



Mona City  
Planning & Zoning

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## February 5, 2025 Planning and Zoning Work Session Minutes

**Members Present:** Chair Dennis Gardner  
Commissioner Nate Ciezslak  
Commissioner Ed Newton  
Commissioner Mike Stringer  
Commissioner Kevin Young

**Members Absent:** none

**City Council Member Present:** Council Member Kevin Squire

**Others Present:** Secretary Lori Henrie, Water & Gas Operator Chad Phillips, Sewer Operator Jeff Elbert, R6 Community Advisor Shay Morrison, Richard Hatfield, Jeff Kay, Tyler Keyte, Shawna Keyte

Planning and Zoning Chair Gardner called the Work Session to order at 7:00 p.m.

### **Minutes:**

The objective of the work session is to discuss a development question on a proposed subdivision.

Chair Gardner began the meeting addressing the questions submitted by Apex Engineering regarding the installation of a lift pump system in the proposed East Hill Meadows Subdivision. He directly asked Richard Hatfield about the location of the proposed lift pump stations and the discharge lines. Mr. Hatfield first inquired whether septic systems were permitted within the city limits. Chair Gardner replied that septic systems were allowed only if they were located more than 300 feet from the connection. Mr. Hatfield explained that they were considering either a septic system or a 2-inch discharge line from each house on lots 6 and 7, which would pump wastewater to a gravity line that would then flow into the sewer system. The discharge line would be placed in an easement along the lot lines, not in the city's right-of-way. The current elevation on the property is 8 feet but near the edge of lot 5, it drops to about 6 feet, continuing to decrease further.

Secretary Henrie inquired whether lots 6 and 7 would still accommodate the irrigation pond. Mr. Hatfield confirmed that the pond would still be in place but clarified that the drawings presented were only as an exhibit to help clarify his questions. He also mentioned ongoing negotiations with neighbors across the street from the property to dedicate the right-of-way, which would include adding two lots on their side.

Mr. Hatfield then asked if it would be acceptable to install two pump systems, two septic systems, or now four pump systems or four septic systems should the neighbor wish to develop his property as well. Commissioner Newton raised concern about whether a 2-inch pump would create a bottleneck for each lot. Mr. Hatfield responded that it would not. He explained that the details of the plat have not been finalized but emphasized his preference for the 2-inch discharge system, as it is forced all the way to where it is gravity fed. The proposal includes discharging the 2-inch lines into a 6-inch line, as three homes will be connected to that line.

Commissioner Newton clarified that each of the three homes would have a separate 2-inch discharge line leading to the 6-inch line. Mr. Hatfield confirmed that the system wouldn't work by gravity like normal. Mr. Hatfield then asked home builder, Jeff Kay if he had experience installing pump systems. Mr. Kay responded that he had installed pump systems for septic tanks, specifically for basement drainage, with gravity feeding the upper levels.

Commissioner Newton expressed his dissatisfaction with pump systems, citing negative experiences with the mess they cause the homeowners. Mr. Hatfield acknowledged that while some pump systems are poorly designed, others are effective, and he was aware of methods homeowners have used to prevent backups. He mentioned that they were negotiating a potential sewer line on the backside of the properties on the north side of 100 North, extending to 650 East, which could connect to an existing sewer system. However, he admitted that he had not yet surveyed the area to confirm its feasibility.

Mr. Hatfield expressed that he had numerous questions about what would work best and asked the commission for their opinion on a potential backyard sewer easement for the city. The commission unanimously agreed that they preferred the option of running the sewer line on the north side of the properties along 100 North to 650 East, rather than any of the alternative proposals.

Chair Gardner asked who would be responsible for maintaining the lift stations. Mr. Hatfield replied that maintenance would be part of the homebuilding process. Mona City Sewer Operator Jeff Elbert mentioned that many subdivisions establish a Homeowners' Association (HOA) to maintain lift stations, as the city generally does not want that responsibility. Mr. Elbert emphasized that lift stations tend to be problematic.

Mr. Hatfield mentioned that the situation is complicated by the irrigation pond in the back, which the HOA would be responsible for maintaining. He further noted that they were in discussions with the irrigation company about possibly expanding their existing pond, as it might be more practical than maintaining a new irrigation pond. Mr. Hatfield asked for the planning commission's stance on the irrigation pond. Chair Gardner stated that he did not favor the pond idea at all. Mr. Hatfield agreed, stating that he didn't want the irrigation pond system either, but it was the only workaround to satisfy the irrigation company's requirements and move forward with developing the lots. Mr. Hatfield expressed frustration with the irrigation company's demands, as satisfying their requirements often leads to future challenges for the city. He explained that the lots fall outside the irrigation company's service area, which complicates matters.

Returning to the sewer system discussion, Mr. Hatfield wondered if, should the pump station be installed, they would also run a lateral line to the street for a future connection to the sewer system when 750 East is extended north and connects with 100 North. This would allow homeowners to later remove their pump stations and connect directly to the sewer system.

Chair Gardner explained that there is a moratorium on major subdivisions to allow the city to conduct a water feasibility study aimed at improving services for the community. Secretary Henrie mentioned that the city is awaiting the return of proposals, which are due the following week. Mr. Hatfield raised concerns about the delays in receiving responses to their questions.

Secretary Henrie clarified that the city has not received many questions and always responds promptly. Mr. Hatfield acknowledged his mistake and explained that the delay was actually due to the Irrigation Company. Secretary Henrie suggested that it would be helpful if the irrigation pond could be put on hold while the city completes the study. Mr. Hatfield asked which ordinance would be violated if they proceeded with the irrigation pond. Chair Gardner responded that no specific ordinance would be violated, but the city would prefer to avoid having small irrigation ponds scattered throughout the area.

Commissioner Young clarified the ordinance on septic tanks. Secretary Henrie replied that it is within 300 feet. Commissioner Young inquired if any of this subdivision qualified for that. Mr. Hatfield replied that the manhole could be adjusted to be 300' away from the two houses on lots 6 and 7. Chair Gardner stated that Mr. Hatfield would have to develop the street anyways but asked for clarification that the line couldn't be continued because it wouldn't be deep enough? Mr. Hatfield replied that by the time it would get to lot 6, the line would be above ground. He stated that the road could be installed and then do the pumps. Commissioner Young stated that the better option would be to loop the system back to 100 North. Chair Gardner asked how it could be looped because by lot 7 there wouldn't be enough slope so they would never bring it across and tie in. Water & Gas Operator Chad Phillips stated that they would need to bring the sewer east from 550 East on 100 North, not 650 East, and continue to 750 East in order to make grade. That way they wouldn't need a pump.

Mr. Hatfield asked if anyone had any suggestions in how to get the easements with surrounding property owners buy-ins. Mr. Phillips stated that eventually the road will continue through 750 East as it is a minor collector in the city master plan. Chair Gardner mentioned that it would be beneficial to all involved to invest in it because it would help them as well.

R6 Community Advisor Shay Morrison stated that in the city ordinance regarding the septic piece, that it is 300' from the property boundary. Mr. Hatfield asked if septic is out of the question? Chair Gardner stated yes, no septic systems. Mr. Hatfield asked about the pumping system. Mr. Elbert suggested injector systems that another community has tried for similar reasons. They have been there for 5 years. He wasn't sure if they had failed. Chair Gardner asked what the difference was between a lift pump and an injector pump? Mr. Elbert said that the lift pumps are what you'd typically find in a wet well which would be pumped into the sewer system. Injector pump could be any kind of pump in the home, they're quieter. Mr. Hatfield stated that the nice thing about an injector pump is that it would sound an alarm if there was anything wrong, and give you a chance to flip the breaker and call to get someone to service it before it backs up. The downside would be you wouldn't be able to flush your toilet until it gets fixed.

Mr. Kay wondered, as being a builder, if the best solution for those lots since grade is an issue, is a septic system, regardless of city ordinance until it is developed through. Commissioner Newton agreed that they could stub it out now and connect later. Commissioner Stringer mentioned that it was a state mandate when the city switched to the sewer system, anyone within 300 feet of the sewer had to be connected. Mr. Hatfield replied that it was also state code.

Chair Gardner asked about lots 6 and 7 being the irrigation pond. Mr. Hatfield replied that originally, they were going to do just 5 lots but the cost of infrastructure is making it difficult for the developer to make work and wants to add lots 6 and 7. Chair Gardner responded that a new application would need to be submitted because the original application was only for 5 lots. There was confusion whether a new application would be needed in changing the number lots. Chair Gardner explained that we would need to research our codes to verify. Mr. Hatfield felt that the city didn't want the subdivision. Chair Gardner replied that it wasn't true. The city wants to grow responsibly and not inherit issues in the future. Additionally, the city wants to provide the best services to the people who want to move here.

There was discussion regarding the new subdivision ordinance and the timelines for reviews.

**Adjournment:**

Chair Gardner called for a vote to adjourn the planning and zoning work session at 7:52 p.m. Commissioner Newton made a motion to adjourn the work session. Commissioner Stringer second the motion. The roll call vote to adjourn the work session at 7:52 p.m. was as follows:

Commissioner Cieslak: Aye  
Commissioner Newton: Aye  
Commissioner Stringer: Aye  
Commissioner Young: Aye

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary