



North Logan City Council & Planning Commission
May 21, 2026

**Minutes of the North Logan City
Planning Commission & City Council Joint Work Session
Held on May 21, 2026
At the North Logan City Offices, North Logan, Utah**

(0:00:00 - Time stamps throughout the minutes below, indicate the time an item begins in the recording of the meeting.)

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Lyndsay Peterson, Buzzy Mullahkhel, and Larry Hepworth.

Commission members present were: Nan Isaacson, Teresa Theurer, Porter Wilkins, and Deidra Hartwell.

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Aaron Thaxton, Craig Winder, and Russell Goodwin.

Joint Work Session Business: Review and discussion regarding potential policy direction for owner-occupancy deed restrictions for future development.

City staff opened the joint work session and thanked members of the City Council and Planning Commission for attending the special meeting outside the normal meeting schedule. Staff explained that the purpose of the workshop was to continue discussion regarding housing policy direction, specifically owner-occupancy requirements and implementation mechanisms tied to the City Center Master Plan and General Plan initiatives.

Staff referenced the discussion document circulated prior to the meeting and provided historical context from previous planning efforts, including the General Plan and City Center Master Plan processes.

(0:01:23)

Review of General Plan and City Center Housing Goals

Staff reviewed housing-related goals and policy statements adopted through the General Plan and City Center Master Plan. A major focus throughout both planning efforts was the creation of additional housing product types while emphasizing owner occupancy and long-term neighborhood stability.

(0:01:51)

Zoning Strategy and Future Land Use Discussion

Staff reviewed the Future Land Use Map and discussed the City's strategy regarding proactive versus reactive zoning approaches.

(0:07:38)

Discussion of Enforcement Mechanisms

Staff outlined several potential mechanisms for ensuring owner occupancy, including:

1. Deed restrictions recorded on property titles
2. HOA-enforced occupancy covenants
3. Community land trusts

(0:11:50)

Challenges with Perpetual Owner-Occupancy Restrictions

Staff explained that the City's original planning vision assumed perpetual owner occupancy for higher-density housing developments. However, staff acknowledged that very few market-rate developments nationwide successfully implement perpetual owner-occupancy deed restrictions.



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(0:14:04)

Proposed One-Year Occupancy Model

Staff presented an initial draft framework involving a one-year owner-occupancy requirement before a property could legally be rented.

(0:22:39)

Rental Caps and Neighborhood Stability Discussion

Participants discussed examples of townhouse and condominium communities that transitioned from predominantly owner-occupied to heavily rental-based communities over time.

(0:29:58)

Financing and Lending Concerns

Discussion centered on financing challenges associated with deed-restricted housing products, with feedback from developers and lenders indicating uncertainty about financing projects subject to owner-occupancy restrictions

(0:43:19)

Community Vision and Growth Management

Discussion focused on balancing community vision with development realities.

(0:49:54)

City Center vs. Periphery Policy Differences

Participants discussed whether policies should differ between the City Center core and surrounding peripheral areas. It was acknowledged that the City Center core may realistically require more flexible occupancy standards than surrounding areas.

(0:52:11)

Enforcement Practicalities and HOA Discussion

The group continued discussing enforcement logistics and responsibilities, and how neighborhood improvements and public investment can influence community pride and stability.

Additional discussion focused on the impact of rising rents and the potential for student occupancy concentrations in rental-heavy developments.

(1:01:12)

Future Policy Development and Stakeholder Engagement

The meeting concluded with discussion regarding next steps, with suggestions including:

- Holding workshops with developers, attorneys, bankers, and housing professionals
- Gathering expert input without allowing outside interests to dictate policy
- Continuing to refine occupancy standards and enforcement mechanisms
- Maintaining the City's commitment to the community vision established through the General Plan and City Center Master Plan processes

The meeting adjourned at: 7:35 p.m.

Approved by City Council:

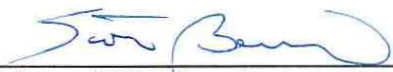
June 17, 2026

Approved by Planning Commission:

June 18, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder