \$20,000 payment by the City, and commit the RDA to assuming responsibility for subsequent annual payments as outlined.