



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
JANUARY 5, 2026 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
 - A. December 1, 2025 Minutes
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of New Cingular Wireless PCS, LLC for Conditional Use Permit to install a Temporary Wireless Telecommunications Tower at 1817 11th St N
6. Other Business
 - A. 2026 Meeting Dates
 - B. Annual Meeting - 2026 Election of Officers
 - C. Annual Meeting - 2025 Annual Report
 - D. Five Year Capital Improvement Plan – 2026-2030
7. Reports/Information
8. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
December 1, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (6): Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Absent (0):

Chair Brent Behm called the meeting to order and attendance was noted.

2. Agenda Amendments

Motion to Approve December 1, 2025 Agenda made by Robert Seigel and seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. November 3, 2025 Minutes

Motion to Approve made by Lindsie Schoenack and seconded by Robert Seigel.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

A. Request of Lowry Engineering, on behalf of Prairie Parkway Plaza, LLC, for Preliminary & Final Plat relating to Prairie Parkway 3rd Addition

Motion to Open Public Hearing made by Robert Seigel and seconded by Sebastian McDougall.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for a preliminary and final plat for the proposed Prairie Parkway 3rd Addition, which is a replat of the mixed use lot along 40th Ave S created in 2021 for Prairie Parkway 1st Addition. The developer intends to

reconfigure the 7.88 acre parcel between 38th and 40th Ave S into 43 lots for single-family detached homes, twin homes and townhomes to meet market demand.

No public comments had been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Prairie Parkway 3rd Addition, contingent on the following:

1. Plat drawing corrections/additions needed:
 - a. Remove “the 25 foot pedestrian access easement” from the legal description in the Owner’s Certificate.
 - b. Add Document #816104 to existing “14 ft shared use path access easement” along 40th Ave S.
 - c. Remove “Existing property line to be abandoned here” as parcel combination has been completed.
 - d. Easements:
 - i. Verify if ROW Easement Document #454833 shown in the Title Opinion needs to be shown on this plat.
 - ii. Add 25-foot pedestrian access and utility easement to Lot 5, Block 1 and Block 15, Block 2
 - iii. Show 5-foot interior side lot easements for
 1. Single-family detached lots on both sides (Lots 2-7, Block 2), Lot 1-4 and 6-14, Block , Lot 26, Block 2
 2. Twin home lots on all sides but not along zero-lot line (Lots 9-14 and Lot 16-25, Block 2)
 3. Townhome lots:
 - a. Lot 8, 27, 28, 29, Block 2 – along north property lines
 - b. Lot 8 and 28, Block 2 – along south property lines
2. Easements to be recorded separately from plat:
 - a. 10-foot utility and drainage easement to west property line of Parcel 58.623.0675, 2405 38th Ave S
 - b. All access easements
3. Additional utility and drainage easements shall be provided, as needed.
4. Applicant/Owner shall enter into a developer’s agreement with the City of Moorhead.
5. Applicant/Owner to receive all required federal, state and local permits.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Lindsie Schoenack and seconded by Jana Kasper.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Preliminary and Final Plat for Prairie Parkway 3rd Addition made by Lindsie Schoenack and seconded by Robert Seigel, contingent on the following:

1. Plat drawing corrections/additions needed:
 - a. Remove “the 25 foot pedestrian access easement” from the legal

- description in the Owner's Certificate.
- b. Add Document #816104 to existing "14 ft shared use path access easement" along 40th Ave S.
- c. Remove "Existing property line to be abandoned here" as parcel combination has been completed.
- d. Easements:
 - i. Verify if ROW Easement Document #454833 shown in the Title Opinion needs to be shown on this plat.
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 - b. All access easements
- 3. Additional utility and drainage easements shall be provided, as needed.
- 4. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
- 5. Applicant/Owner to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Brent Behm, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

None

7. Reports/Information

None

8. Adjourn

Motion to Adjourn at 05:37 PM made by Robert Seigel and seconded by Sebastian McDougall.

APPROVED BY:

ATTEST:

Brent Behm
Chair

Robin Huston
City Planner / Zoning Administrator

The proceedings of this meeting are digitally recorded and are available for public review.



To: Moorhead Planning Commission
Prepared By: Robin Huston, City Planner/Zoning Administrator
Date: January 5, 2026
Subject: Conditional Use Permit – Temporary Wireless Telecommunications Tower – 1817 11th St N

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T)
REQUESTED ACTION/PURPOSE	Conditional Use Permit for the installation of a Temporary Ballast-Mounted 120 ft Telecommunications Tower
ADDRESS	1817 11 th St N
PARCEL NUMBER	58.900.1880
LEGAL DESCRIPTION	South 184 feet of North 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, less the East 150 feet of the South 75 feet thereof
COMPREHENSIVE PLAN	Commercial
ZONING	CC: Community Commercial
EXISTING LAND USE	Storage/Office
SURROUNDING LAND USE	North: Junk Removal West: Moorhead Country Club South: Self Storage / Golf Course Maintenance / Masonic Lodge East: 11 th St N / American Crystal Sugar
APPLICATION DATE/60-DAY DEADLINE	Incomplete
PUBLICATION DATE	December 25, 2025

SUGGESTED ACTION

The public hearing for this item was advertised but this item is not ready for Planning Commission action. The Chair will open the public hearing and public comments will be heard but no action can be taken until the February 2, 2026 meeting.

PUBLIC NOTIFICATION & COMMENTS

Notification:

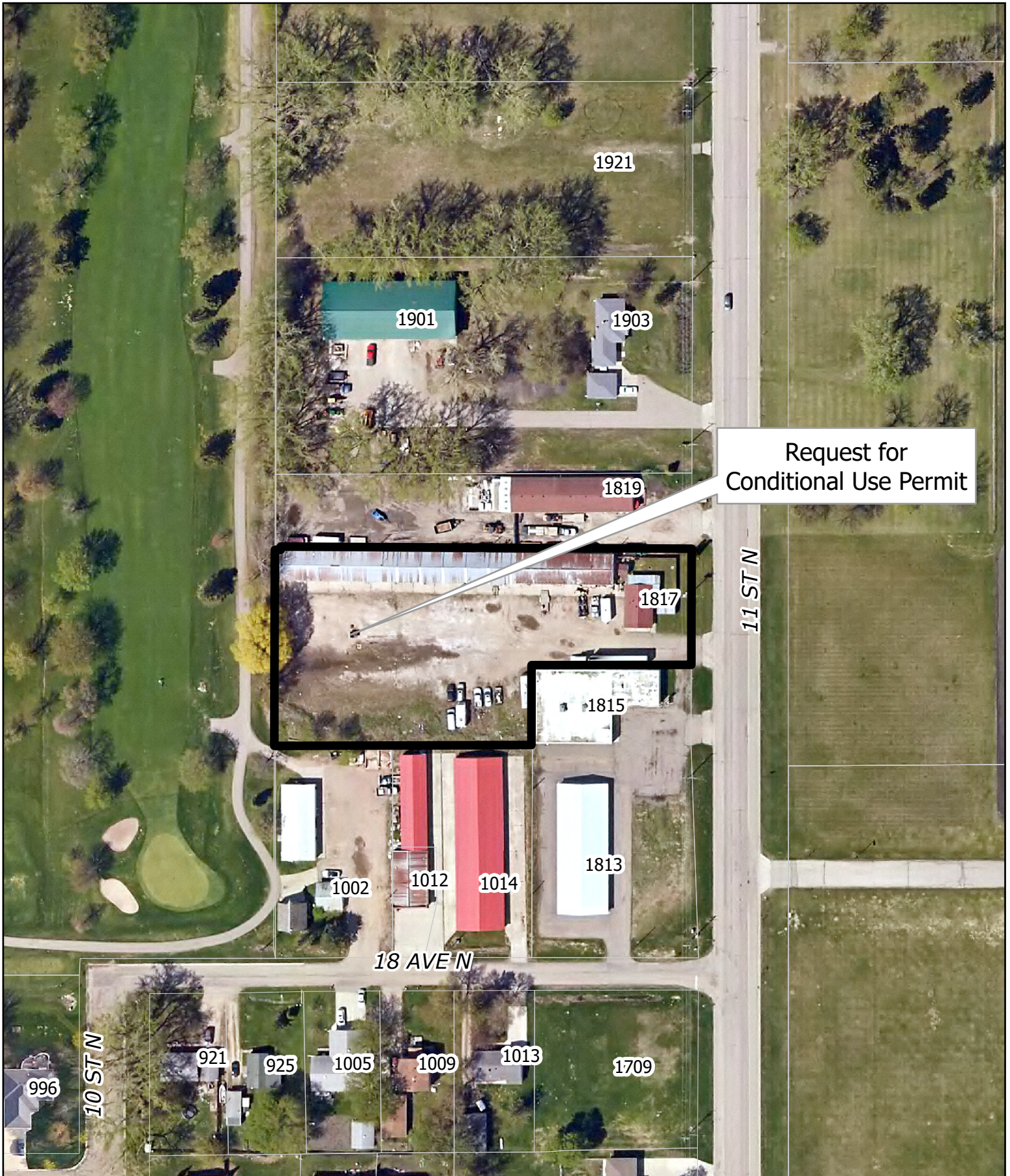
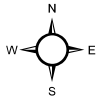
Required notification was published in The FM Extra on December 25, 2025 and mailed to adjacent property owners within 350 feet of the site.

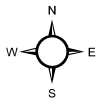
Comments:

No public comments received to date.












ATTACHMENTS

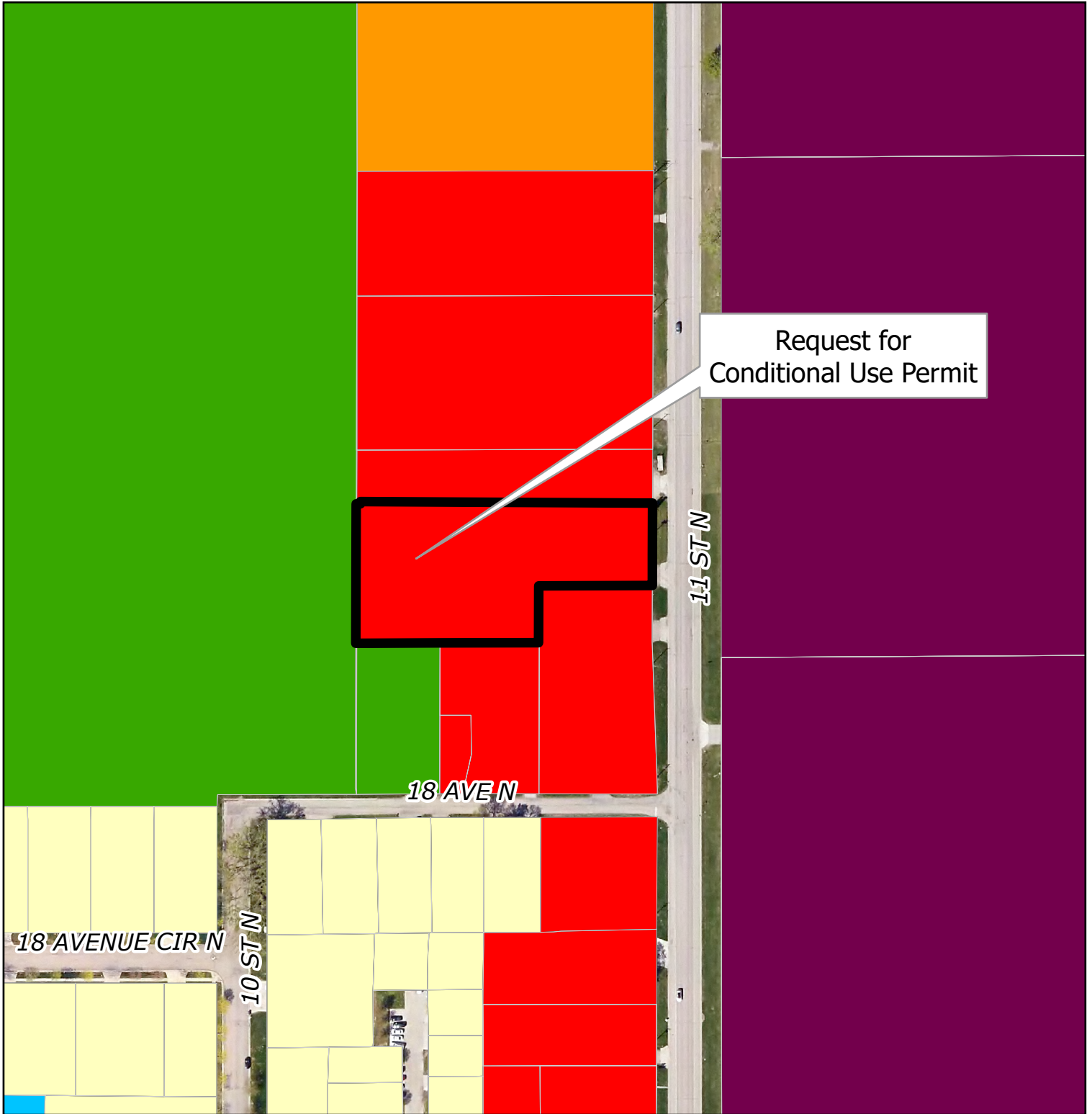
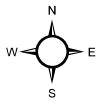
1. General Location, Future Land Use, and Zoning Maps
2. Notice of Hearing/Parties notified





















Future Land Use Legend

- | | | |
|--|--|--|
|  Commercial |  Medium Density Residential |  ROW |
|  High Density Residential |  Mixed Use |  Railroad |
|  Industrial |  Parks/Open Space |  Transitional Areas |
|  Low Density Residential |  Public/Institutional | |



Zoning District Legend

 RLD1: Residential Low Density 1	 RHD: Residential High Density	 MU3: Commercial Mixed Use	 INS: Institutional
 RLD2: Residential Low Density 2	 CC: Community Commercial	 MU4: Gateway Mixed Use	 P: Public Open Space
 RLD3: Residential Low Density 3	 MU1: Downtown Center Mixed Use	 LI: Light Industrial	 TZ: Transitional
 RMD: Residential Medium Density	 MU2: Neighborhood Mixed Use	 HI: Heavy Industrial	 Not Applicable

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, January 5, 2026 at 5:30 pm to consider the following item:

1. Request of New Cingular Wireless PCS, LLC for a Conditional Use Permit to install a temporary wireless tower at:

1817 11th St N - Parcel 58.900.1880 - South 184 feet of North 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, less the East 150 feet of the South 75 feet thereof (abbreviated description – full description available upon request).

At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.

If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:

Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at planning@moorheadmn.gov or 218.299.5374.

The meeting will be live-streamed on the City's YouTube Channel www.youtube.com/moorhead and on Moorhead Community Access Media (MCAM) - Midco Channel 12 or Sparklight Channel 58.

To request this information in a different language, please contact: 218.299.5374

Para solicitar esta información en otro idioma, comuníquese con: 218.299.5374

Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re têkiliyê pêve bikin:

218.299.5374

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii:

218.299.5374

لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ : 218.299.5374

Published this 25th day of December, 2025.

F1225-5

INTERESTED PARTY
3255 43RD ST S
FARGO, ND 58104

INTERESTED PARTY
PO BOX 98
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 253
MOORHEAD, MN 56560-0253

INTERESTED PARTY
908 63RD AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
4803 ROSE CREEK PKY S
FARGO, ND 58104

INTERESTED PARTY
6044 28TH AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
3717 GRANDWOOD DR N
FARGO, ND 58102

INTERESTED PARTY
101 3RD ST N
MOORHEAD, MN 56560

INTERESTED PARTY
625 MAIN AVE # A-194
MOORHEAD, MN 56560

INTERESTED PARTY
1009 18TH AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
5088 40TH ST S
MOORHEAD, MN 56560-7516

INTERESTED PARTY
205 S STEWART RD # 197
MISSION, TX 78572

INTERESTED PARTY
601 15TH AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
996 18TH AVE CIR N
MOORHEAD, MN 56560

INTERESTED PARTY
667 RACoon VALLEY RD
MAYNARDVILLE, TN 37807

INTERESTED PARTY
1005 18TH AVE N
MOORHEAD, MN 56560



To: Moorhead Planning Commission/Board of Adjustment
Prepared By: Robin Huston, City Planner/Zoning Administrator
Subject: 2026 Meeting Dates

2026 MEETING DATES

The Planning Commission/Board of Adjustment holds its regular meetings on the first Monday of each month at 5:30 p.m. at the Hjemkomst Center Auditorium, 202 1st Ave N (unless otherwise noted).

Date	Time	Location
Monday, January 5, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, February 2 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, March 2, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, April 6, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, May 4, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, June 1, 2026	5:30 PM	Hjemkomst Center Auditorium
Tuesday, July 14, 2026 (due to holiday)	5:30 PM	Hjemkomst Center Auditorium
Monday, August 3, 2026	5:30 PM	Hjemkomst Center Auditorium
Tuesday, September 15, 2026 (due to holiday)	5:30 PM	Hjemkomst Center Auditorium
Monday, October 5, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, November 2, 2026	5:30 PM	Hjemkomst Center Auditorium
Monday, December 7, 2026	5:30 PM	Hjemkomst Center Auditorium



To: Moorhead Planning Commission
Prepared By: Robin Huston, City Planner/Zoning Administrator
Date: January 5, 2026
Subject: 2026 Election of Officers

CHAIR AND VICE CHAIR APPOINTMENTS

Pursuant to the City of Moorhead Planning Commission and Board of Adjustment & Appeals By-Laws, officers are to be elected annually to a one-year term and may not hold an office for more than two consecutive terms (Chair and Vice-Chair).

The Chair is responsible for presiding over all meetings and public hearings, preserving order and decorum, preventing attacks on personalities and confining members to debate on the question under discussion.

The Vice-Chair is responsible for performing the duties of the Chair in their absence, incapacity, in cases of a conflict of interest or their resignation.

2025: Chair – Brent Behm
Vice-Chair – Robert Seigel
2024: Chair – Nicole Mattson
Vice-Chair – Brent Behm
2023: Chair – Brent Behm
Vice-Chair – Nicole Mattson

FARGO-MOORHEAD METROPOLITAN COUNCIL OF GOVERNMENTS (METRO COG) POLICY BOARD ALTERNATE REPRESENTATIVE

2025: Lindsie Schoenack
2024 – 2021: Brent Behm

One member of the Moorhead Planning Commission serves as an alternate representative on the FM Metro COG Policy Board.

The Policy Board is responsible for the oversight and execution of the federally required Metropolitan Planning Program for the FM Metropolitan Area:

The Fargo-Moorhead Metropolitan Council of Governments (Metro COG) is the Metropolitan Planning Organization (MPO) for the Fargo-Moorhead area. FM Metro COG is a transportation policy-making organization made up of representatives from local government and transportation authorities. The Federal Surface Transportation Act of 1973 required the formation of an MPO for any urbanized area with a population greater than 50,000.

There are seven (7) member jurisdictions within the MPO area, which pay dues and have voting rights on the Policy Board including:

Cass County, ND
Clay County, MN
City of Moorhead, MN
City of Dilworth, MN
City of Fargo, ND
City of West Fargo, ND
City of Horace, ND

There are six (6) associate jurisdictions within the MPO area, who do not vote or pay dues:

Cass County, ND

City of Casselton

City of Harwood

City of Mapleton

Clay County, MN

City of Barnesville

City of Glyndon

City of Hawley

There are (16) townships within in the MPO area in Minnesota:

Alliance, Barnesville, Eglon, Elkton, Elmwood, Glyndon, Hawley, Holy Cross, Humboldt, Kragnes, Kurtz, Moland, Moorhead, Morken, Oakport and Riverton.

There are (14) townships within the MPO area in North Dakota:

Barnes, Berlin, Casselton, Durbin, Everest, Harmony, Harwood, Mapleton, Normanna, Pleasant, Raymond, Reed, Stanley and Warren.

Additionally, there are other non-member jurisdictions, which have populations under 700 or have chosen not to participate in the MPO:

Minnesota

Comstock and Sabin

North Dakota

Argusville, Briarwood, Frontier, Kindred, North River, Oxbow, Prairie Rose and Reile's Acres.

MPOs were created to ensure existing and future expenditures for transportation projects and programs were based on a comprehensive, cooperative, and continuing planning process.

Core functions include:

- Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency
- Increase the safety of the transportation system for motorized and non-motorized users.
- Increase the security of the transportation system for motorized and non-motorized users.
- Increase accessibility and mobility for people and freight.
- Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and State and local planned growth and economic development patterns.
- Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.
- Promote efficient system management and operation.
- Emphasize the preservation of the existing transportation system
- Improve the resiliency and reliability of the transportation system and reduce or mitigate stormwater impacts of surface transportation.
- Enhance travel and tourism.

For more information, see <http://fmmetrocog.org/committees/policy-board>

2026 FM Metro COG Policy Board Schedule

The Policy Board meets the 3rd Thursday of each month at 4:00 PM,
Virtually or at 1 2nd St N, Fargo – Case Plaza Building

January 15
February 19
March 19
April 16
May 21
June 18
July 16
August 20
September 17
October 15
November 19 (2:00 PM)
December 17 (2:00 PM)

REQUESTED ACTION

Election of Chair, Vice Chair and FM Metro COG Policy Board Alternate Representative



To: Moorhead Planning Commission
Prepared By: Forrest Steinhoff, Assistant City Planner
Date: January 5, 2026
Subject: 2025 Planning Commission Annual Report

MEMORANDUM

GENERAL INFORMATION

The purpose of the Planning Commission is to oversee the implementation of an adopted comprehensive plan for the physical development of Moorhead. Recommendations are made to the City Council regarding comprehensive plan amendments, zoning text and map changes, conditional use permits, annexations, vacations, variances, subdivisions and tax increment financing plans. The Planning Commission also serves as the Board of Adjustment & Appeals to hear petitions for variances and appeals of administrative zoning determinations.

2025 PLANNING COMMISSION MEMBERS

Jana Kasper	At-Large	
Wayne Ingersol	1 st Ward	May – September
Lindsie Schoenrock	2 nd Ward	FM Metro COG Policy Board Alternate
Brent Behm	3 rd Ward	Chair
Robert Seigel	4 th Ward	Vice Chair
Sebastian McDougall	City Council	
Paul Krabbenhoft	Clay County Commission	
David Ebinger	Clay County Commission - Alternate	

2024 PLANNING COMMISSION ACTIVITY

Section 1-7-1E of the Moorhead City Code requires the Planning Commission to submit a report of its work of the preceding year to the City Council. The following represents the 2025 activities undertaken by the Planning Commission:

PLANNING COMMISSION – PUBLIC HEARINGS

PRELIMINARY & FINAL PLATS

1. Partridge Creek Addition – 77 new lots for single-family detached development
2. Christiansons First Addition – 2 new industrial lots and 1 for City infrastructure
3. Prairie Parkway 3rd Addition – 43 new lots for single-family detached, twin home, and townhome development

VACATION OF RIGHT OF WAY

1. Moorhead Downtown Addition – Vacation of pre- and post-urban renewal right of way (streets, avenues, alleyways, and any other public ways) within the southwest corner of the proposed subdivision.

VACATION OF EASEMENTS

1. 30-foot Red River Valley Cooperative utility easement to accommodate development of mixed-use property within Prairie Parkway 2nd Addition

ZONING TEXT & MAP AMENDMENTS

1. *Ordinance 2025-01: An Ordinance to Amend and Reenact Moorhead City Code, Title 10, Chapter 15, Mixed Use Districts, Title 10, Chapter 13, Commercial Districts, Title 10, Chapter 22, Signs and Repeal Title 10, Chapter 13, Article B, RC: Regional Commercial*
 - a. Clarified language to align uses between Mixed Use districts
 - b. Repealed RC: Regional Commercial and replaced it with new MU-4: Gateway Mixed Use District
 - c. Amended use regulations related to cannabis and lower-potency hemp products
 - d. Updated sign code related to dynamic display signs and off-premise signs adjacent to residential uses
 - e. Removed “cold storage” warehouse uses from CC: Community Commercial and Gateway Corridors

2. *Ordinance 2025-02: An Ordinance to Amend and Reenact Title 10, Chapter 12, Residential, Chapter 13, Commercial, Chapter 14, Industrial, Chapter 15, Mixed Use, Chapter 17E, Gateway Overlay, Chapter 18, Use Regulations, Chapter 19, Site Development Standards of the Moorhead City Code and related Zoning Map Amendments*
 - a. Updated CC: Community Commercial, LI: Light Industrial, HI: Heavy Industrial, Mixed Use Districts 1- 4 and GO: Gateway Overlay
 - b. Updated use regulations and provisional/conditional uses for clarity/legislative changes
 - c. Reverted some 2024 RLD-1 accessory code amendments
 - d. Updated site development standards for landscaping/screening requirements
 - e. Updated zoning for 9 parcels with proposed 2025 projects

3. *Ordinance 2025-04: An Ordinance to Amending the Official Zoning Map Rezoning Parcels within Community Commercial and Regional Commercial, and Parcels with a Commercial Future Land Use Designation*
 - a. Evaluated 545 commercial parcels and updated zoning for 284 parcels

4. *Ordinance 2025-06: An Ordinance to Amending the Official Zoning Map Rezoning Parcels within Mixed Use Zoning Districts and Parcels with Mixed Use Future Land Use Designation, and Amending and Reenacting Title 10, Chapter 18, Use Regulations of the Moorhead City Code*
 - a. Clarified use regulations for twin homes and duplexes in MU-3 and cannabis uses
 - b. Evaluated 618 mixed use parcels and updated zoning for 129 parcels

5. *Ordinance 2025-07: An Ordinance to Rezone Partridge Creek Addition from TZ: Transitional to RLD-3: Residential Low Density-3*

6. *Ordinance 2025-09: An Ordinance to Amend the Official Zoning Map Rezoning Downtown MU-3 Parcels and to Amend and Reenact Title 10, Chapters 15, Mixed Use, Chapter 18, Use Regulations and Chapter 20, Parking of the Moorhead City Code*
 - a. Reduced minimum parking for housing development
 - b. Updated use regulations
 - i. added multi-family dwellings and home occupations to new MU-4
 - ii. added wireless towers and antennas to use table
 - iii. updated and clarified provisional and conditional use language
 - iv. removed “adult uses” under prohibited uses in MU-3 as it is already prohibited in use table

- c. Rezoned downtown MU-3 parcels that were missed during the Ordinance 2020-06 process

7. *Ordinance 2025-11: An Ordinance to Amend and Reenact Title 10, Chapter 18, Use Regulations related to Cannabis Uses of the Moorhead City Code*

- a. Updated provisional use language for cannabis microbusinesses and testing facilities

CONDITIONAL USE PERMITS

- 1. 2857 22nd Ave S – Towing Impound Lot in LI: Light Industrial
- 2. 1100 30th Ave S (Kwik Trip)– Dynamic Display Sign in MU-4: Gateway Mixed Use
- 3. 1409 Main Ave SE (Kwik Trip) – Dynamic Display Sign in CC: Community Commercial
- 4. 1335 Center Ave (1st Town Auto) – Auto Sales in MU-3: Commercial Mixed Use.
- 5. 3505 8th St S (Unwind) – Dynamic Display Sign in CC: Community Commercial.
- 6. 2012 28th Ave S (MacroSource) – Anhydrous Ammonia Storage in HI: Heavy Industrial.

OTHER BUSINESS ITEMS

- 1. 2025 Election of Officers
- 2. 2024 Annual Report
- 3. Moorhead Center Mall Redevelopment Project – Environmental Impact Statement (EIS)
- 4. Moorhead Wellhead Protection Team Appointment
- 5. 2025 Comprehensive Plan Implementation Update



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: January 5, 2026
Subject: Five Year Capital Improvement Plan – 2026-2030

MEMORANDUM

REQUESTED ACTION

It is requested that the Planning Commission review the transportation projects planned in the City of Moorhead Five-Year Capital Improvement Plan for 2026-2030 and, following review, approve the attached resolution finding the projects consistent with the 2022 Comprehensive Plan per the requirements of MN Statute 462.356.

Staff finds the proposed projects to be in accordance with the 2022 Comprehensive Plan.

BACKGROUND & REVIEW

The 2026-2030 Capital Improvement Plan (Plan) consists of projects for the construction and rehabilitation of the city's transportation infrastructure. The Plan provides information to the general public and advance notice to local utility companies.

Adoption of the Plan by the City Council does not authorize construction of any project as each project will be individually considered and ordered by the Mayor and City Council at a future date. The final Plan will incorporate the availability of funds from various sources (including Federal, State, Municipal State Aid, County and City), funding constraints and staffing capacity to complete projects.

2026 improvement highlights include (red lines on map):

- Center Avenue between 8th and 10th St S (continuation of previous Center Avenue work)
- Redevelopment of the Moorhead Center Mall – completion of new streets
- New Bluestem Bridge
- Infrastructure for Prairie Parkway 2nd Addition & Partridge Creek Addition - Creation of new streets, sidewalks and shared use paths
- Various street rehabilitation and/or mill & overlay projects

Infrastructure policies outlined in the 2022 Comprehensive Plan include promotion of infill development and redevelopment with continued infrastructure replacement as well as orderly expansion of utilities for new development. Furthermore, growth management is also noted in the 2022 Comprehensive Plan, which includes the coordination of the Capital Improvement Plan with growth plans. The proposed projects in the Plan provide a balance between reconstruction of existing streets and construction of new streets and pedestrian systems within the service territory.

ATTACHMENTS

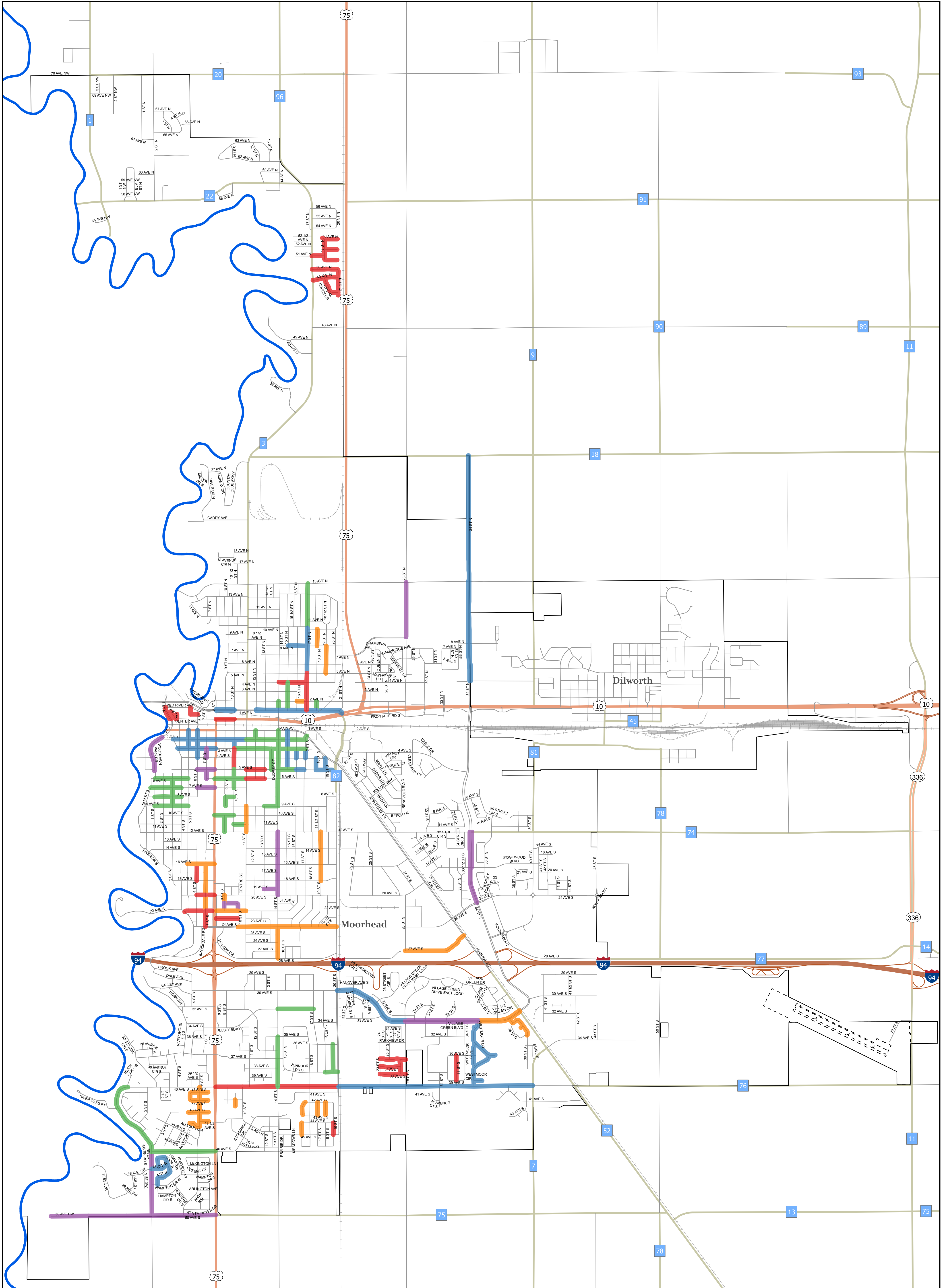
City of Moorhead Five Year Capital Improvement Plan – 2026-2030
Draft Resolution 2026-01



- LEGEND**
CIP YEAR
- 2026
 - 2027
 - 2028
 - 2029
 - 2030

CITY OF MOORHEAD

2026-2030 CAPITAL IMPROVEMENT PROJECTS MAP



PLOTTED: 12/16/2025

**PLANNING COMMISSION
CITY OF MOORHEAD, MINNESOTA**

Resolution 2026-01

**RESOLUTION OF THE PLANNING COMMISSION
FINDING THAT THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN 2026-2030
IS CONSISTENT WITH THE 2022 COMPREHENSIVE PLAN**

WHEREAS, The City of Moorhead adopted a Comprehensive Plan in 2022 which guides growth management and coordination of infrastructure expansion; and

WHEREAS, the Moorhead Planning Commission has reviewed the projects in the Five-Year Capital Improvement Plan – 2026-2030 and finds the projects consistent with the 2022 Comprehensive Plan per the requirements of Minnesota Statute 462.356.

NOW, THEREFORE BE IT RESOLVED by the Moorhead Planning Commission that the Commission finds projects noted in the Five-Year Capital Improvement Plan – 2026-2030 consistent with the 2022 Comprehensive Plan.

Adopted by the Planning Commission of the City of Moorhead, this 5th day of January, 2026.

Robert Seigel, Vice Chair
Moorhead Planning Commission

Attest: Robin Huston,
City Planner/Zoning Administrator