



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	June 19, 2025
PROJECT NUMBER:	C25-00006
REQUEST(S):	A petition for approval of a Conditional Use Permit for a Pharmacy located in the Downtown Zoning District, Station Subdistrict.
ADDRESS:	239 West 2100 South
PROPERTY OWNER:	MNG Interpointe, LLC; MNG II LP; SFIG Homechoice, LLC
APPLICANT:	Genoa Healthcare LLC represented by Kyle Davis
TYPE OF APPLICATIONS:	Administrative – Conditional Use Permit

SUMMARY

Genoa Healthcare is the nation's largest provider of behavioral health pharmacy and clinical services for individuals with behavioral health and other complex, chronic health conditions. Their existing pharmacy, located in Salt Lake City, plans to relocate to South Salt Lake by July 2025. The proposed pharmacy will be in the InterPointe Shopping Center, located at 239 West 2100 South in the Downtown (DT) District, Station Subdistrict. Pursuant to [§ 17.03.010](#), a Pharmacy is a Conditional Use in the Downtown District.

The Land Use and Development Code defines Pharmacy as “any place where a state-licensed pharmacist (a) dispenses drugs, (b) provides pharmaceutical care, or (c) processes or handles drugs for eventual use by a patient. A Pharmacy does not include production of federally regulated substances, nor the sale of Cannabis or Cannabis related products.”¹ The image to the right, taken from Google Earth, shows the location of the proposed Pharmacy in the context of the surrounding vicinity.



The Planning Commission is the Land Use Authority over all Conditional Uses.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve a Conditional Use Permit for a Pharmacy located at 239 West 2100 South in the Downtown District - Station Subdistrict. Staff's recommendation is based upon the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	SIZE OF PROPERTY
Downtown - Station Subdistrict	Retail	Downtown	3.12 Acres (135,907.2 sq. ft.)

¹ [§ 17.01.010](#)

