

Attachment 1 Justification of Need

Roots Charter High School respectfully requests authorization to open a satellite campus in Kearns, Utah, serving grades 9-12 with a maximum enrollment of 300 students, targeted to open in Fall 2027 (SY 2027-2028). This request is driven by two converging needs: capacity and program design.

Enrollment Capacity. Roots is currently authorized for up to 300 students but is physically constrained to approximately 250 at its West Valley City campus. Demand has consistently outpaced this ceiling: the school has grown from 158 students in SY2016-17 to 250 in SY2026-27, a 58% increase over the past decade, including 11.6% growth in the most recent year alone. The school currently maintains an active waitlist of students seeking enrollment who cannot be served within the existing facility's physical footprint. A satellite campus would allow Roots to serve its full authorized capacity of up to 300 additional students without compromising the instructional model at the flagship site.

Program Design and Student Population. Roots serves students who are behind on credits or at risk of dropping out, through a farm-based, experiential model. Within this population, needs vary significantly in intensity. A subset of students require immediate, concentrated intervention — credit recovery and stabilization — before they are positioned to benefit from the fuller farm-based, relationship-driven programming at the primary campus. The proposed satellite is designed to function as this first point of contact: an intensive, triage-style setting focused on credit recovery and re-engagement for the students at greatest risk of dropping out. As students stabilize, they would have the opportunity to transition to the West Valley City campus for deeper involvement in the farm-based program. This tiered structure allows Roots to meet students where they are without diluting either the intensive-intervention function or the full experiential model.

Community Need. Kearns represents a distinct community not currently served by a location-convenient Roots campus. [Placeholder: Roots is in the process of compiling supporting data — including the number of current waitlisted or inquiring families from the Kearns area, and relevant at-risk/dropout indicators for the Kearns area within Granite School District — to substantiate demand in this specific community, and will supplement this narrative once that data is finalized.]

Commented [WE1]: Placeholder

Commented [WE1R2]: A few notes: I flagged the Kearns-specific data as a placeholder since you mentioned you don't have hard numbers yet — good sources to chase down before this is finalized would be (a) home addresses/zip codes of your current waitlist to show how many are already Kearns-area families, (b) Granite District or state dropout/at-risk data broken out by the Kearns feeder area, and (c) any informal signals like inquiries or community outreach specific to Kearns. That would strengthen this section and also directly feeds Attachment 5 (market analysis), so it's worth gathering once rather than twice.

Attachment 2 Educational Services Overview

The proposed Kearns satellite campus will operate as an extension of Roots Charter High School's existing charter agreement, governing board, and SCSB authorization — it will not constitute a separate LEA, but rather a second site within the same charter, subject to the same oversight, accountability, and compliance obligations as the West Valley City campus.

Students enrolled at the satellite campus will receive the full core curriculum required for a standard Utah high school diploma, aligned to Utah Core Standards, ensuring that credits and coursework completed at the satellite are equivalent to and fully transferable with those earned at the primary campus.

[Placeholder: Description of the specific instructional model/format to be used at the satellite campus — e.g., curriculum platform, credit-recovery methodology, class structure, individualized learning plans. To be finalized with the program team.]

The satellite campus will follow the same school calendar and daily schedule as the West Valley City campus, ensuring consistency in instructional time and program alignment across both sites.

The Kearns site will be staffed by its own dedicated faculty and support staff, while administration will remain combined with and overseen by the existing leadership team at the primary campus, ensuring unified academic standards, policy application, and accountability across both locations.

All core student services currently offered at the West Valley City campus — including special education, English Learner services, and counseling supports — will be available at the satellite campus, ensuring that all students, regardless of site, receive the full range of services to which they are entitled under state and federal law.

Commented [WE2]: One thing that I still need to get from the team is a better description of the educational model/format. Are we going to have a specific curriculum? will it be self-paced, or more hours?

Attachment 3—Statewide Assessment Plan

Commented [WE3]: To be completed with the help of the team.

Attachment 4—Evidence Based Instruction for Special Populations

Roots Charter High School serves a student population with significant special population representation, including students with disabilities, English Learners, and economically disadvantaged students, alongside its core mission population of students who are behind on credits or at risk of dropping out. The Kearns satellite campus will maintain the same evidence-based instructional supports currently in place at the West Valley City campus, ensuring full compliance with IDEA, Title I, and Title III requirements across both sites.

Students with Disabilities. The satellite campus will employ its own dedicated, certified special education teachers on-site, using a resource model in which students receive individualized, targeted instruction and support outside the general education classroom based on their IEP goals. To ensure consistency in service delivery, compliance, and case management across both campuses, the special education coordinator role will be shared across the West Valley City and Kearns sites, providing unified oversight of IEP implementation, evaluation timelines, and progress monitoring for all students regardless of location.

English Learners. Roots uses a push-in service model for English Learners, in which EL support is delivered within the general education classroom rather than through separate pull-out instruction. This approach maximizes the amount of time EL students spend alongside their peers in core content instruction while still receiving targeted language-acquisition support, and will be replicated at the Kearns satellite campus. This is particularly relevant given the school's EL population has grown substantially in recent years, from near zero to roughly 15-19% of total enrollment.

At-Risk and Dropout-Prevention Population. As the foundation of its instructional and behavioral approach, Roots employs the "243" behavior model across its program, an approach centered on ensuring every student feels safe and recognized. This model directly supports the school's core mission of re-engaging students who are behind on credits or at risk of dropping out, and will be implemented identically at the Kearns satellite to maintain the same evidence-based, relationship-centered foundation that has contributed to the school's improving student retention and declining transfer rates over the past several years. Given the satellite's specific role as a concentrated credit-recovery and stabilization site, the 243 model will be central to supporting the most at-risk students during this intensive phase of their education.

Additional Required Populations. [Placeholder: Description of supports for homeless/foster youth (McKinney-Vento) and additional economically disadvantaged student services, such as basic-needs case management or resource coordination. To be finalized with the program team.]

Commented [WE4]: I need to come back to this section with the help of the team.

Attachment 5—Market Analysis

(a) Target Demographics

Roots Charter High School's satellite campus will serve the same core population as the West Valley City campus: students in grades 9-12 who are behind on credits or at risk of dropping out. Consistent with the school's existing enrollment pattern, the satellite will not restrict enrollment to Kearns or Granite School District boundaries; Roots already draws students from across Salt Lake County, and the Kearns site is expected to do the same, while specifically improving geographic access for students in the southwest Salt Lake Valley.

(b) Population and Development Trends in the Area

Kearns is a densely populated, established community in Salt Lake County. U.S. Census Bureau estimates put the population at approximately 35,400 as of mid-2025 (down slightly from 36,723 in the 2020 Census), while the city's own reporting cites a higher 2025 estimate of approximately 38,455 — the discrepancy reflects differing data sources, but both indicate a large, stable youth population base. Notably, 28.9% of Kearns residents are under 18, a meaningfully higher youth share than many surrounding communities, indicating a substantial pool of school-age residents. The area's median household income (roughly \$73,000-\$87,000 depending on source) and poverty rate (7.6%) are within a moderate range, and educational attainment data shows 80.2% of adults are high school graduates or higher — meaning nearly 1 in 5 adults in the community did not complete high school, an indicator relevant to Roots' dropout-prevention mission. The community is predominantly family-oriented, with owner-occupied housing at 83.8% and an average household size of 3.54 persons, both suggestive of a stable, multi-generational residential base rather than high transiency.

(c) Nearby Competing Public Schools

The Kearns area is served by several large comprehensive public high schools operated by Granite School District, including Kearns High School (grades 9-12, approximately 2,408 students), Granger High School in neighboring West Valley City (grades 9-12, approximately 3,434 students), and Cyprus High School in Magna (grades 9-12, approximately 2,772 students). Granite School District also operates two alternative programs elsewhere in the district — Granite Connection High School (South Salt Lake, approximately 513 students) and Granite Peaks High School (Salt Lake City, approximately 541 students, K-12, serving students with significant support needs) — though neither is located directly in the Kearns area. Critically,

none of these schools offer Roots' specific model: a farm-based, experiential learning program combined with intensive, individualized credit recovery for the students at highest risk of dropping out. While large comprehensive high schools and district alternative programs exist nearby, Roots does not consider them direct competitors given the distinct and differentiated nature of its program.

(d) Enrollment Forecast and Supporting Data

The satellite campus is projected to open at 50 students and grow to 150 students by the end of its first year of operation (SY 2027-2028), followed by growth of approximately 75 students per year in each subsequent year, reaching the requested maximum enrollment of 300 by its third year (SY 2029-2030):

School Year	Projected Enrollment
SY 2027-2028 (opening)	50 → 150
SY 2028-2029	225
SY 2029-2030	300

This projection is grounded in Roots' demonstrated enrollment trajectory at its existing campus, which grew 58% over the past decade (158 to 250 students, SY2016-17 to SY2026-27) and continues to operate with an active waitlist despite being near physical capacity. Combined with the school's established practice of enrolling students from across Salt Lake County rather than a single local boundary, this supports a credible path to filling the satellite's capacity within three years.

(e) Risks, Barriers, or Regulations

The primary risk identified for this expansion is securing an appropriate facility in the Kearns area and completing the necessary zoning and land-use approvals prior to opening. Roots does not consider competition from nearby public or charter schools to be a significant risk, given that no comparable farm-based or credit-recovery-focused program currently operates in the area.

Sources:

- [U.S. Census Bureau QuickFacts: Kearns metro township, Utah](#)
- [Demographics | Kearns UT - Utah.gov](#)
- [Kearns High School - Wikipedia](#)
- [Granger High School \(Utah\) - Wikipedia](#)
- [Cyprus High School - Wikipedia](#)
- [Granite Connection High School - Wikipedia](#)
- [Granite Peaks High School - GreatSchools](#)

Attachment 6—Operational Review

(i) Debt Coverage Ratio

For each of the three years preceding this request (SY2023, SY2024, SY2025), Roots Charter High School's enrollment remained under 350 students, placing it in the tier requiring a minimum 120% debt coverage ratio for each year. [Placeholder: Debt Service Coverage Ratio for SY2023, SY2024, and SY2025, to be confirmed against the audited financial statements or AFR — a data anomaly in the available UCAP export made this figure unreliable to report directly, and the correct figures should be pulled from source documents.]

(ii) Financial Viability

Financial viability is evidenced by Roots' most recent Annual Financial Report (AFR), Annual Program Report (APR), and audited financial statements. [Placeholder: Confirmation that these documents are being submitted with the application, along with a brief summary of any material audit findings from SY2023 (1 finding) and SY2025 (2 findings) and their resolution status.]

(iii) Net Lease-Adjusted Debt Burden Ratio

Roots' facility ratio — the closest available metric to the net lease-adjusted debt burden ratio in the available financial data — was 11.77% in SY2023, 9.59% in SY2024, and 10.82% in SY2025, comfortably under the 25% threshold in each year. [Note: please confirm with your finance team that "Facility Ratio" as reported in the UCAP data is calculated the same way as the "net lease-adjusted debt burden ratio" defined by R277-552; if it is a different metric, this figure will need to be recalculated from the audited statements.]

(iv) Revenues in Excess of Expenditures

Over the four years preceding this request, Roots' financial statements report a surplus (revenues in excess of expenditures) in one of the last four years: a surplus of \$383,607 in SY2022, followed by deficits of \$3,281 in SY2023, \$200,962 in SY2024, and \$111,946 in SY2025. This does not currently meet the requirement of a surplus in at least three of the last four years. The school's governing board and director have been actively engaged in ongoing discussions regarding spending practices to address this trend. [Placeholder: Specific corrective steps taken or planned — e.g., budget adjustments, spending controls, or a timeline toward returning to surplus — to be added by the board/director, as this will be a central point of scrutiny in the application review.]

(v) Meeting the Terms of the Charter Agreement

Roots Charter High School has no unresolved issues with its charter authorizer and is currently meeting the terms of its charter agreement.

(vi) Re-Enrollment, Waitlist, or Demonstrated Demand

Using the school's re-enrollment rate for the three years preceding this request: SY2023 was 77.7%, SY2024 was 83.9%, and SY2025 was 94.4%. SY2024 and SY2025 both exceed the required 80% threshold; SY2023 falls just under it. However, this requirement can alternatively be satisfied through a demonstrated waitlist of at least 40% of annual enrollment, or through demonstrated demand supported by the market analysis (Attachment 5) — which this application already provides, given Roots' sustained enrollment growth, current waitlist, and county-wide draw. Taken together, the school's re-enrollment performance in two of the three years combined with demonstrated demand should support this requirement, though you may want to also pursue actual waitlist figures (as a percentage of enrollment) for SY2023 specifically, to close that gap with a second independent data point.