



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Pharm 106 Subdivision (Preliminary Subdivision Review)
1010 E. 10600 S.
[Community #12]

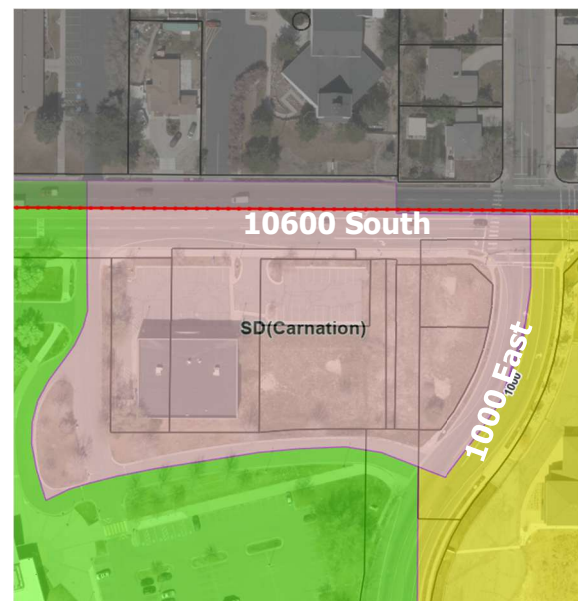
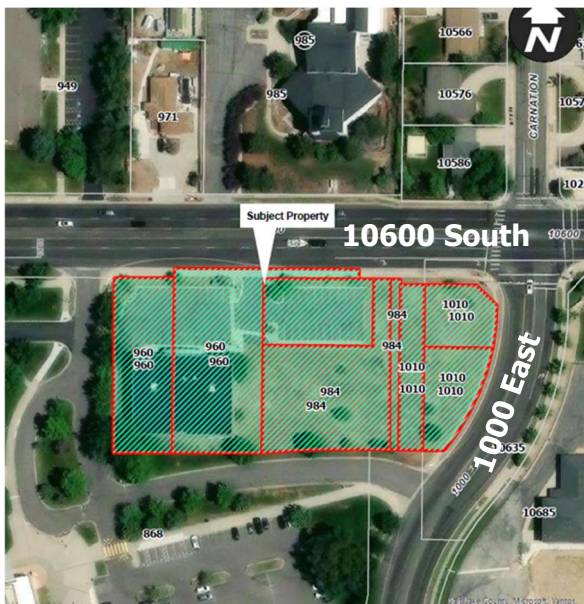
SUB04082026-007192
SD (Carnation) Zone
2 Lots, 1.84 Acres

Public Meeting Notice:

This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant, Clayton England with Hyperion Architects (representing the property owner, Jessica Merchant with Liberty Drug, LLC & Nupetco Associates, LLC), is requesting preliminary subdivision for the property located at approximately 1010 E. 10600 S. The subdivision proposal consolidates several existing parcels into two (2) developable commercial lots. The previously developed retail building (recently occupied by Dollar Tree) is situated on Lot 2, and a new commercial site plan for Liberty Drug is proposed on Lot 1 (see the related file SPR03232026-007171).



Property Case History	
Case Number	Case Summary
R-97-06	Rezoning property to Convenience Commercial (CvC), August 1997
CODE-04-04	Rezoning property from CvC to SD-Carnation, May 2004
SPR-04-20	Site Plan Review for 106 th South Retail Center, Phase 1, Big 5 Sports, September 2004
CODE-10-19-5752	Amendments to the SD-Carnation zone to allow Pharmacies and Medical Offices as permitted uses in the zone and to reduce the code required landscaped front yard setbacks from 10 feet to 8 feet. Approved December 2019
SPR-08-19—5704	Site Plan Review for Jolley Pharmacy, February 2020

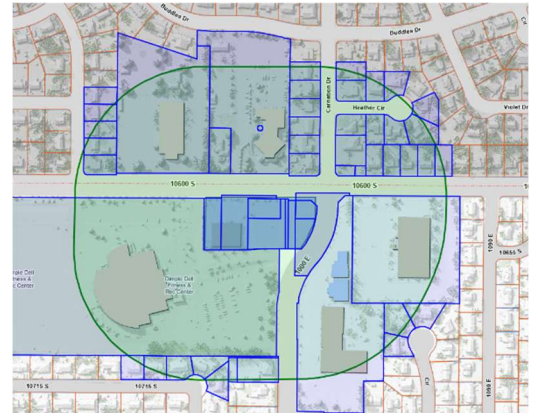
Background

The subject properties included in the subdivision total approximately 1.84 acres. Lot 1 (to the West) includes 0.98 acres and the existing commercial building, and Lot 2 includes 0.86 acres and is currently vacant.

The property is bordered by the Salt Lake County Dimple Dell Recreation Center to the west and south in the OS zone, residential development in White City to the north, and a church and former Challenger School site to the east in the R-1-8 zone.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal on August 10, 2026. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall. A public notice sign was also posted to the property 10 days prior to this public meeting.



Analysis

Subdivision

This proposal will create two (2) commercial lots as stated above. The public street of 1000 East was vacated several decades ago and rerouted to its current location. The vacation did not vacate the public utility easements nor relocate the utilities that used to be within this road. This is included in the plat as an eighty (80) foot public utility easement along with other easements which dictated building placement on Lot 2. A four (4) foot public street dedication on the north side of the subdivision and a one (1) foot public street dedication on the east side is also proposed.

Staff Finding: Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the SD (Carnation) Zone. Where a fifteen (15) foot landscape is typically required along street frontage, the zone allows a reduction to eight (8) feet along 10600 South.

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with the City on the final dimensions of the easements to be shown on the plat but recommend that a minimum of fifteen (15) feet be provided along the public street frontages.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure compliance with required utility easements, dedication and building setbacks to facilitate the construction of the associated

proposed site plan and building.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Pharm 106 Subdivision at approximately 1010 E. 10600 S. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured for commercial lots and the proposed new lots will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the SD (Carnation) Zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That additional public right of way dedication of four (4) feet be provided for 10600 South Street, and one (1) foot along 1000 East Street.
2. The applicant continue working with staff on the final dimensions for PUE's, but that a minimum of fifteen (15) feet be required along the public street frontages.
3. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:



Clinton Spencer, AICP
Development Services Manager

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