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

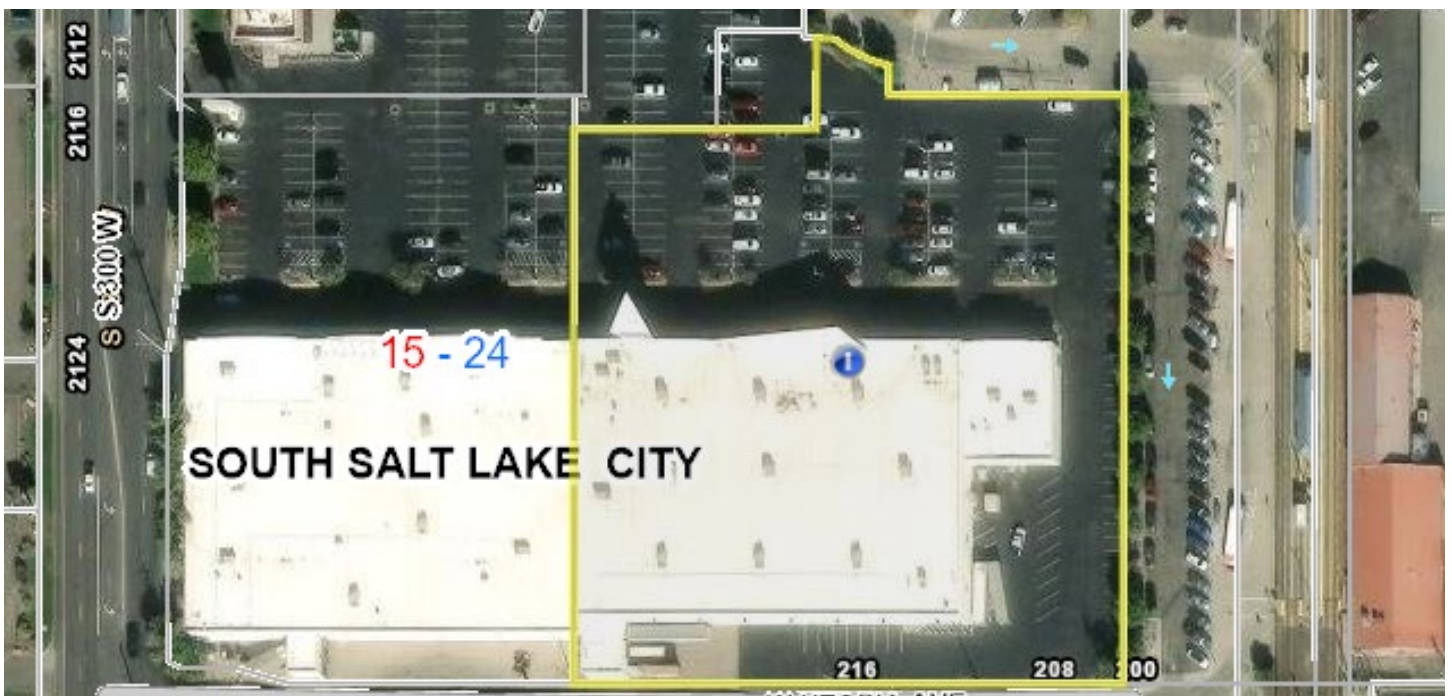
Location: 239 West 2100 South

Surrounding Land Use Districts: Downtown

Existing Zoning Map:



Existing Parcel Lines:



Existing Site Conditions:

The following images, taken from Google Earth, show the site's existing conditions:



Figure 1: Looking south from the parking lot.



Figure 2: Looking south from 2100 South.

PLANNING COMMISSION AUTHORITY

§ 17.11.030 Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering, or amending a Subdivision Plat; **Conditional Use Permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS

Land Use & Neighborhoods Goal 1:

Continue to welcome new residents and businesses into South Salt Lake.

Analysis: The proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

CONDITIONAL USE REVIEW STANDARD

Utah Code Ann. [§ 10-9a-507\(2\)](#) sets forth the following standard of review for conditional uses:

- (a)
 - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
 - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code [Chapter 17.05](#) sets forth the following standard for review for conditional uses:

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
- 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;

3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
5. Meets the applicable Development Standards requirements;
6. Conforms to the Design Guidelines and the design review process established for that district;
7. Requires additional conditions of approval;
8. Complies with the Construction Codes; and
9. Pertains to land for which all tax assessments have been paid

- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
- D. The land use authority is the Planning Commission for Conditional Use Applications.

ORDINANCE ANALYSIS & CONDITIONAL USE REVIEW

The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in [§ 17.05.020\(C\)](#).

There are certain Uses that, because of unique characteristics or potential impacts on the city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.

The following table is an analysis of the General Conditional Use Standards review criteria against the Applicant's proposal. As part of the Conditional Use Permit Application, Genoa Healthcare provided a written response to the criteria, which is attached as **Exhibit C**.

Review Criteria	Analysis of Proposal
Size and location of the Site	COMPLIES – The subject property is a 3.12-acre (135,907 sq. ft.) parcel in the Downtown District, Station Subdistrict. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south, which provides several access points. Adjacent parcels share the same zoning, ensuring consistency with surrounding land uses.
Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	COMPLIES – Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic may be handled within the existing parking and circulation areas. Therefore, no additional traffic mitigation measures are required.
Utility demand and available capacity, including stormwater retention.	COMPLIES – All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity. The overall site design will not be disturbed. The City Engineer is not requiring the Applicant to alter the existing stormwater retention system.
Emergency vehicle access and anticipated average and peak day demand.	COMPLIES – Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing

	building will remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business uses.
Location and amount of Off-Street Parking.	COMPLIES – SSL Code § 17.06.160 requires four parking stalls per 1,000 square feet of floor area for a Pharmacy use. Based on the size of 1,558 square feet, the proposed Pharmacy requires a minimum of seven off-street parking stalls. The subject site includes an existing shared parking lot with sufficient capacity to accommodate this requirement. No additional parking or reconfiguration of the existing lot is needed to support the Pharmacy.
Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	COMPLIES – The site’s internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	COMPLIES – Existing landscape areas will not be altered as part of this proposal. The proposed pharmacy use will not produce new external activities (e.g., outdoor storage) that warrant additional buffering.
Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	COMPLIES – The 1,558-square-foot suite occupies part of an existing multi-tenant building. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
Usable Open Space.	Not applicable.
Signs and lighting.	<p>See Conditionals of Approval 2 – The Applicant has the option to add their business name to the existing shopping center monument sign. However, Genoa Healthcare does not advertise its business to the public and will not add their business name to this existing signage. The Applicant has indicated that they will have window decals on the entry door and storefront windows.</p> <p>For each ground floor occupancy of a Building, not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each Sign shall not exceed a maximum area of four square feet.</p>
Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	Not applicable.
Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	COMPLIES – All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site.
Control of delivery and service vehicles, loading and unloading zones.	COMPLIES – The pharmacy will not change the existing delivery, service, or loading areas of the subject site.

Generation and Screening of waste.	COMPLIES – Waste enclosures are already provided as part of the building’s amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants.
Recycling program and pickup areas.	COMPLIES – Existing recycling exists within the building. No additional space or program modifications are necessary.
The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	COMPLIES – Because the majority of pharmacy purchases are mailed, the Applicant’s impacts to the surrounding area are minimal.
The impacts of the Use on public property and environmentally sensitive lands.	Not applicable.
Hours of operation, delivery, and activity.	COMPLIES – The pharmacy will operate from 7:30 AM – 4:00 PM, Monday – Friday.
Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	COMPLIES – The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mailed to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
Demand for public infrastructure or services.	COMPLIES – The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer, or other public services.

STAFF RECOMMENDATION

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission approve the Conditional Use Permit for a pharmacy located at 239 West 2100 South in the Downtown District - Station Subdistrict based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The subject property is located at 239 West 2100 South in the Downtown District – Station Subdistrict.
2. The subject property contains 3.12 Acres (135,907.2 sq. ft.).
3. A Pharmacy requires Conditional Use Permit approval from the Planning Commission in all zoning districts.
4. On May 13, 2025, Kyle Davis, on behalf of Genoa Healthcare, applied for a Conditional Use Permit to establish a Pharmacy.
5. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft.
6. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south.

7. Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic as a result of in-person pickups is handled within the existing parking lot.
8. All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity.
9. Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing building remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business use.
10. Based on the size of 1,558 square feet for the proposed Pharmacy and the zoning requirement of four parking stalls per 1,000 square feet, the Applicant must provide seven off-street parking stalls. The existing shared parking lot provides sufficient capacity to meet this requirement.
11. The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
12. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
13. Genoa Healthcare does not advertise its business to the public. Future signage will consist of window decals on the entry door and storefront windows.
14. All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site. Because the majority of pharmacy purchases are mailed, the Applicant's impacts on the surrounding area are minimal.
15. The pharmacy will not change the existing delivery, service, or loading areas of the subject site.
16. Waste enclosures are already provided as part of the building's amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants.
17. Existing recycling exists within the building. No additional space or program modifications are necessary.
18. The pharmacy will operate from 7:30 AM – 4:00 PM, Monday – Friday.
19. The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mailed to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
20. The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer or other public services.
21. The proposal supports Land Use & Neighborhoods Goal 1 of the General Plan in that the proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

Conclusions of Law:

1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake *Land Use and Development Code* Title 17.
2. The use, as conditioned, will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The use, as conditioned, does not compromise the health, safety, or welfare of any person in South Salt Lake City.
4. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.
2. The Applicant shall obtain a Sign Permit prior to installation of any signs. Not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each sign shall not exceed a maximum area of four square feet.
3. The pharmacy's hours of operation are limited to 7:30 AM - 4:00 PM, Monday through Friday.
4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the Pharmacy use.
5. All items of this Staff Report.

PLANNING COMMISSION OPTIONS**Option 1: Approval**

Move to approve the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Exhibits:

- A. Draft Conditional Use Permit
- B. Site Plan
- C. Applicant's Response to CUP Criteria

WHEN RECORDED PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 239 West 2100 South

Use: Pharmacy

Zone: Downtown - Station Subdistrict

APN: 15-24-203-015-0000

Fee Title Owner: MNG Interpointe, LLC; MNG II LP; SFIG Homechoice, LLC

File Number: C25-00006

Date: June 19, 2025

LEGAL DESCRIPTION

BEG S 0°04'30" E 29.98 FT & S 89°58'51" E 14 FT & S 0°04'30" E 181.66 FT & S 89°58'51" E 267.98 FT FR NW COR LOT 9, BLK 39, 10 AC PLAT A, BF SUR; S 89°58'51" E 158.21 FT; N 0°14'39" E 59.48 FT; S 86°51'30" E 12.24 FT; SE'LY ALG A 100FT RADIUS CURVE TO L 39.2 FT; S 0°09'39" W 18.85 FT; S 89°53'41" E 153.98 FT; S 0°04'30" E 383.75 FT; S 89°57'05" W 359.59 FT; N 0°05' W 361.57 FT TO BEG.

Permit Issued to: Genoa Healthcare LLC
707 South Grady Way
Suite 400
Renton, WA 98057

Findings of Fact:

1. The subject property is located at 239 West 2100 South in the Downtown District – Station Subdistrict.
2. The subject property contains 3.12 Acres (135,907.2 sq. ft.).
3. A Pharmacy requires Conditional Use Permit approval from the Planning Commission in all zoning districts.
4. On May 13, 2025, Kyle Davis, on behalf of Genoa Healthcare, applied for a Conditional Use Permit to establish a Pharmacy.

5. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft.
6. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south.
7. Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic as a result of in-person pickups is handled within the existing parking lot.
8. All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity.
9. Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing building remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business use.
10. Based on the size of 1,558 square feet for the proposed Pharmacy and the zoning requirement of four parking stalls per 1,000 square feet, the Applicant must provide seven off-street parking stalls. The existing shared parking lot provides sufficient capacity to meet this requirement.
11. The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
12. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
13. Genoa Healthcare does not advertise its business to the public. Future signage will consist of window decals on the entry door and storefront windows.
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17. Existing recycling exists within the building. No additional space or program modifications are necessary.
18. The pharmacy will operate from 7:30 AM – 4:00 PM, Monday – Friday.
19. The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/males to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
20. The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer, or other public services.
21. The proposal supports Land Use & Neighborhoods Goal 1 of the General Plan in that the proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

Conclusions of Law:

1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake Land Use and Development Code Title 17.
2. The use, as conditioned, will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The use, as conditioned, does not compromise the health, safety, or welfare of any person in South Salt Lake City.
4. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.
2. The Applicant shall obtain a Sign Permit prior to installation of any signs. Not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each sign shall not exceed a maximum area of

four square feet.

3. The pharmacy's hours of operation are limited to 7:30 AM - 4:00 PM, Monday through Friday.
4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the Pharmacy use.
5. All items of the Staff Report.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: CUP Application
EXHIBIT B: Property Affidavit
EXHIBIT C: Site Plan
EXHIBIT D: Staff Report

FOR SOUTH SALT LAKE CITY:

FOR THE APPLICANT:

