



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Liberty Drug (Site Plan)
1010 E. 10600 S.
[Community #12]

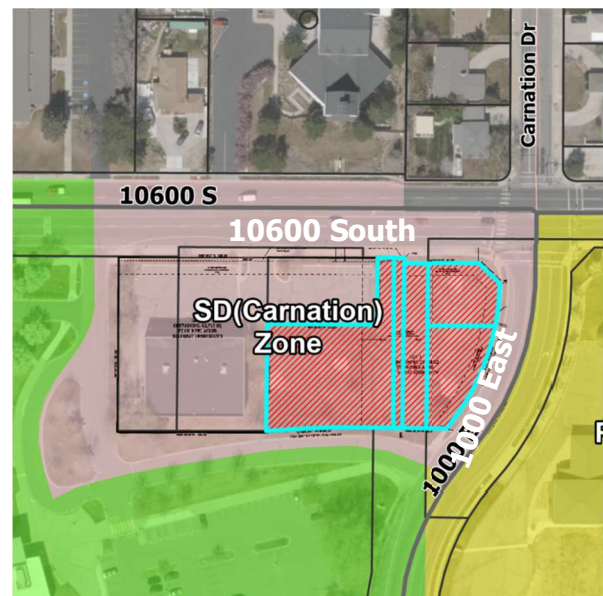
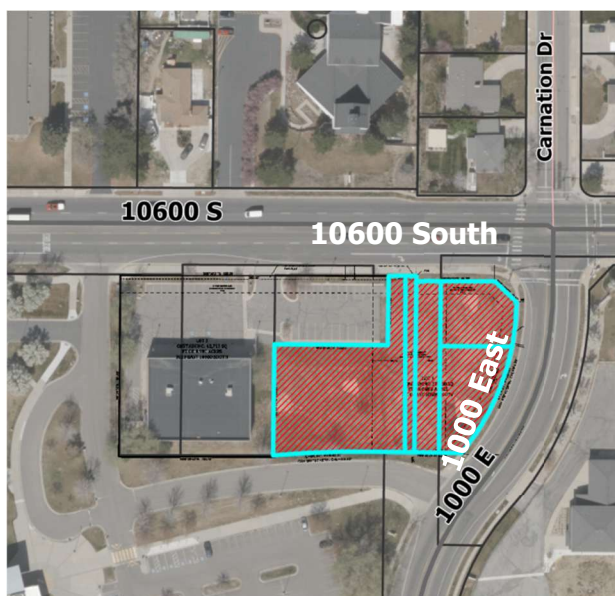
SPR03232026-007171
SD (Carnation) Zone
2 Lots, 1.84 Acres

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 site plan review for the property located at 1010 E. 10600 S. The proposed site plan includes a 10,264 square foot commercial building along with parking and landscaping for the building.



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 site plan is on Lot 2 of the proposed Pharm 106 Subdivision which is currently vacant. The new building will complete the commercial site and is situated to the East of the existing commercial building (formerly Big 5). The layout of the site plan is largely affected by the existing public utility easement left over when a portion of 1000 East was vacated.

The property is bordered by the 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.

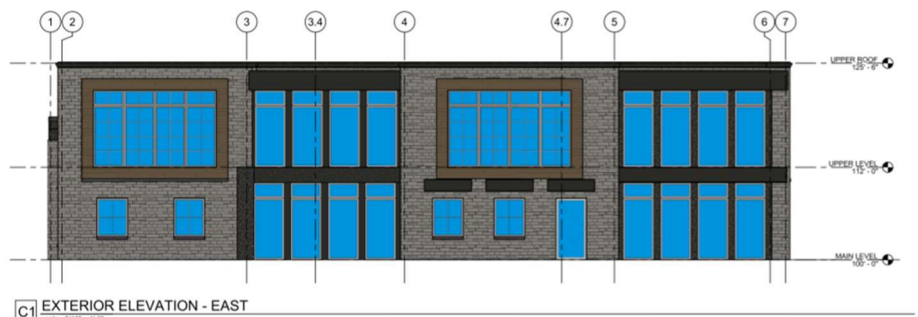
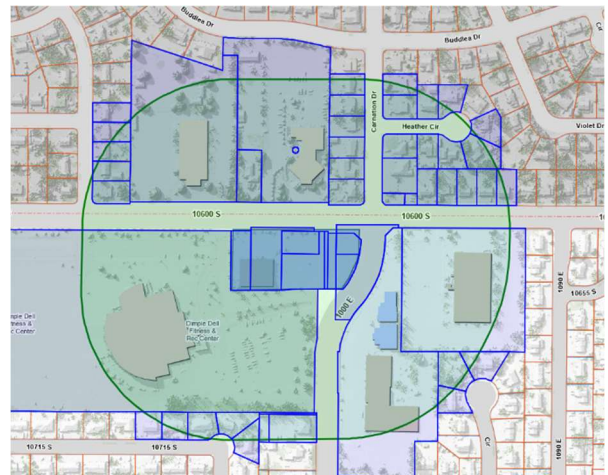
Analysis

Site Plan

The project is located in the SD (Carnation) zone which is a commercial zone. The Architectural Design Standards of the City will also need to be complied with.

The proposed building is the future home of Liberty Drug. It includes a retail and warehouse area for the business, which is a full-service compounding pharmacy. The building is twenty-five feet, six inches (25'6") tall and includes 10,264 square feet. The elevations show a mixture of stone veneer, faux wood paneling, and metal paneling on the exterior elevations. Several windows and doors are proposed along with some metal awnings that protrude from the structure. The primary elevation faces East towards 1000 East, where the main entrance is located.

Parking for the structure is provided as well with thirty (30) total spaces. Access to the building is provided from both 10600 South via shared access with the existing commercial building, and another entrance from 1000 East via a private driveway.



For landscaping, 13,756 square feet (29% of the site) is provided, which includes improvements to the parkstrip along both public street frontages, and interior landscaping to beautify the site.

Zoning and Land Use

Staff Finding: The SD (Carnation) zone allows pharmacy (including ancillary compounding) as a permitted use in the zone. Therefore, only Commercial Site Plan Review is required from the designated land use authority, the Sandy City Planning Commission, to entitle this project.

Site Access and Vehicle Parking

Staff Finding: As mentioned, there are two (2) accesses from public streets. Additionally, adequate parking has been provided with two (2) stalls in excess. The applicant will need to demonstrate the need for additional parking as part of the final review process, where up to ten (10) percent increase can be administratively approved.

The parking is located in front of the building on both street frontages, which is not compliant with the Architectural Design Standards. However, the Planning Commission may approve a variation to allow parking as proposed. Due to the location of the existing easements, staff supports a variation to allow the parking to occur as proposed.

Architectural Design Standards

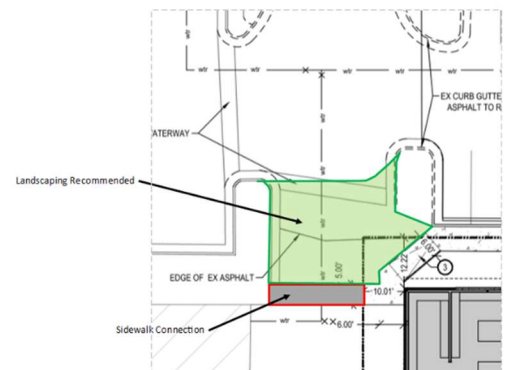
Staff Finding: The applicant is proposing three (3) main finish materials, stone veneer, metal paneling, and faux wood. Additional metal flashings and features are also provided. The front and sides (East, South and North façades) include several features such as several large window openings, metal awnings over windows and doors, and changes in the exterior finishing materials. However, the West facing façade is lacking in the same architectural interest and design.

With the retail portion of the structure towards the front of the building facing East, the applicant has proposed to place the warehouse portion of the building to the West, which portion includes much less architectural detail in regards to offsets, fenestration, and interest. Staff recommends the applicant work with staff to add features to the warehouse portion of the structure which include additional articulations at a minimum spacing of twenty-five (25) feet, window coverings, material changes, roof top elevation changes and the like according to the Architectural Design Standards (ADS) to bring that portion of the building into compliance. All rooftop appertunances and utility services to the building shall also be appropriately screened.

	METAL PANEL MOZ DESIGNS IW 1.5" HAT CHANNEL SYSTEM COLOR: PATINA 212D BLENDZ/PATINA
	STONE VENEER BEEHIVE BRICK & STONE COLOR: TBD
	FAUX WOOD PANELING KNOTWOOD - CLADDING 6" (ST) KEC150 COLOR: LIGHT OAK
	FLASHING / METAL FASCIA METAL ERA - DESIGN SERIES FASCIA: SHADOW LINE 8.5" COLOR: DARK BRONZE

Landscaping

Staff Finding: The applicant is providing twenty-nine (29) percent of the site in landscaping. Improvements along 10600 South and 1000 East are proposed in the parkstrip, and onsite improvements are also provided including landscaped parking islands, a retention area, and foundation landscaping along the front of the building. There are some areas that do not comply with live growth coverage that will require additional plantings, and some modifications to parking islands to ensure adequate landscaping widths. In addition, there is an area on the Southeast side of the building adjacent to the access where an additional landscape island is required by the ADS to provide a landscaped island on each end of the parking stalls. There is an area between the existing commercial building and proposed where a street access was previously going to be placed. Because of the building placement for Liberty Drug, this street connection is now moved to the East side of the project which leaves an awkward remnant of asphalt between the two buildings. Staff recommends, not requires, that the applicant work with the adjacent site and owner to remedy this area by installing additional landscaping and connecting the sidewalk to enhance the site and provide better pedestrian connectivity.



City Department Reviews

Staff Finding: *City department review of the Commercial Site Plan Review plans and documents submittal are being done concurrently with the writing of this report. A standard condition of approval will specify that all reviewing City Departments and Division's standards, specifications, and conditions, will be met and will be detailed in the future review processes with City Staff.*

Staff Concerns

- **Building design** – The building complies with ordinance in regards to finishing materials, and most of the elevations include the required amount of design to comply with the ADS. However, there are some aspects of the building that will require additional modification to bring all sides of the building into compliance.

Staff Recommendations

Staff recommends that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Liberty Drug at 1010 E. 10600 S. in the SD (Carnation) zone based on the following findings and subject to the following conditions:

Findings:

1. With a few additional modifications the applicant will meet the intent and substantially comply with most of the applicable Sandy City Architectural Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the SD (Carnation) Zone.
3. That this pharmacy will enhance the services for current Sandy City residents and visitors alike.
4. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.
3. That the developer be responsible to meet all provisions of the (SD) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan Review.
4. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.
6. The applicant continues working with staff on ADS compliance for all sides of the building.
7. That the Planning Commission recommend approval of locating parking in front of the building as opposed to the side or rear.
8. That the applicant will consider staff's recommendation to modify the space on the north side and between the commercial buildings to include more landscaping and sidewalk connectivity.

9. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SPR03232026-007171 Liberty Drug Site Plan

Exhibit "A"
See the attached file for full information

