



# SPRINGDALE Utah

## **Memorandum**

**To:** Planning Commission  
**From:** Niall Connolly, Director of Community Development  
**Date:** June 26th, 2026  
**Re:** Grading Permit at 2501 Anasazi Way

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### **Introduction**

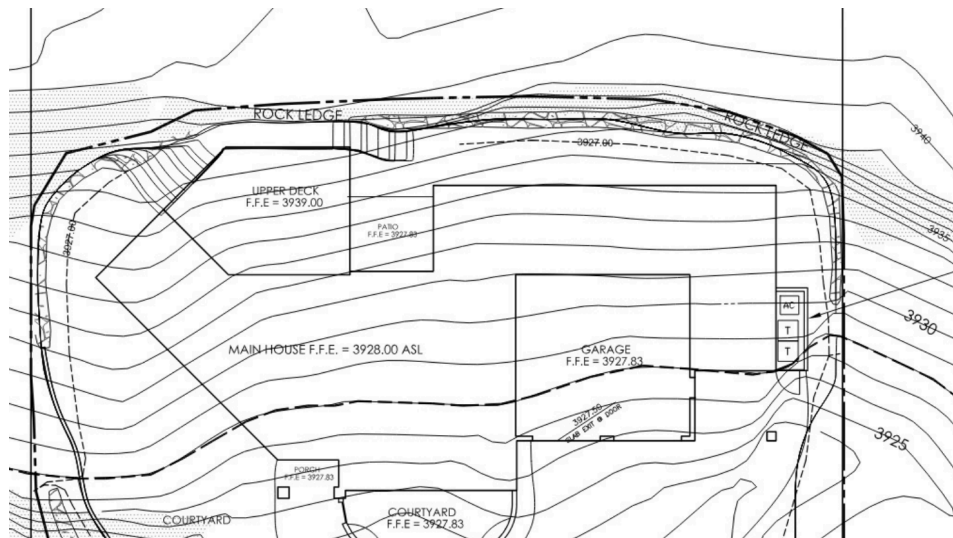
Mr. Adam Hyatt has applied for a grading permit to expand the sunken patio behind his home at 2501 Anasazi Way. Figure 1 below shows the existing patio. When the house was originally constructed, extensive excavation took place, and a cut slope of about 10 ft remains to the rear of the home. The grading plan from the original DDR is provided in figure 3 for reference. Mr. Hyatt would like to extend this excavation out closer to the property line. This would create an expanded patio.



**Figure 1. Existing patio**



**Figure 2. View from north corner looking south**



**Figure 3. Grading Plan from the original house plans**

The proposed excavation will extend close to the property line, as shown in the proposed grading plan (see figure 4 below). The proposed cut slopes do not exceed 10 ft in height. Because bedrock is present, the engineers who prepared the plan do not anticipate a retaining wall will be necessary. However, the

plans note that if bedrock is found to be absent in some locations, some sections of retaining may be necessary.

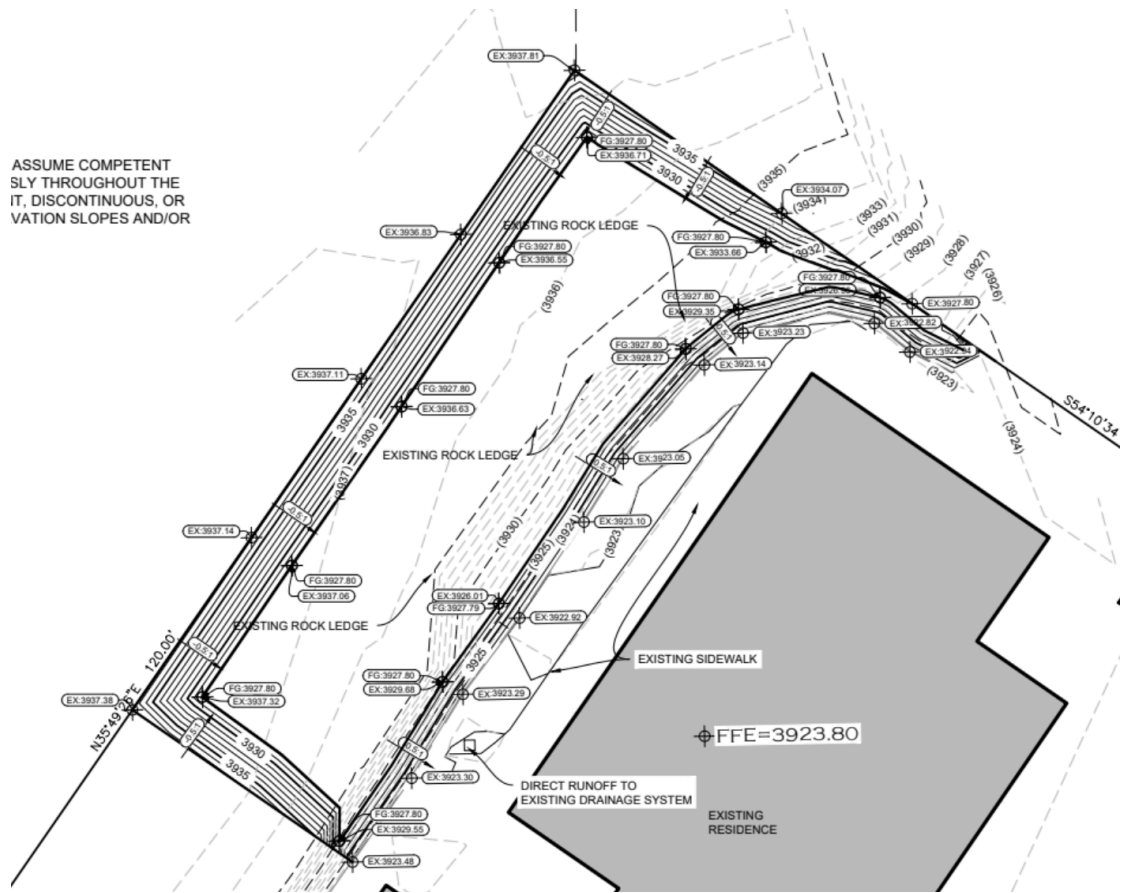


Figure 4. Proposed grading plan

**Slope Stability**

Section 10-15F-5C(9) of the Code states that where an excavation is closer to the property line than twice the depth of the excavation, an assessment of the stability of the slope must be provided. This is in order to ensure the protection of sensitive features from slope failure or collapse, either during or post construction. Usually this would be provided as part of a geotechnical report. In this instance, due to the otherwise limited scope of this proposal, no geotechnical report has been needed. Instead, the applicant has provided engineered drawings of the proposed slope, as well as stamped letter from the engineer certifying the design of the cut slope and confirming that the excavation will be monitored during construction. The letter states that the excavation will be monitored, and proposes mitigation in the event that any unexpected slope stability issues arise.

**Planning Commission Action**

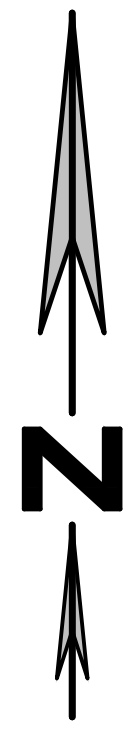
The Planning Commission should review this application, in particular for compliance with chapters 10-15B and 10-15F of the Town Code. The Planning Commission may wish to use the following sample motion language:

*The Planning Commission approves/ denies the grading permit application for an expansion of the sunken patio at 2501 Anasazi Way. This is based on the following findings:*

**FINDINGS**

The Planning Commission should also consider applying the following conditions:

1. The applicant must follow the Engineer's recommendations during construction. If loose rocks, soils or inconsistencies in the bedrock emerge during construction, the slope must be stabilized in accordance with the Engineer's recommendations.
2. In the event that a retaining wall, or sections of retaining walls are found to be necessary during construction, the applicant must submit details of the retaining wall material to the Town for approval. The material used for the retaining wall must comply with the Town's architectural standards in Section 10-16 of the Town Code.



NOTE:  
 PROPOSED GRADING SLOPES OF 0.5H:1V ASSUME COMPETENT BEDROCK IS ENCOUNTERED CONTINUOUSLY THROUGHOUT THE EXCAVATION. WHERE BEDROCK IS ABSENT, DISCONTINUOUS, OR OTHERWISE UNSUITABLE, FLATTER EXCAVATION SLOPES AND/OR RETAINING WALLS WILL BE NECESSARY.

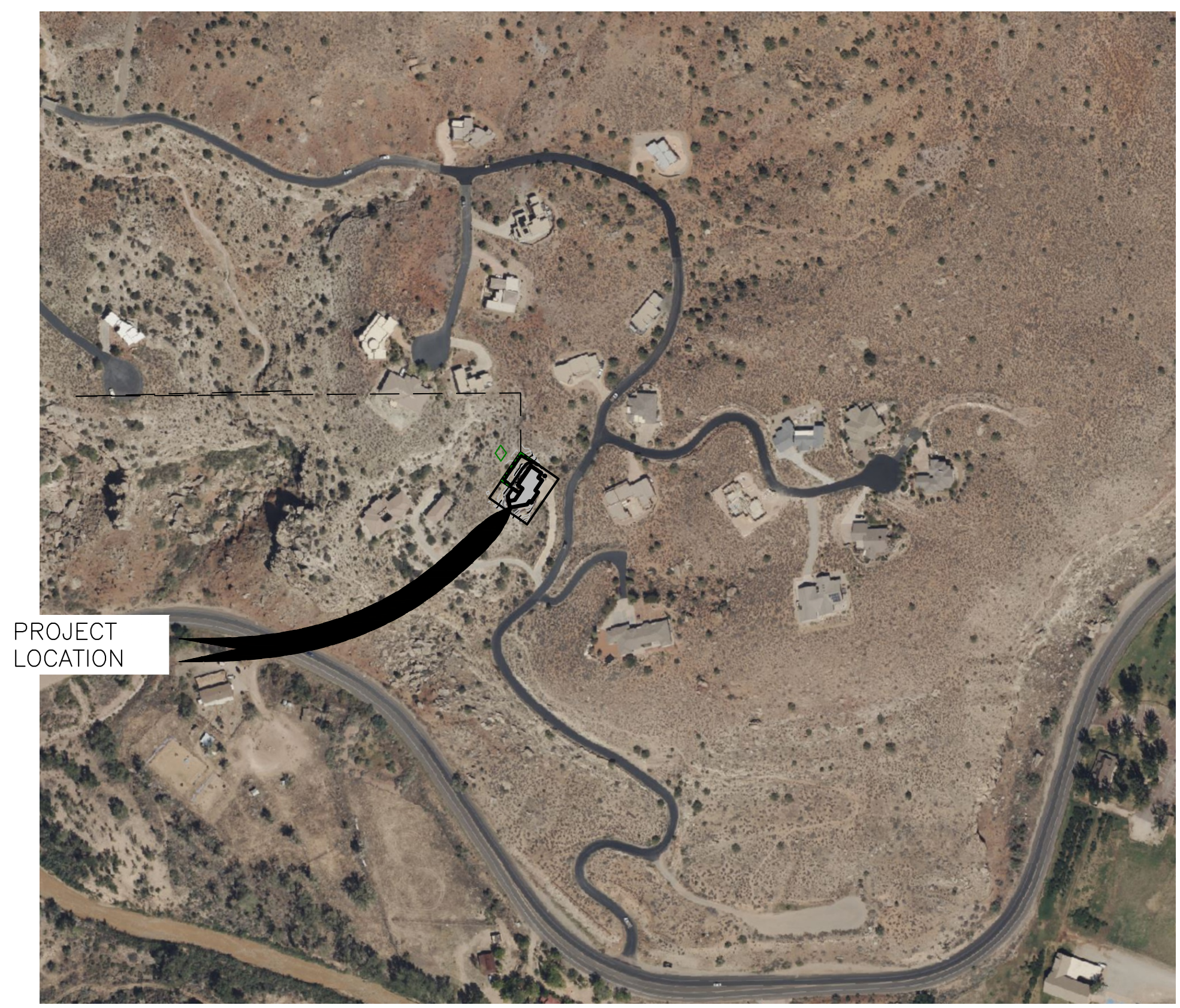


LEGEND

-----	EXISTING MAJOR CONTOURS
-----	EXISTING MINOR CONTOURS
-----	PROPOSED MAJOR CONTOURS
-----	PROPOSED MINOR CONTOURS
---	EXISTING CONTOUR LABELS
---	PROPOSED CONTOUR LABELS

GRADING PLAN

ADAM HYATT  
 LOT #10 ANASAZI PLATEAU PH 1  
 TOWN OF SPRINGDALE,  
 WASHINGTON COUNTY, UTAH



VICINITY MAP  
 N.T.S.

CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG CALL:  
 1-800-662-4111

NOTICE!  
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

CUT FILL SUMMARY

NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
EARTHWORK VOLUME	1.00	1.00	2295.00 SQ. FT.	408.98 CU.YD.	4.64 CU.YD.	404.34 CU.YD. (CUT)

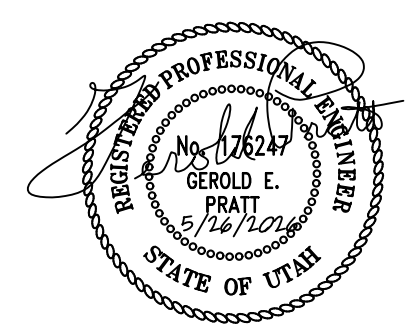
REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**PRATT ENGINEERING P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 511 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
 TEL: (435) 635-5765 FAX: (435) 635-2329

GRADING PLAN  
 FOR  
 LOT #10 ANASAZI PLATEAU PH 1  
 ADAM HYATT  
 TOWN OF SPRINGDALE, WASHINGTON COUNTY, UTAH  
 LOCATED IN SECTION 6, T42, R 10 W, S18 BM

JOB/CLIENT NO.:  
 HYATT  
 FILE NAME:  
 DATE:  
 MAY 26, 2026  
 SCALE:  
 1"=10'



# **PRATT ENGINEERING, P.C.**

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## **CIVIL ENGINEERING AND LAND SURVEYING**

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737  
FAX: (435) 635-5765 OFFICE: (435) 635-2329

June 19, 2026

Adam Hyatt

**RE: RESIDENCE LOCATED AT 2501 ANASAZI WAY, SPRINGDALE, UTAH**

Dear Mr. Hyatt,

As you know, we prepared a grading plan showing additional useable area in your rear yard area. The city is asking for additional documentation regarding the soil suitability of the cut slope.

We expect substantial sandstone rock at the excavation site. We will monitor the excavation operation and if loose soils or soils other than rock are exposed, we will flatten the slope to a safe slope (1-1/2:1 or flatter) or provide a retaining wall to stabilize the slope. A retaining wall could be reinforced concrete or masonry, or a rock gravity wall could be considered.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.  
Principal