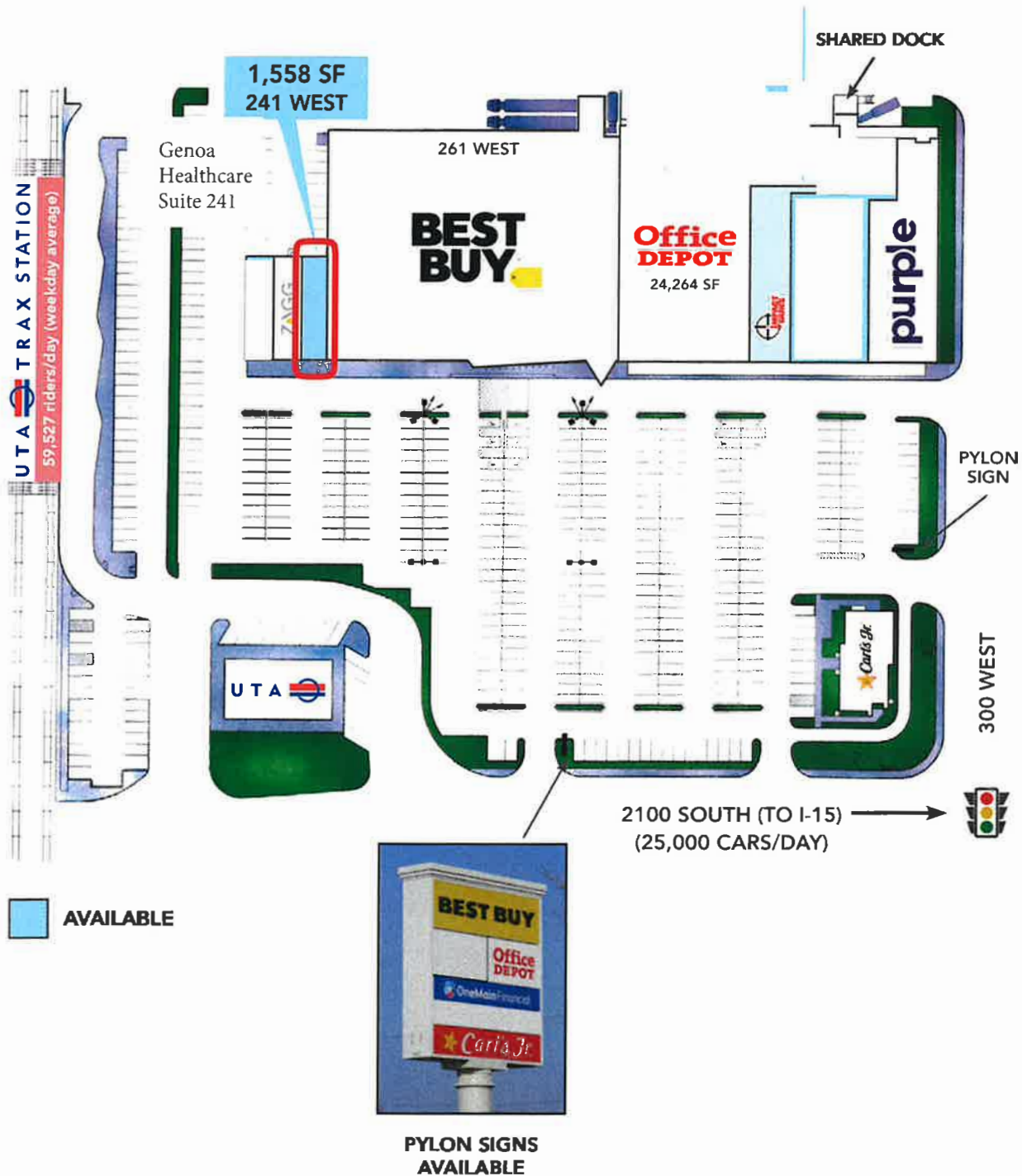
Planning Commission Chair

Genoa Healthcare LLC

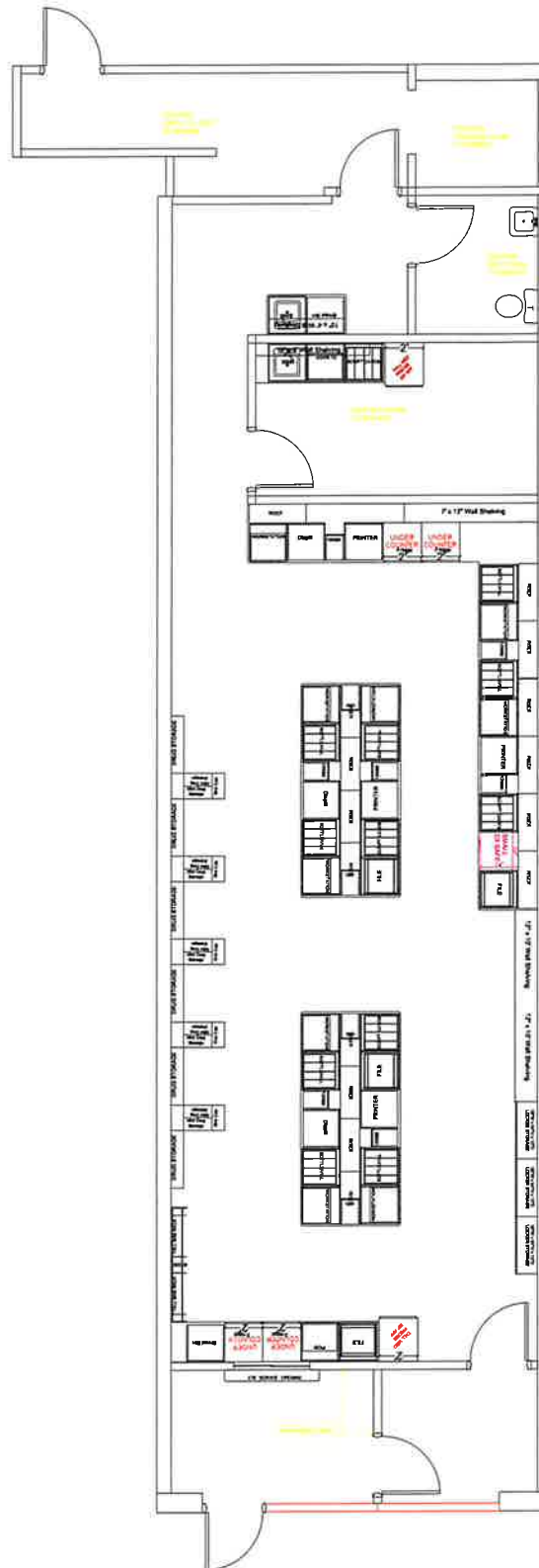
Community Development

INTERPOINTE SHOPPING CENTER

SITE PLAN



239 W 2100 S Expy Suite 241 Salt Lake City, UT 84115



GENOA HEALTHCARE
2100 S & 300 W
SUITE 241
SALT LAKE CITY, UT

GENOA
HEALTHCARE
PHARMACY
#00096

Total Leased 1558 ft ²
Pharmacy 1483 ft ²

View: floorplan
Revision: 1.0
Date: 4/25/2025



May 9, 2025

Community Development
220 East Morris Avenue, Suite 150
South Salt Lake City, UT 84115

Re: Proposed Central Fill Closed-Door Pharmacy at **239 W 2100 S Expy, Suite 241,
Salt Lake City, UT 84115.**

To Whom it May Concern:

By way of background, Genoa Healthcare® is the largest provider of behavioral health pharmacy and clinical services for individuals with behavioral health and other complex, chronic health conditions in the U.S. With more than 20 years of experience, Genoa serves over one million individuals annually across the United States and operates more than 700 pharmacies. Our pharmacies are mainly co-located within Community Mental Health Centers, Federally Qualified Health Centers, and other behavioral health centers, with several standalone pharmacies, serving local behavioral health facility consumers.

Our primary goal is to increase medication adherence for the consumers we serve. Unlike a traditional retail pharmacy, we are closed-door and only advertise our presence within clinics and other facilities where we are a contracted pharmacy partner. There is no external advertising to generate business from the general public. We dispense only prescription medication and supplies to individuals that are seen by the facilities we are contracted with for pharmacy services.

Genoa does not offer over-the-counter goods or sundries for purchase like a traditional retail pharmacy operation. Our goal is to improve the clinical outcomes for the individuals with mental illness by decreasing relapse and re-hospitalization rates. For our standalone pharmacy locations, medications are mainly delivered or mailed to our customers and on a rare occasion, an in-person pickup may occur. Genoa will have a waiting room within our suite for individuals to wait for medication pickup to ensure no loitering.

Our existing pharmacy operations plans to relocate from 145 E. 1300 S., Salt Lake City to Suite 241 in the InterPointe Shopping Center, located at 239 W 2100 S Expy in South Salt Lake. Our goal to be operational by July of this year.

Thank you for your consideration of this letter in an effort to gain approval to allow the operation of a pharmacy at 239 W 2100 S Expy, Suite 241 in South Salt Lake, UT 84115.

Sincerely,

GENOA HEALTHCARE LLC

Jarod Jackson
Director of Implementation
JJackson1@genoahealthcare.com
Phone: (785) 393-9654



May 9, 2025

Community Development
220 East Morris Avenue, Suite 150
South Salt Lake City, UT 84115

Re: TITLE 17.05.02(C) CRITERIA:
Please give a detailed response to each item below. If it does not apply, please answer N/A.

1. The size and location of the site;
239 W 2100 S Expy, Suite 241, Salt Lake City, UT 84115.
This suite is approximately 1558 SF and located at the Interpointe Shopping Center.
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area; Minimal impact. Some patients will pick up their medications on site, but this is not our primary business model.
3. Utility demand and available capacity, including storm water retention;
N/A Existing Space
4. Emergency vehicle access and anticipated average and peak day demand; N/A
5. Location and amount of off-Street parking;
We share the parking lot with Interpointe shopping center. (Identified on the Site Plan.)
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading; N/A Using existing parking lot and circulation systems. Delivery parking at the back of the building.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses; N/A
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;
Existing Building - Identified on the Site Plan
9. Usable open space;
Existing Building – Identified on the Site Plan
10. Signs and lighting;
While we have the option for adding our business to the shopping center signage, we likely will not due so due to us not advertising our business to the public. Signs/ Window Decals will be on our Entry door and Windows.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;
Existing Building, Tenant Improvement will have no impact to surrounding structures.
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site; N/A



13. Control of delivery and service vehicles, loading and unloading zones;
We don't anticipate any impact to current delivery and service vehicles.
14. Generation and Screening of waste;
We will be applying for all utility services including waste/recycling.
15. Recycling program and pickup areas;
We will be applying for all utility services including waste/recycling.
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates; N/A
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands; N/A
18. Hours of operation, delivery, and activity;
Monday-Friday 7:30 AM-4:00PM
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.
Genoa's signage visible to the general public will not indicate it is a pharmacy (it will read "Genoa Healthcare"). While we do not anticipate criminal behavior, Genoa will put into place several security measures to discourage any such behavior such as a) interior and exterior cameras, b) security gates; c) locks and d) security system.
20. Demand for public infrastructure or services. N/A

Sincerely,

GENOA HEALTHCARE LLC

Jarod Jackson
Director of Implementation
JJackson1@genoahealthcare.com
Phone: (785) 393-9654