

PHOENIX ACADEMY
SITE PLAN
CITY COUNCIL MEETING
JUNE 20, 2024

Summary: Mandy Kapp (Phoenix Academy) is seeking site plan approval to create a micro-educational facility at 471 East 600 South. This is located on an existing residential parcel of approximately 0.46 acres.

ZONING: R-2 Residential

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Existing

NOTES:

Site will provide off street parking for employees. Paving will need to be provided in any parking areas.

Limited hours of operation of daytime use are expected.

Site will require a new certificate of occupancy due to change in occupancy from a single family residence to educational facility.

Improvements and occupancy will need to be coordinated with the Fire Chief.

PLANNING COMMISSION NOTES:

Recommended for approval with one condition that if the gravel area to the east of the driveway is to be used for parking then it will need to be paved consistent with City code.

It was noted that while this is listed in our code as a conditional use, Senate Bill 13 of the 2024 general session made schools a permitted use in any zone with few exceptions. Site plans must still obtain approval.

Discussions were had regarding that the County should be consulted to make sure that any changes for occupancy of the building meet the building code. Parking and accessibility should also be coordinated to ensure compliance with ADA regulations.

Drop off area in front of the house should be signed to prohibit parking during drop-off/pick-up times to prevent conflicts requiring parents to drop off students in the middle of the road.

Parking for the school is limited to staff only except for occasional evening events. Parking is to be provided in the garage and driveway. Only four staff members are expected to be working.

Only 30 to 45 students will be expected to attend this school. If larger enrollments are desired, a new site would be sought. Recesses would be staggered to prevent all of the children being outside at the same time.

Phoenix Academy Site Plan

Introduction

We are creating a micro educational entity called Phoenix Academy. Our plan is to recreate a version of the one room school house - a place where kids of different ages can come to learn together and find joy in the learning process. We believe that all children are born with the tools and talents they need to be self-driven, think critically, and focus on their community. Education should provide an encouraging environment, real accountability, challenging tasks, materials to work with, tools to find correct information, freedom to work collaboratively, and most of all, the courage to act and accomplish their chosen goals. By creating a safe space for these intelligent minds to move, communicate, make big mistakes, and grow at their own pace, we hope to help them reach toward self-actualization—the process of rising toward their full potential as whole and confident human beings.

For more information on the school, visit <https://www.phoenixacademylearners.com/>

We are currently in negotiations to run the school out of a residential property in Hyrum Utah. The school will rent the property from the owner.

The images included below are included to give a better picture of what we are doing with the property for Phoenix Academy.

1. Location of Building

The property at 471 East 600 South Hyrum, Utah 84319 will be used as a micro educational entity. On average 30-45 students (maximum of 60) will be on the premises Monday-Friday from 9:00-3:30. These operating times may vary slightly depending on pick up, drop off, and times of activities; but the hours of operation will be close to these times. There will also be parents/guides on the premises during these times to teach/manage the school day. How many adults on site will be dependent on our final enrollment numbers.

2. Traffic Circulation

Parents will drop off/pick up students in the traffic pattern shown on Image A, and the location of drop off/pickup on Image C. Traffic for pickup and drop off will come west on 600 South. Parents will pull to the nearside curb in front of the home where one of our staff will greet the student. Parents will then continue west on 600 south, and turn north on 400 East to exit. We have instructions that will be communicated to parents to make this as quick as possible so we do not disrupt traffic for longer than necessary.

We are currently estimating 30-45 students total, with a maximum of 60 students. The founders of the school have 15 children between the four of us, which means those 15 will not be part of the pickup/drop off line. Pickup and drop off will include the additional 15-30 students being dropped off each day. Most of the families have multiple children, so the traffic will not be for that many individual cars coming/going each day.

3. Height and Bulk of Buildings

See Images D and E below for a front view of the house and landscaping.

4. Provisions of off-street parking space

THIS WOULD PROBABLY REQUIRE PAINTED CURB WITH SIGNAGE FOR NO PARKING DURING DROP-OFF HOURS

This school will be one where parents drop their students off for the day, then pick them up at the allotted time. Therefore, off-street parking will only be needed for the staff of the school. The three car garage provides a large enough driveway for three vehicles. There is also a gravel patch next to the driveway to the east. This provides additional parking space for our employees. Our plan as founders is to carpool our kids as often as possible to reduce traffic and parking needs. The number of adults parking and staying at the building each day will depend on our final enrollment numbers. Two adults will always be present during business hours. Even at full capacity, the number of adults each day will not exceed four vehicles. So the parking currently in place is sufficient for the needs of the staff. See Image B For an overview of gravel parking to the right of the driveway.

GRAVEL PARKING SHALL BE PAVED 17.28.260

5. Provisions for Driveways for ingress and egress

Driveways have been poured previously and have passed inspection.

6. Provisions of Other Space on Site

The property has a large .46 acre lot that will accommodate the children during outside play/recess times. See Image C for some of the proposed improvements. The backyard will also be fully fenced which will keep the students on the property, and help with privacy for neighbors. The backyard will be landscaped with grass, fruit trees, a garden spot, possibly a small spot for smaller animals, such as chickens and bunnies (the property is zoned to allow such). There will be some sort of climbing structure, a mud kitchen, and possibly swings for the kids to play on.

7. Display of Signs Theron

We are not currently planning on displaying a sign. At a future date, the children may design a flag to hang from the front of the house.

8. Property Owner's Name & Address

The property is currently owned by Annette Francis. It is under contract with Mandy Kapp for purchase, dependent on business licensing for the school going through. The school will rent the property from Mandy Kapp.

THE BUILDING WAS DESIGNED TO BE A HOME, APPLICANT WILL BE RESPONSIBLE TO CHECK IF OCCUPANCY CHANGE WILL REQUIRE ANY ADDITIONAL CHANGES TO THE STRUCTURE AS REQUIRED IN THE BUILDING OR FIRE CODE? **9. Provisions for Fire Officials**

The main building (the house) that will be used for the school was built in 2022 and is current with regard to all building and fire codes. (See Image F for floor plans and details). The house is equipped with CO₂ detectors and fire alarms in each room. All windows and doors are up to the current building and fire code standards. In the basement all lower level windows are large enough to crawl out of and the window wells have ladders to help the students get away from the property safely and quickly in the event of a fire. There is also an outside door in the basement that leads to stairs leading to the back yard. On the main floor there are multiple doors leading outside, and large windows in every room allowing the students to escape outside, in the event of a fire. Each adult employee of the school will have a cell phone that they are able to make a call to report fires or other emergencies.

Each employee of the school will be CPR, First Aid and AED trained and certified. In case of emergency, the point of contact will be Jessica Kapp, the school's director. Her phone number is (435) 890-9734. In the event of an emergency, students and employees will evacuate the building using the closest exit point. Everyone will meet at the northeast corner of 400 E and 600 S. This place is indicated on map A with a blue star. Attendance will then be taken to make sure that each child and employee are accounted for. We plan to utilize fire drills to practice this escape plan with our staff and students.

10. Provisions for Snow Removal on Site

Snow removal from the driveway and sidewalks in front of the school will be removed by the employees of the school. Snow removal from the road will be covered by Hyrum City, just as the normal procedure for residential areas.



Image A: Aerial view of the property and surrounding neighborhood, Direction of traffic for pickup/dropoff



Image B: Satellite image overview of the lot. Front yard is fully landscaped already with a gravel pad next to the driveway for additional parking.

→ NO PARKING
DURING DROP-OFF
PICK-UP TIMES (8AM-4PM?) ←

ANY SPACE TO BE
USED AS PARKING WILL
NEED TO BE PAVED

HAVE ANY CONSIDERATIONS BEEN GIVEN TO ADA ACCESS? CAN SCHOOL EXCLUDE ADA STUDENTS, PARENTS, INSPECTORS, ETC.? STUDENTS WITH TEMPORARY INJURIES WILL STILL NEED ACCESS AS WELL.

ADA PARKING IS MINIMUM 1 STALL. VAN ACCESS/UNLOADING ZONE?

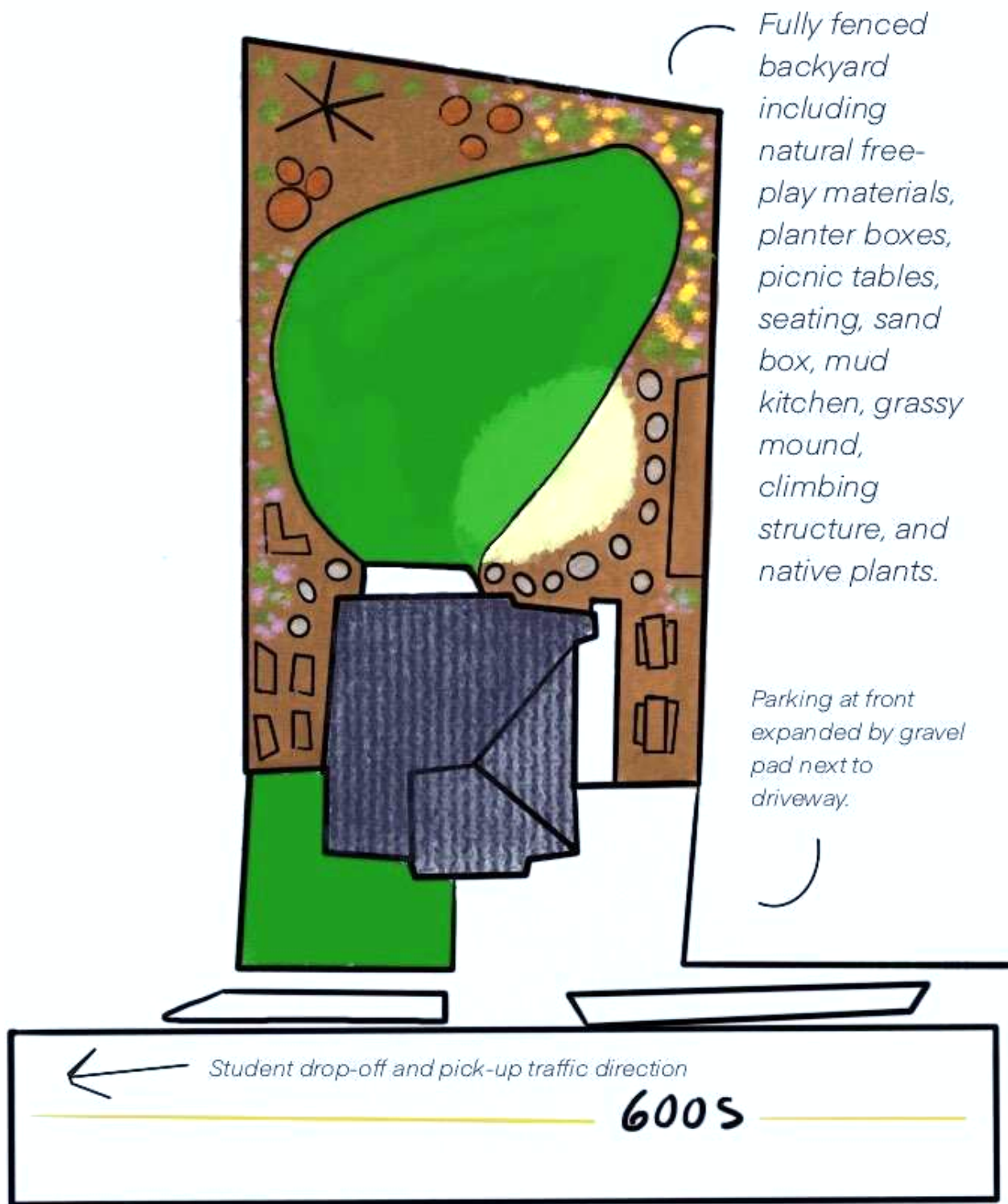


Image C: Property Site Plan - Proposed landscaping for backyard, Employee parking in front, Drop off/pickup site



Image D: Front View of House



Image E: Front yard landscaping

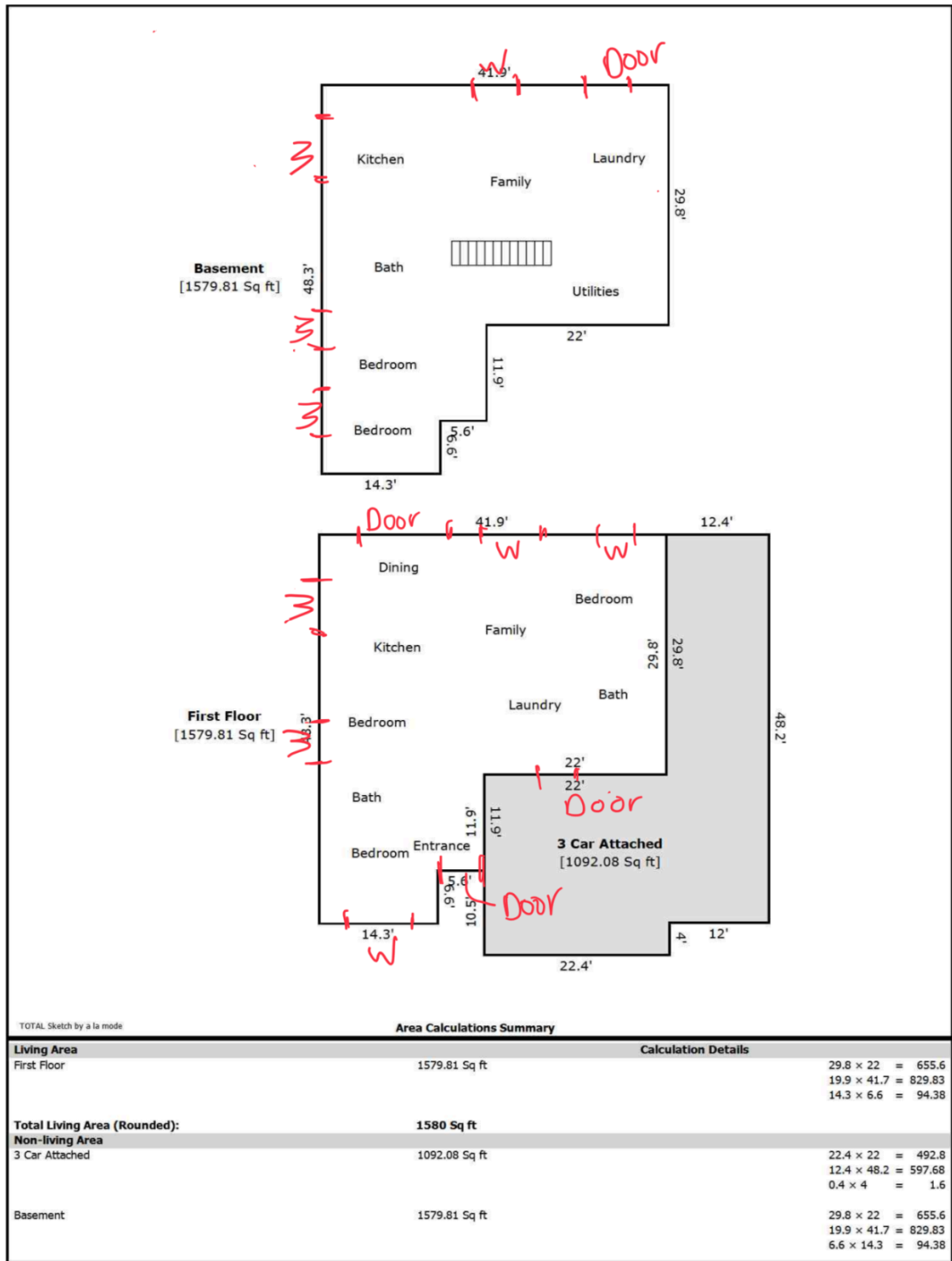


Image F: Floor plans of the house proposed for school