



**PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MEETING AGENDA  
FEBRUARY 2, 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. January 5, 2026 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
  - B. Request of M. Heinert on behalf of Youthworks for a Conditional Use Permit for Housing Shelter at 502 & 512 3rd Ave S
  - C. Request of City of Moorhead for a Conditional Use Permit for excavation and construction in the Floodway and Flood Fringe at Bluestem Center
  - D. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Preliminary and Final Plat relating to Prairie Parkway 4th Addition
6. Other Business
  - A. Annual Meeting - 2026 Election of Officers
7. Reports/Information
  - A. 2025 Comprehensive Plan Implementation Update
  - B. 2025 Planning Commission Annual Report
8. Adjourn

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**MINUTES OF THE PLANNING COMMISSION/BOARD OF  
ADJUSTMENT  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.  
January 5, 2026 - 5:30 PM**

1. Call to Order/Roll Call

**Roll call of the members was made as follows:**

Present (5): Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall,  
Paul Krabbenhoft

Absent (1): Brent Behm

Vice Chair Robert Seigel called the meeting to order and attendance was noted.

2. Agenda Amendments

**Motion to Approve January 5, 2026 Agenda made by Jana Kasper and seconded by  
Sebastian McDougall.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul  
Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

3. Approval of Minutes

A. December 1, 2025 Minutes

**Motion to Approve made by Paul Krabbenhoft and seconded by Jana Kasper.**

For 5: Jana Kasper, Lindsie Schoenack, 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 New Cingular Wireless PCS, LLC for Conditional Use Permit to install a  
Temporary Wireless Telecommunications Tower at 1817 11th St N

**Motion to Open Public Hearing made by Lindsie Schoenack and seconded by  
Sebastian McDougall.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul  
Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

Staff briefed the Commission on the request for a conditional use permit for the installation

of a temporary ballast-mounted 120-foot telecommunications tower at 1817 11th St N and stated the request is not ready for Planning Commission action. Because the public hearing was advertised, the Planning Commission must open the public hearing and then table the item until February 2, 2026.

No public comments were received prior to or at the meeting.

**Motion to Table to next meeting made by Jana Kasper and seconded by Paul Krabbenhoft.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

6. Other Business

A. 2026 Meeting Dates

Staff briefed the Commission on the 2026 meeting dates.

**Motion to Approve 2026 Meeting Dates made by Lindsie Schoenack and seconded by Jana Kasper.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

B. Annual Meeting - 2026 Election of Officers

Staff recommended tabling item until the next meeting after Board appointments are completed.

**Motion to Table to next meeting made by Sebastian McDougall and seconded by Lindsie Schoenack.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

C. Annual Meeting - 2025 Annual Report

Staff provided the 2025 annual report for items recommended by the Planning Commission in the previous year and expressed gratitude for their time, commitment and dedication to planning efforts in Moorhead.

D. Five Year Capital Improvement Plan – 2026-2030

Staff briefed the Commission on the Five-year Capital Improvement Plan and recommended they find the projects consistent with the 2022 Comprehensive Plan.

**Motion to Approve the resolution finding the Five-year Capital Improvement Plan - 2026-2030 is consistent with the 2022 Comprehensive Plan made by Jana Kasper and seconded by Lindsie Schoenack.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

DRAFT

Abstain/Recuse 0: None  
**Motion Passed**

7. Reports/Information

Staff announced Commissioner Brent Behm's term is ending January 31st and thanked him for 6 years of service to Moorhead.

8. Adjourn

**Motion to Adjourn at 05:39 PM made by Sebastian McDougall and seconded by Jana Kasper.**

APPROVED BY:

ATTEST:

\_\_\_\_\_  
Robert Seigel  
Vice Chair

\_\_\_\_\_  
Robin Huston  
City Planner / Zoning Administrator

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

DRAFT



**To:** Moorhead Planning Commission  
**Prepared By:** Ethan Johnk, Assistant City Planner  
**Date:** February 2, 2026  
**Subject:** Tabled Conditional Use Permit – Temporary Wireless Telecommunications Tower – 1817 11<sup>th</sup> 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 <sup>th</sup> St N
PARCEL NUMBER	58.900.1880
LEGAL DESCRIPTION	S 184 feet of N 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 N of Range 48 W, Clay County, Minnesota, less the E 150 feet of the S 75 feet thereof
COMPREHENSIVE PLAN	Commercial
ZONING	CC: Community Commercial
EXISTING LAND USE	Storage
SURROUNDING LAND USE	North: Junk Removal West: Moorhead Country Club South: Self Storage / Golf Course Maintenance / Masonic Lodge East: 11 <sup>th</sup> St N / American Crystal Sugar
APPLICATION DATE/60-DAY DEADLINE	December 31, 2025 / February 28, 2026
PUBLICATION DATE	December 25, 2025

### BACKGROUND

This item was tabled at the January 5, 2026 meeting.

Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T), is requesting a Conditional Use Permit to install a Temporary Wireless Telecommunications Tower at 1817 11<sup>th</sup> Street North, owned by Gustafson Shop Rentals LLC.

Applicant is proposing to install a temporary ballast-mounted 120 feet tall monopole (125 feet with the lighting rod) and related ground equipment to ensure they can provide adequate wireless service to the surrounding area while they pursue independent permitting and construction of a permanent tower for the same site.

### PROPOSAL REVIEW

The property at 1817 11<sup>th</sup> Street North is currently used for storage and office uses.

***Proposal/Design:*** Construction of a temporary wireless communication facility, including a 120-foot monopole tower with 5-foot lighting rod, antennas, cables and related structures within a 30-foot x 30-foot fenced area that will be leased from the property owner.

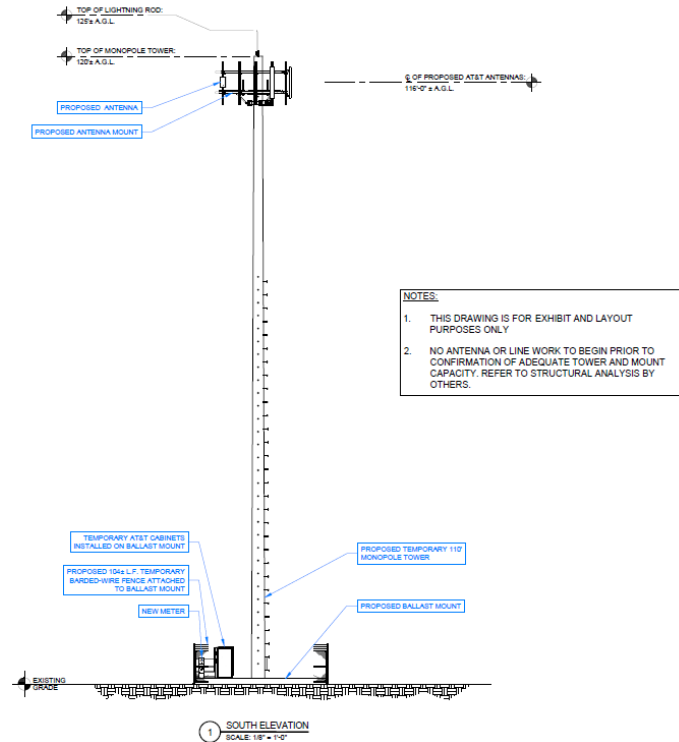
The proposed design would be similar to existing towers within the city.

**Height:** 120 feet with the addition of a 5-foot lighting rod.

**Setbacks:** The proposed tower location meets or exceeds all required setbacks for telecommunications facilities outlined in Section 10-17D of the Moorhead City Code. The proposed tower will be setback at least 300 feet from residentially zoned properties.

**Proof of Need Study:** Section 10-17-D-3-A states a proposal for a new commercial wireless telecommunications tower must not be approved unless the applicant proves that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower, building or other structure within a reasonable search radius of the proposed tower.

OWL Engineering & EMC Test Labs provided a technical review of the necessity of the proposed tower (attached).



Existing towers were examined to determine the need for a new tower. There are currently 7 towers within a two-mile radius of the site of the proposed tower but the closest towers to the site were found to be not of adequate height. Further, the closest tower, owned by the state, does not allow non-government systems to co-locate on the tower. All other towers of an acceptable height were found outside of the area that would assist with reducing the coverage gap.

The study indicated that the proposed AT&T tower is not predicted to cause any interference to any protected frequency in the area and is not predicted to be a radio frequency (RF) radiation hazard.

**Accessory Structures, Lighting, Signage and Screening:**

- **Accessory Structures:** Any additional ground equipment will be within the leased and/or fenced area.
- **Lighting:** Only lighting required by the FCC or FAA will be included in the design.
- **Signage:** Only signage required by the FCC will be included in the design.
- **Fencing:** A minimum 6-foot chain link fence with 1-foot barbed wire extension around the tower area is proposed.

**POLICY CONSIDERATIONS**

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the conditional use permit.

## CONSIDERATION OF CRITERIA

Section 10-4-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon, but not limited to, the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official city comprehensive plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
  - Wireless telecommunications towers and associated equipment are consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the CC: Community Commercial zoning district.
2. The proposed use is or will be compatible with the present and future uses of the area.
  - The proposed Temporary Wireless Telecommunications Tower is compatible with the present and future uses of the area.
3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
  - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
4. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
5. Traffic generated by the proposed use is within the capabilities of streets serving the property.
  - No additional traffic will be generated by the proposed temporary wireless telecommunications tower.
6. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
  - The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

After consideration of criteria noted above, staff recommend approval of the requested Conditional Use Permit with the conditions noted below. The conditions were developed based upon the above noted criteria and to address the general welfare, health and safety of the neighborhood.

## SUGGESTED ACTION

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Conditional Use Permit to allow a Temporary Wireless Telecommunications Tower and related Findings of Fact, contingent on the following:

1. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable

regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.

4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

## 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:

One public comment was received regarding questions about the design of the tower.

## ATTACHMENTS

1. Findings of Fact
2. General Location, Future Land Use, and Zoning Maps
3. Applicant cover letter
4. Proposed tower plans
5. OWL Engineering Proof or Need Study
6. Notice of Hearing/Parties notified

Conditional Use Permit  
Moorhead Planning Commission  
Findings of Fact

REQUEST: Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial  
LOCATION: 1817 11<sup>th</sup> Street North – Parcel 58.900.1880  
APPLICANT/OWNER: Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T)  
FILE NO: 26P001

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on January 5, 2026; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

**Findings of Fact**

- 1. A full and complete application was filed by Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T), and received on December 31, 2026 (herein referred to as "Application") seeking a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial at 1817 11<sup>th</sup> St N, Parcel 58.900.1880, legally described as:

The 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.

AND

That part of Auditor’s Outlot 32-L of Section 32 in Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows, to-wit: Commencing at the NW corner of said Auditor’s Outlot 32-L; thence South 71 feet along the West line of said Auditor’s Outlot 32-L for a distance of 71 feet; thence East on a line parallel to the North line of said Auditor’s Outlot 32-L for a distance of 5.5 feet to the true point of beginning; thence North 3 feet; thence Southeasterly to a point that lies a distance of 71 feet South of the North line of said Auditor’s Lot 32-L and a distance of 301.40 feet East of the true point of beginning; thence Westerly along a line that is parallel and lies 71 feet South of the North line of said Auditor’s Outlot 32-L for a distance of 301.40 feet to the true point of beginning.

- 2. The property is zoned CC: Community Commercial, which permits Wireless Telecommunications Towers as a conditional use.
- 3. A public hearing was held by the Planning Commission on January 5, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
- 4. The request is consistent with the general intent of the CC: Community Commercial zoning district.
- 5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
  - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.

- Wireless telecommunications towers and associated equipment are consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the CC: Community Commercial zoning district.
- b. The proposed use is or will be compatible with the present and future uses of the area.
    - The proposed Temporary Wireless Telecommunications Tower is compatible with the present and future uses of the area.
  - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
    - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
  - d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
    - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
    - No additional traffic will be generated by the proposed temporary wireless telecommunications tower.
  - f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
    - The proposed use can be accommodated by the existing public services and facilities that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Terra Consulting Group, on behalf of New Cingular Wireless PCS, LLC (AT&T) for a Conditional Use Permit – Temporary Wireless Telecommunications Tower in CC: Community Commercial at 1817 11<sup>th</sup> St N, Parcel 58.900.1880, legally described as:

The 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.

AND

That part of Auditor's Outlot 32-L of Section 32 in Township 140 North of Range 48 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows, to-wit: Commencing at the NW corner of said Auditor's Outlot 32-L; thence South 71 feet along the West line of said Auditor's Outlot 32-L for a distance of 71 feet; thence East on a line parallel to the North line of said Auditor's Outlot 32-L for a distance of 5.5 feet to the true point of beginning; thence North 3 feet; thence Southeasterly to a point that lies a distance of 71 feet South of the North line of said Auditor's Lot 32-L and a distance of 301.40 feet East of the true point of beginning; thence Westerly along a line that is parallel and lies 71 feet South of the North line of said Auditor's Outlot 32-L for a distance of 301.40 feet to the true point of beginning.

is hereby approved contingent upon:

1. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.
4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

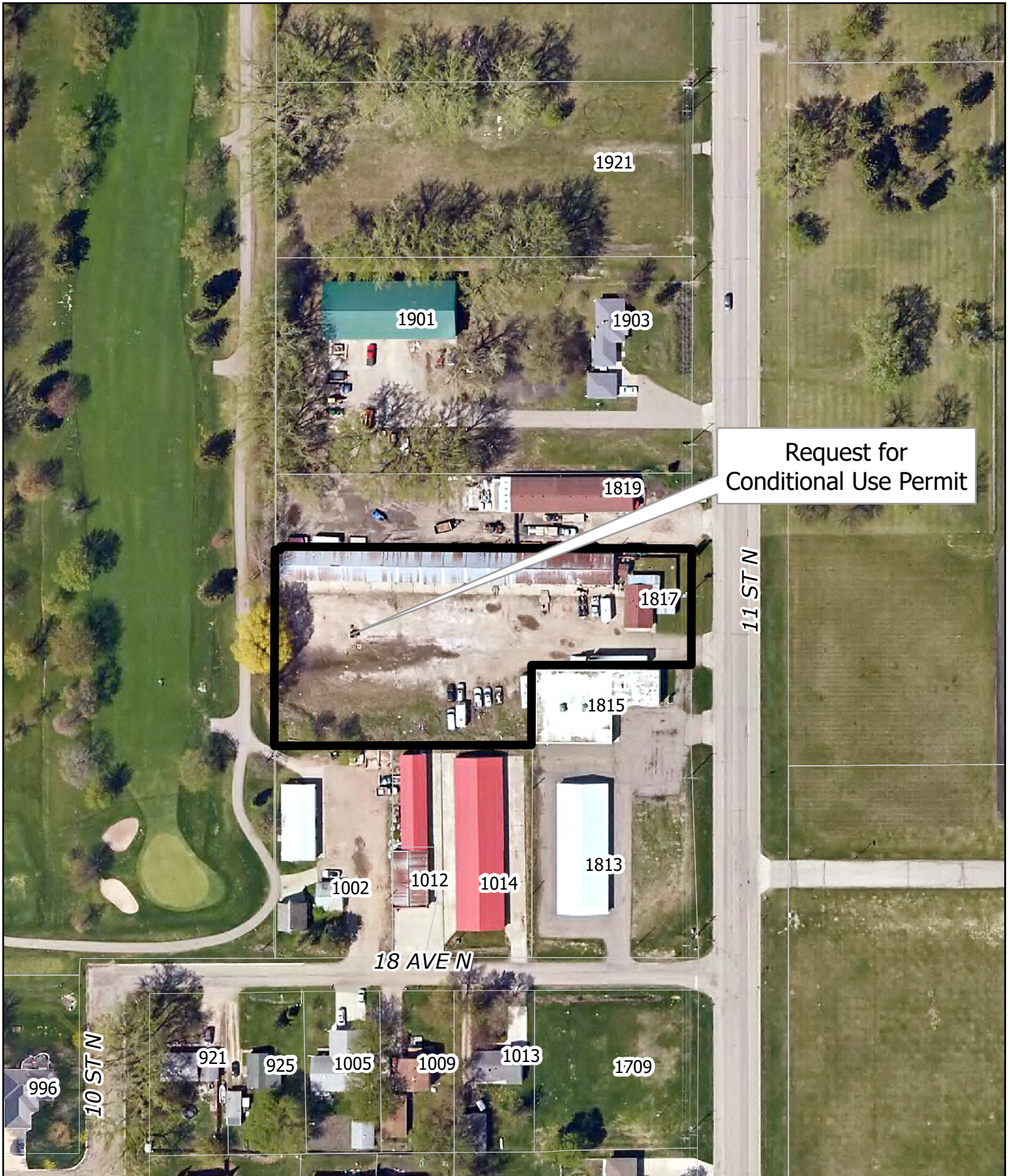
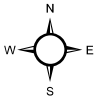
PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.

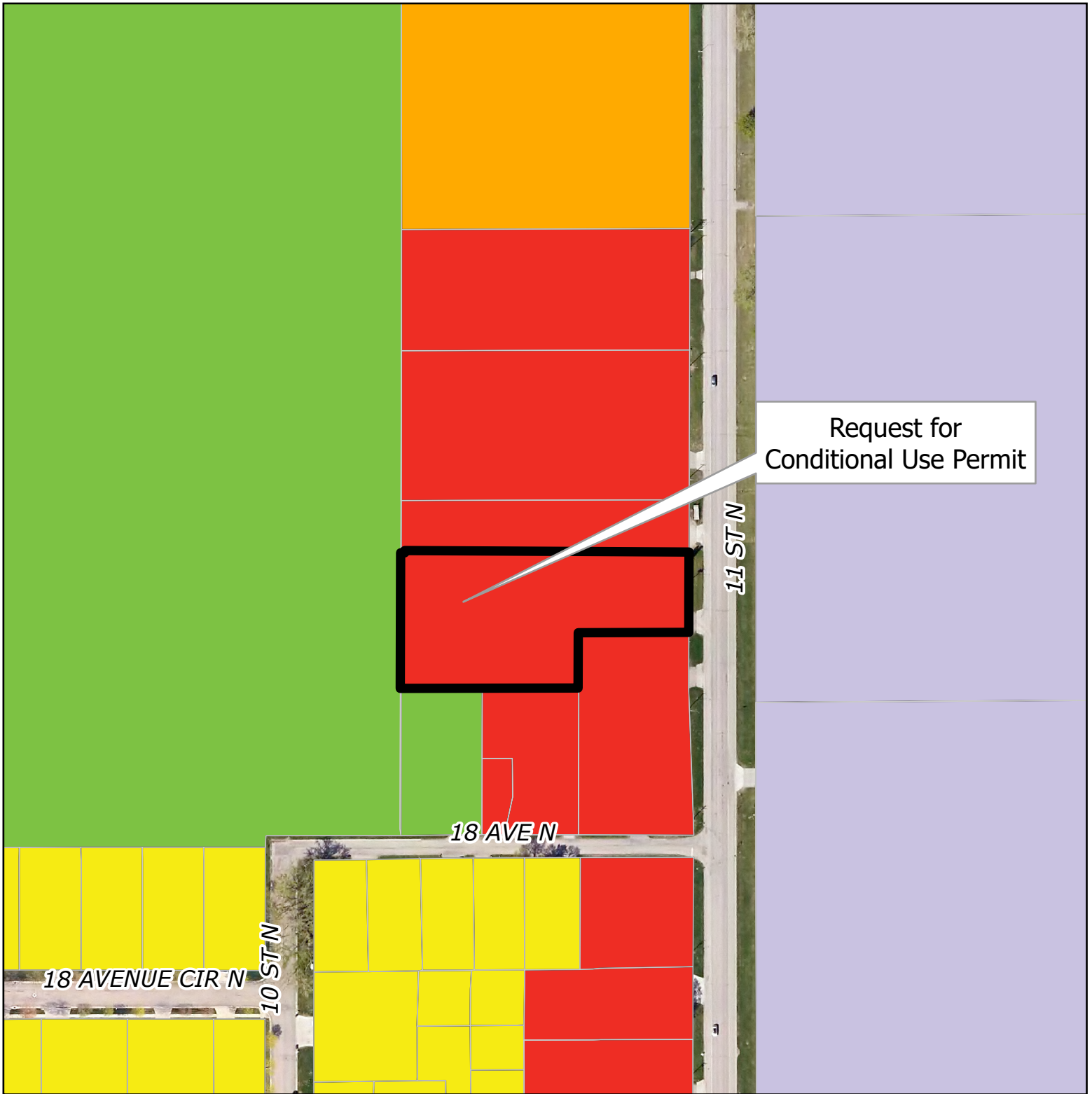
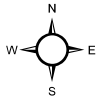
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, Chair  
Moorhead Planning Commission












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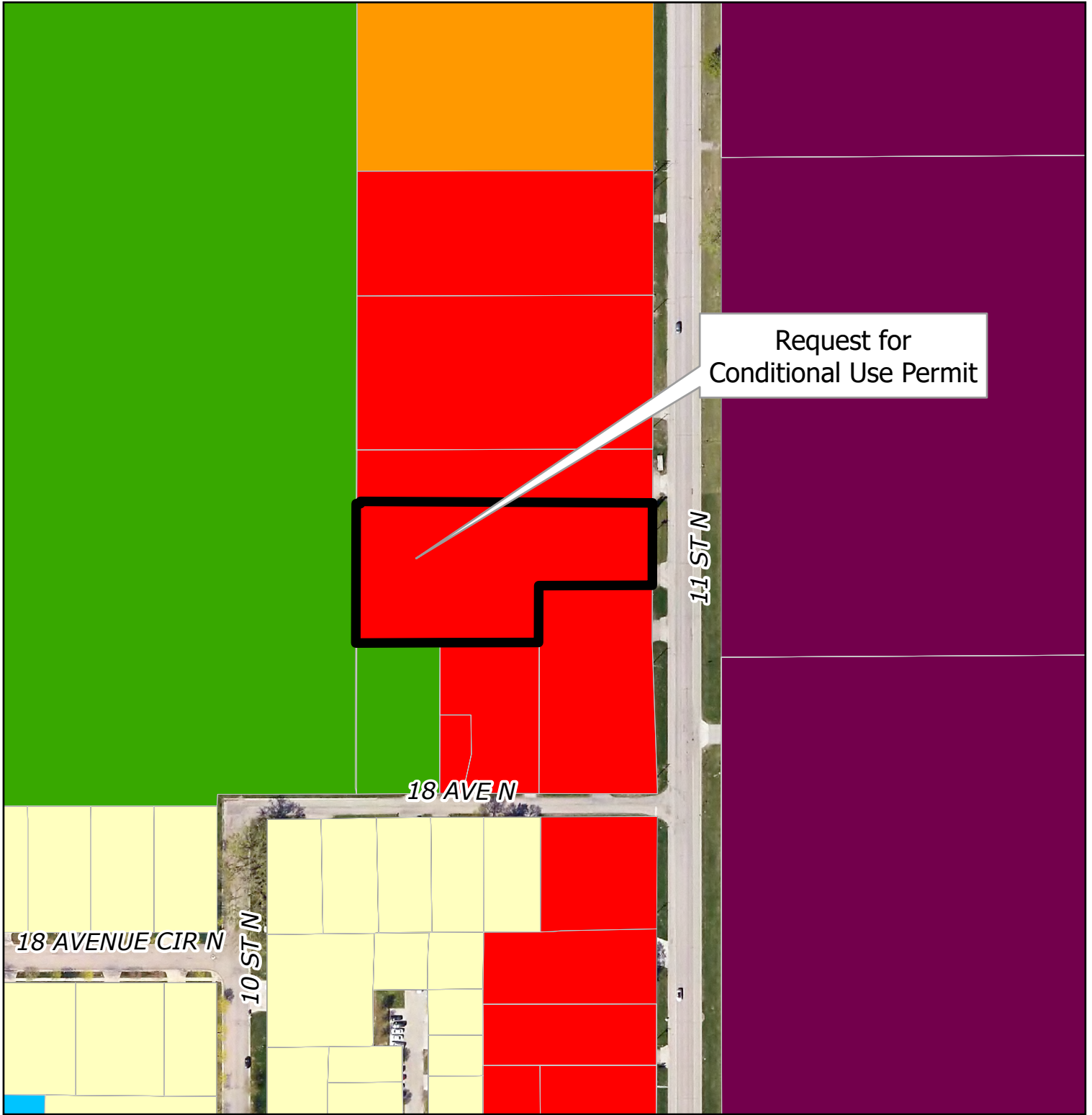
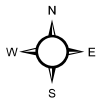
Attest: Robin Huston,  
City Planner/Zoning Administrator





















**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



November 17, 2025

City of Moorhead  
Attn: Planning and Zoning Department  
403 Center Ave  
Moorhead, MN 56561

**Re: Conditional Use Permit Application Submittal/ New Cingular Wireless PCS, LLC (AT&T) - Temporary Mobile Service Support Structure and Facilities/ GUSTAFSON SHOP RENTALS LLC - 1817 11TH ST N, MOORHEAD MN 56560 (Parcel ID# 58.900.1880).**

Dear Ms. Huston,

On behalf of our client, New Cingular Wireless PCS, LLC (AT&T), enclosed please find the required project information along with a completed City of Moorhead Conditional Use Permit (CUP) application for the installation of a temporary Mobile Service Support Structure and Facilities at 1817 11TH ST N , MOORHEAD MN 56560 (Parcel ID# 58.900.1880). This property is owned by GUSTAFSON SHOP RENTALS LLC and is zoned Community Commercial (CC).

AT&T proposes to install a temporary ballast-mounted 120' monopole (125' including lightning rod) and associated ground equipment to provide reliable wireless voice and data coverage to the surrounding area on an expedited timeline. This temporary facility is necessary to maintain service while AT&T pursues independent permitting and construction of a long-term adjacent permanent site, as shown on the submitted plans.

The temporary facility resolves an immediate need to safely mount, maintain, and upgrade telecommunications equipment on a support structure capable of delivering the best possible coverage and capacity to the area. It also supports critical public services such as E-911, enhances connectivity for residents and businesses, and improves communication reliability for emergency responders. The design incorporates screening, meets all required setbacks, and is consistent with the surrounding institutional use of the site.

The project includes a 30' x 30' lease area, prefabricated equipment cabinet cluster, underground power and fiber conduits, and a fully self-contained fenced compound. The tower is engineered to accommodate three additional future co-location tenants, reducing the need for new towers and supporting long-term network resiliency and public benefit.

AT&T respectfully submits the following findings in support of the Conditional Use Permit, which align with the numbered questions asked on the application form:

#### **1. Consistency with the Comprehensive Plan and Zoning District**

The project aligns with Comprehensive Plan goals related to public safety, technological infrastructure, and community connectivity. The use is consistent with the zoning district's intent to allow essential communication facilities subject to review and compliance with performance standards.

**Conditional Use Permit Application Submittal/ New Cingular Wireless PCS, LLC (AT&T) - Temporary Mobile Service Support Structure and Facilities/ GUSTAFSON SHOP RENTALS LLC - 1817 11TH ST N, MOORHEAD MN 56560 (Parcel ID# 58.900.1880).**

**2. Compatibility with Present and Future Land Uses**

The temporary facility is compatible with both existing and future land uses. Its compact footprint, screened compound, and institutional-adjacent location minimize any impacts. The structure will be removed once the permanent facility is operational, ensuring no long-term effects on development patterns.

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**3. Conformance to Applicable Performance Standards**

The project complies with all zoning performance requirements, including access, noise, lighting, and enclosure standards. It generates no traffic beyond occasional maintenance visits, produces negligible operational noise, and includes no lighting beyond what is required for safety or federal regulation. All setback requirements are met.

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**4. No Adverse Effect on the Surrounding Area**

The proposed facility will not create dust, odor, emissions, or traffic impacts. Visual impact is minimal due to the monopole's slim profile. The installation provides a public benefit by ensuring the continuity of critical wireless coverage during the transition to the long-term site.

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**5. Adequacy of Public Services and Utilities**

The project can be fully supported by existing electrical and fiber utilities and does not impact public infrastructure, schools, parks, traffic, or municipal services. It imposes no burden on public resources.

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**Compliance with City of Moorhead Towers & Antennas Ordinance (Sections 10-17D-3, 10-17D-4, 10-17D-5)**

**Proof of Need (10-17D-3)**

AT&T evaluated all existing towers and structures within a reasonable search radius and confirmed that none can support the required antennas due to structural limitations, height inadequacies, or infeasible reinforcement costs, as verified by qualified engineering analysis. The temporary tower is therefore necessary to provide adequate service. The structure is engineered to support AT&T's equipment **and at least three additional future tenants**, and AT&T will provide the required letter of intent for shared use. AT&T will also comply with any third-party technical review and escrow requirements imposed by the City.

**Towers and Antennas in Zoning Districts (10-17D-4)**

The proposal complies with all zoning district standards, including height and setback requirements. If a setback reduction is required, AT&T can provide engineering evidence demonstrating that the adjustment is necessary to maintain continuous telecommunication services, consistent with Section 10-17D-4(A)(4).

**Conditional Use Permit Application Submittal/ New Cingular Wireless PCS, LLC (AT&T) - Temporary Mobile Service Support Structure and Facilities/ GUSTAFSON SHOP RENTALS LLC - 1817 11TH ST N, MOORHEAD MN 56560 (Parcel ID# 58.900.1880).**

**Tower Construction and Design Requirements (10-17D-5)**

The facility is designed as a monopole, the preferred and required tower type. All design and engineering plans will be stamped by a Minnesota-licensed professional engineer and will include structural capacity documentation, antenna mounting details, interference-avoidance measures, and compliance with state and federal standards. No lighting or signage is proposed except where mandated by the FAA or other regulatory agencies.

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AT&T (New Cingular Wireless PCS, LLC) respectfully requests approval of this Conditional Use Permit for this temporary wireless tower facility to ensure reliable and safe wireless service for the community while the long-term permanent facility is completed. Please note that payment of the application fee was submitted over the phone by credit card on 11/14/2025.

Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed use of the site, please contact me directly.


Sincerely,

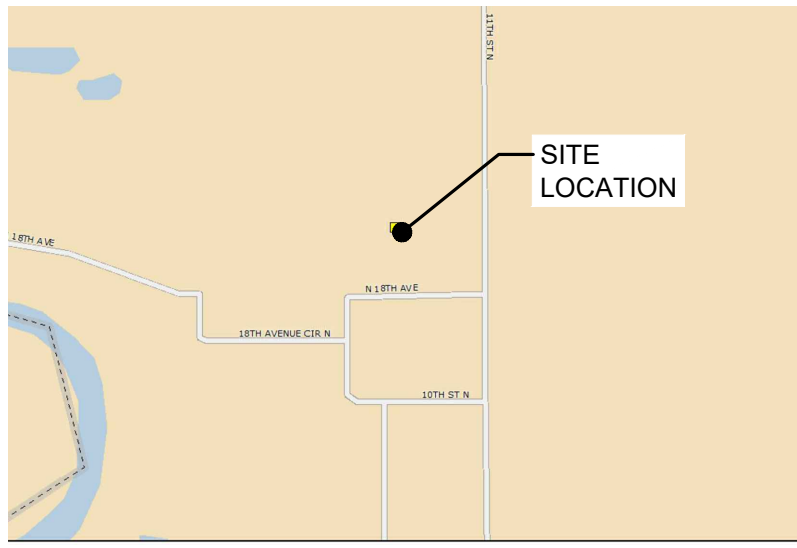
*Hugh Bealka*

Hugh Bealka  
Terra Consulting Group,  
on behalf of Vertical Bridge and Verizon Wireless


*Enclosures as described.*

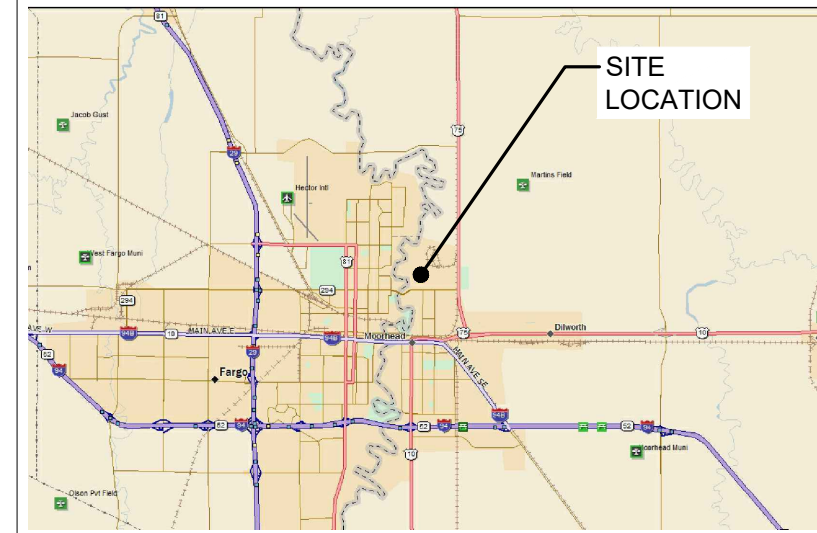
VICINITY MAP

N.T.S. 



REGIONAL MAP

N.T.S. 



**AT&T SITE NAME:**  
GUSTAFSON STORAGE TEMP TOWER

**AT&T SITE ID#:**  
NDL94930

**FA LOCATION CODE#:**  
16605458

**RFDS ID #:**  
74664

**IWM JOB #:**  
WSUMW0046680

**SCOPE OF WORK**

PROPOSED AT&T ANTENNAS TO BE MOUNTED ON PROPOSED MONOPOLE TOWER WITH PROPOSED EQUIPMENT PAD & FENCED COMPOUND AT BASE.

**SITE SUMMARY**

**SITE ADDRESS:** 1817 11TH N STREET  
MOOREHEAD, MN 56560

**COUNTY:** CLAYCOUNTY

**SITE NAME:** GUSTAFSON STORAGE TEMP TOWER

**FA NUMBER:** 16605458

**RFDS ID:** 74664

**IWM JOB NUMBER:** WSUMW0046680

**USID NUMBER:** 500031

**ZONING JURISDICTION:** CITY OF MOOREHEAD

**TYPE OF OCCUPANCY:** TELECOMMUNICATIONS

**OCCUPANCY:** (U)

**CONSTRUCTION TYPE:** I-B

**TOWER LATITUDE:** N 46 53 07.20 N 46.8853333 (FROM 1A)

**TOWER LONGITUDE:** W 96 46 37.271 W -96.77701972 (FROM 1A)

**TOWER ELEVATION:** 885.9' A.M.S.L (FROM 1A)

**TOWER HEIGHT:** 120'-0"

**APPURTENANCE HEIGHT:** 120'-0"

**TOWER OWNER:** AT&T

**LANDLORD CONTACT:** NANCY GUSTAFSON (701) 361-2833

**GROUND OWNER:** GUSTAFSON SHOP RENTALS, LLC

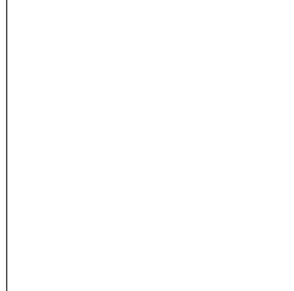
**PROJECT DIRECTORY**

**APPLICANT:** AT&T MOBILITY  
7900 XERXES AVE. SOUTH  
BLOOMINGTON, MO 55431

**AT & T PM:** MARK KRENN  
2449 WEST CHICAGO ST.  
RAPID CITY, SD., 57702  
M: (605) 399-8580

**PROJECT CONSULTANT:** TERRA CONSULTING GROUP  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
(847) 698-6400

**LOCATION SCAN**



**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING

1. 2021 IBC
2. 2018 INTERNATIONAL PLUMBING CODE
3. 2021 INTERNATIONAL MECHANICAL CODE
4. 2021 INTERNATIONAL FUEL GAS CODE
5. FIRE PROTECTION AND PREVENTION (ORDINANCE 5354)
6. 2023 NATIONAL ELECTRICAL CODE
7. 2021 INTERNATIONAL ENERGY CODE

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

- A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE.
- THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE.
- NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.



North Dakota One Call  
811 or 800-795-0555

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	B
LP	LOCATION PLAN	B
C-1	ENLARGED SITE PLAN	B
ANT-1	TOWER ELEVATION	-
ANT-2	ANTENNA CONFIGURATIONS	B

NO.	DESCRIPTION	BY	DATE			
			ML	DM	DM	DM
A	ISSUED FOR REVIEW		08/28/25			
B	REVISED EASEMENT		08/19/25			
C	REVISED PER COMMENTS		9/30/25			
D	REVISED PER COMMENTS		10/16/25			

ATTACHMENTS		
1 OF 1	SITE SURVEY	-
1 -4	PLATFORM SPECIFICATIONS	-

22" x 34" IS FULL SCALE.  
11" x 17" IS HALF SCALE.



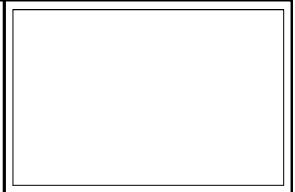
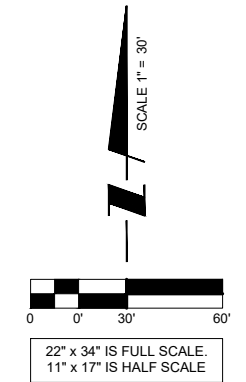
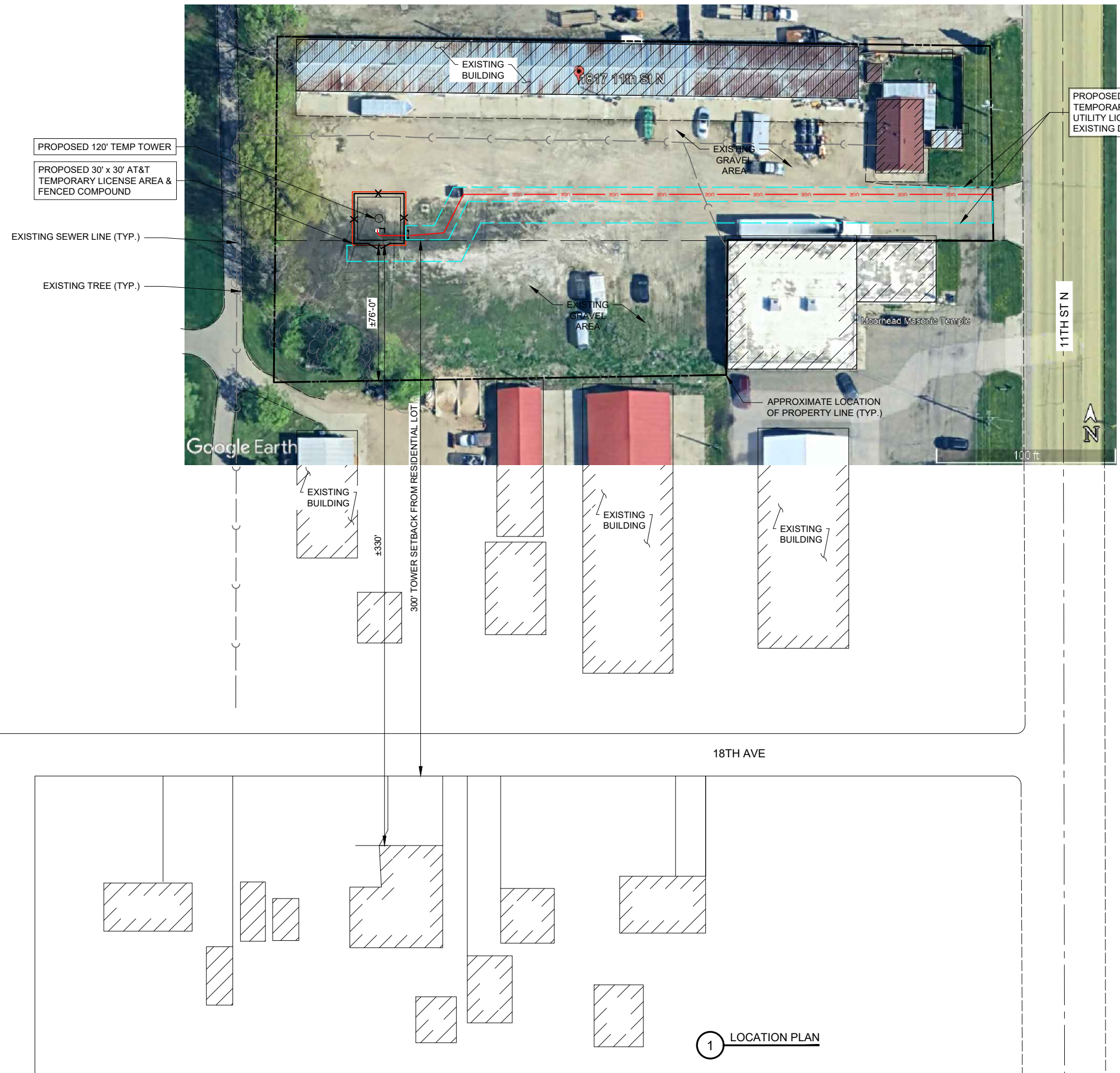
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D	REVISED PER COMMENTS	DM	10/16/25

**GUSTAFSON STORAGE**  
**NDL94930 (4G)**  
**FA#: 16605458**  
  
1817 11TH STREET  
MOORHEAD, MN 56560

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	08/28/25
PROJECT #:	219-060

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**



REVISIONS		NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	08/28/25	ML		
B	REVISED EASEMENT	09/19/25	DM		
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**GUSTAFSON STORAGE**  
**NDL94930 (4G)**  
**FA#: 16605458**  
 1817 11TH STREET  
 MOORHEAD, MN 56560

DRAWN BY:	ML
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DATE:	08/28/25
PROJECT #:	219-060

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**

1 LOCATION PLAN



2 SITE DIMENSION PLAN  
SCALE: 1" = 5'



1 SITE PLAN

PAVEMENT MATERIAL	
ACCESS ROAD (HATCHED)	110 S.Y. 8" COMPACTED AGGREGATE BASE COURSE, CA-6 MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
LEASE SITE	119 S.Y. 8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL 132 L.F. OF FENCING
THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.	



NO.	DESCRIPTION	BY	DATE			
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GUSTAFSON STORAGE

NDL94930 (4G)

FA#: 16605458

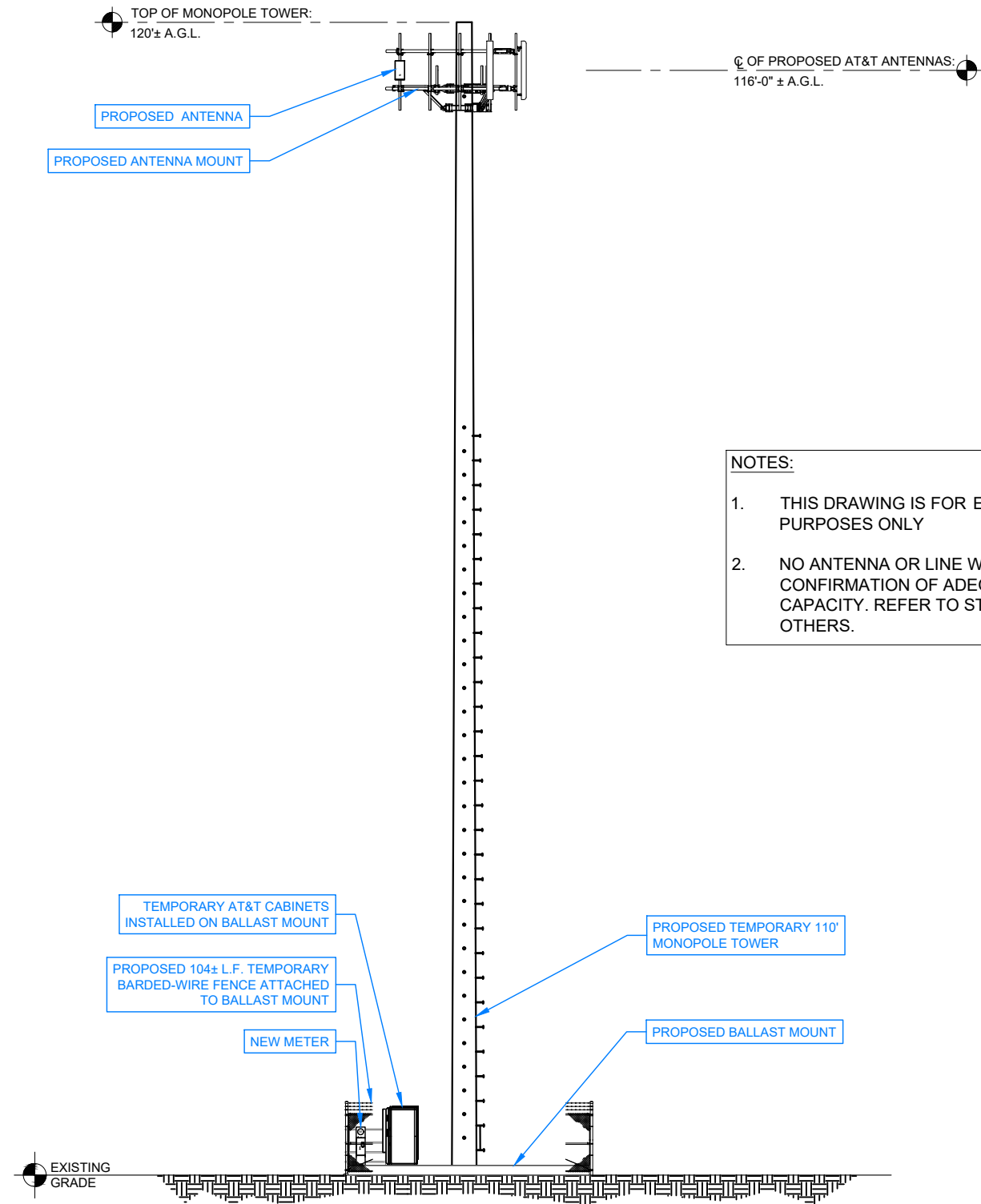
1817 11TH STREET  
MOORHEAD, MN 56560

DRAWN BY:	ML
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SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**C-1**

NOTE:  
ANCHOR BOLTS, SAFETY, PEGS AND  
PORTHOLES TO CORRELATE WITH  
ANTENNA MOUNT AND AZIMUTHS.



**NOTES:**

1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY
2. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND MOUNT CAPACITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS.

1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**PROJECT DESCRIPTION**

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.

THE PROJECT GENERALLY CONSIST OF THE FOLLOWING:

**PROPOSED-TOWER:**  
 INSTALL (1) ANTENNA PLATFORM (SABRE, C10855721C,,,HEAVY 10FT MONOPOLE MOUNT KIT, WITH (12) 2-7/8IN X 10FT MOUNTING PIPES)  
 INSTALL (6) COMMSCOPE NNH4-65C-V4 ANTENNAS  
 INSTALL (3) AIR6472 B77G B77M INTEGRATED ANTENNA RADIOS  
 INSTALL (15) LTE RRH UNITS  
 INSTALL (2) RAYCAP DC9-48-60-24-8C-EV SURGE UNITS  
 INSTALL (5) DC POWER TRUNKS  
 INSTALL (2) FIBER TRUNKS

**PROPOSED-PAD EQUIPMENT:**  
 INSTALL (1) WUC  
 INSTALL (1) 20KW GENERATOR  
 INSTALL (1) GPS KIT

**PROPOSED-SITE:**  
 INSTALL (2) ROSENBERGER FB-10ABOX FIBER ENCLOSURES INSTALL APPROXIMATELY 3'-0" OF ICE BRIDGE

**NOTES**

1. FENCE NOT SHOWN FOR CLARITY.
2. WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INS, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).

**MOUNT ANALYSIS NOTE**

THE PASSING ANTENNA MOUNT ANALYSIS EVALUATION LETTER FOR THE PROPOSED MOUNTS WAS COMPLETED BY T.B.D. DATED T.B.D.. THE MOUNT HAS SUFFICIENT CAPACITY FOR THE EXISTING AND PROPOSED LOADINGS OBSERVED ON THESE CONSTRUCTION DRAWINGS.



NO.	DESCRIPTION	BY	DATE			
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**GUSTAFSON STORAGE**

**NDL94930 (4G)**

**FA#: 16605458**

1817 11TH STREET  
MOORHEAD, MN 56560

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	08/28/25
PROJECT #:	219-060

SHEET TITLE  
**SITE ELEVATION**

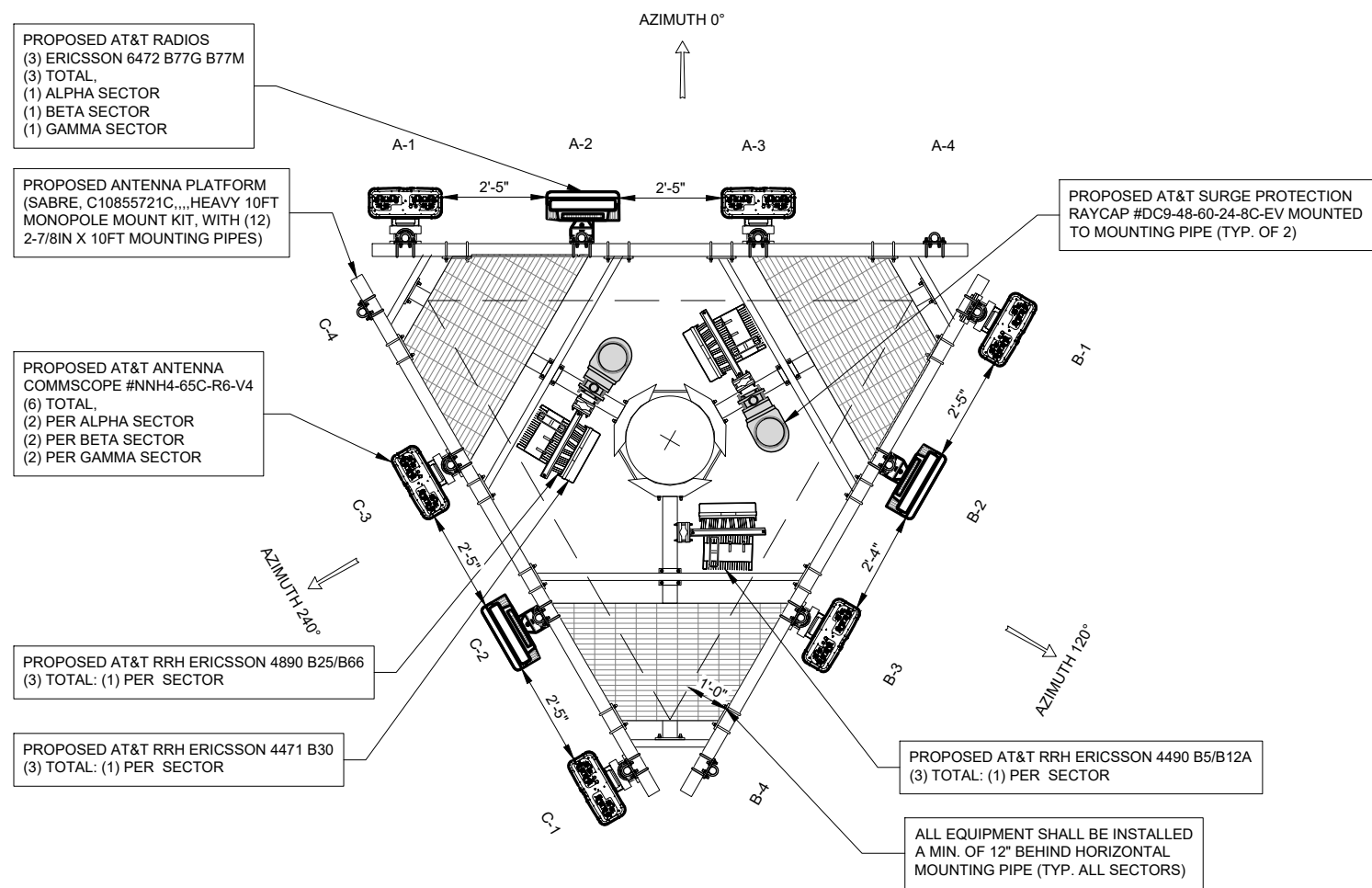
SHEET NUMBER  
**ANT-1**

ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)					
SECTOR	ANTENNA MODEL	TECHNOLOGY	ANTENNA AZIMUTH	ANTENNA CENTERLINE	RRH MODEL
A1	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	0°	116'	ERICSSON 4490 B5/B12 & 4471 B30
A2	ERICSSON 6472 B77G B77M	5G CBAND/DOD	0°	116'	INTEGRATED RADIOS
A3	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	0°	116'	ERICSSON 4890 B25/B66
A4	-	-	-	-	-
B1	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	120°	116'	ERICSSON 4490 B5/B12 & 4471 B30
A2	ERICSSON 6472 B77G B77M	5G CBAND/DOD	120°	116'	INTEGRATED RADIOS
B3	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	120°	116'	ERICSSON 4890 B25/B66
B4	-	-	-	-	-
C1	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	240°	116'	ERICSSON 4490 B5/B12 & 4471 B30
C2	ERICSSON 6472 B77G B77M	5G CBAND/DOD	240°	116'	INTEGRATED RADIOS
C3	COMMSCOPE NNH4-65C-R6-V4	700/850 - AWS/PCS/WCS	240°	116'	ERICSSON 4890 B25/B66
C4	-	-	-	-	-

CABLE COUNT	
QUANTITY	CABLE COUNT
5	3-PAIR DC POWER
2	24-PAIR FIBER
2	DC9

**1** PROPOSED ANTENNA AND TRANSMISSION CABLES REQUIREMENT  
SCALE: N.T.S.

**2** CABLE/ FIBER ROUTING PLAN  
SCALE: N.T.S.



**2** PROPOSED ANTENNA LAYOUT @ 116' A.G.L.  
N.T.S.



NO.	DESCRIPTION	BY	DATE	ML	DM	DM	DM
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GUSTAFSON STORAGE

NDL94930 (4G)

FA#: 16605458

1817 11TH STREET  
MOORHEAD, MN 56560

DRAWN BY:	ML
CHECKED BY:	DM
DATE:	08/28/25
PROJECT #:	219-060

SHEET TITLE  
**ANTENNA CONFIGURATION**

SHEET NUMBER  
**ANT-2**

**REPORT REGARDING CONSTRUCTION  
OF A 120-foot COMMUNICATIONS TOWER  
AT 1817 11<sup>st</sup> Street North Moorhead, Minnesota**

**for AT&T Wireless**

**PREPARED BY:**

**GARRETT G. LYSIAK, P.E.**

**December 26, 2025**

**Amended January 14, 2026**

### EXECUTIVE SUMMARY

The City of Moorhead Ordinance for wireless telecommunications towers requires the demonstration of a need (gap in coverage) or a showing of need for the proposal. This analysis demonstrates the proof of need requirement is satisfied. This new tower will eliminate both coverage and capacity problems. It would provide the required Personal Communication System ("**PCS**") coverage to eliminate the present existing poor coverage area for the expanded service.

There are no existing towers or tall structures identified that could be used to provide the required coverage and eliminate the predicted coverage gap. All towers in the nearby area were examined and none were found that could be used. The existing near-by tower is owned by the State and due to existing loading and not allowing non-government systems to locate on the tower eliminates it for consideration. Due to the lack of any existing towers or support structures in the vicinity, the new site would need to locate very near to the proposed location in order to fill the coverage gap.

There is no evidence to show this new tower will cause interference to the present frequencies and also any Public Safety or City communications systems.

There is no demonstrated RF Radiation hazard to the general public, even when other additional PCS systems are added to the study.

Since this is a temporary site and does not have the ability for additional users, as required by the ordinance, this tower will be in compliance with all the structural requirements of the ordinance.

The proposed equipment will not include a generator and will not generate a noise concern.

The city should require an acceptable FAA RF study be performed before approval of the request.

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**ENGINEERING STATEMENT**

<b>FIGURE 1</b>	<b>SITE MAP</b>
<b>FIGURE 2</b>	<b>AERIAL VIEW</b>
<b>FIGURE 3</b>	<b>EXISTING TOWERS</b>
<b>FIGURE 4</b>	<b>AIRPORT MAP</b>
<b>FIGURE 5</b>	<b>FCC TOWAIR STUDY RESULTS</b>
<b>FIGURE 6</b>	<b>AT&amp;T COVERAGE MAPS</b>
<b>FIGURE 7</b>	<b>PRESENT COVERAGE</b>
<b>FIGURE 8</b>	<b>PROPOSED COVERAGE</b>

## Engineering Statement

The documents submitted by AT&T Towers to The City of Moorhead for a new 120-foot tower were reviewed for compliance with the technical requirements of the (Wireless Telecommunications Overlay) of the zoning ordinance. The site is located at 1817 11<sup>th</sup> Street North Moorhead, MN. The site location<sup>1</sup> was plotted on the Fargo North USGS 7.5-minute map (Figure 1 "Site Map"). In addition, an aerial photograph is included to show the proposed site location and the surrounding area (Figure 2 "Aerial Site Map"). As can be seen from these two figures, the proposed location is within the commercial area with no nearby residences.

### Existing Tower Sites

The nearest towers were reviewed as possible substitutes for the proposed tower. There were 7 towers that were identified as being within a 2-mile radius of the proposed sites. The closest towers identified were only 89-feet tall and could not accommodate the antenna system. The existing near-by tower is owned by the State and due to existing loading and not allowing non-government systems to locate on the tower eliminates it for consideration. The remaining sites were too close to the AT&T existing towers and could not be utilized due to interference between them.

All of the towers that were an acceptable height were found to be outside of the Search Ring distance and they would not provide the required signal levels to eliminate the coverage gap.

### Airspace Study

The proposed tower site was examined for any impact on the local airspace and airports. Since the tower is only 120-feet (with an additional 5-foot lightning rod at the top) it was not expected to have any impact on any aviation sites. Figure 3 is a portion of the local aviation map showing the proposed site and surrounding area. The tower height is proposed to be under 200-feet and is therefore not usually required to get Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) approval, unless it is located near an airport. The closest airport facility is the Fargo airport and is more than 5.7 miles from the proposed tower.

The "**FCC TOWAIR**" program was used to examine the proposed tower for any FAA & FCC notification requirements. The results (Figure 4) show that notification is not required since the proposed tower is lower than 200-feet in height and is not in the proximity of an airport. However, the FAA now requires all towers that are used for RF signal transmissions are required to have a frequency study to determine that no aviation

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<sup>1</sup> Site Location N 46° 53' 41.7" W 96° 45' 50.6" on 1817 11<sup>th</sup> St. North

facilities would be impacted by this proposal. I would require this FAA study be performed before issuing an approval.

### **Coverage Study**

In reviewing the submitted data it was determined that (AT&T) has designed its communications facilities in the Moorhead area with several surrounding sites providing area wide coverage. AT&T did provide a signal coverage map (Figure 6) that shows both the present the area with the predicted gap identified.

A signal coverage analysis was performed and Figure 7 shows the coverage with the proposed site not included in the analysis (Present Coverage). Figure 8 shows the signal coverage area with the proposed site included in the analysis. As can be seen in this figure, the coverage gap is eliminated. This analysis does confirm the information and coverage maps submitted by the applicant.

### **Site Construction**

The site construction plans show the tower that is planned for this project. The tower drawings supplied show compliance with the requirements of TIA-222-H standard which requires loading for:

1. Exposure C to the standard.
2. 90 mph basic wind, with no radial ice.
3. 50 mph basic wind with 1/2" of radial ice. (ice is considered to increase in thickness with height)
4. The tower is designed to withstand the Ultimate Wind Speed for this area of 115 mph

Since this is a temporary site and does not have the ability for additional users, as required by the ordinance, this tower will be in compliance with all the structural requirements of the ordinance. In addition, since this proposed site is temporary there is no foundation required and no concerns for removal of any cement.

### **Interference Study**

A search was performed using the FCC frequency database<sup>2</sup> to determine the frequency and location of any city or county public safety facilities within one-mile from the proposed tower location. Using all the identified frequencies either utilized by the city or county an intermodulation (interference) study was performed to determine if any predicted interference products would be generated by the proposed AT&T Wireless facility. They are as follows:

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<sup>2</sup> Federal Communications Commission, Wireless Telecommunications Bureau –“*Universal Licensing System*”



# OWL ENGINEERING & EMC TEST LABS, INC.

Consulting Communications Engineers  
EMC Test Laboratories

6070 Blanchard Blvd., #412, Lino Lakes, MN 55014

~~612-426-5325~~ ~~www.owllabs.com~~

KNGZ905, WQGS741, WRAL850, WNNQ285, WPIV293, WQGN776, WQJR866, WQJR867, WQJR873, WQJR875, WQJS455 WQJY424, WQXQ581, WQYS672 and WQYS673.

The results of the study indicate that there are no interference products predicted to be generated that would cause interference to any of the identified protected frequencies.

The study shows that there are no predicted (low order) interference intermodulation products generated from combinations of existing and proposed channels at this site. When the proposed communications facility is constructed, antenna separation, antenna pattern directionality properties and equipment filtering will further reduce the potential of intermodulation induced interference. This analysis is a mathematical study and will not account for interference mitigation that will occur due to the differences in technologies and equipment configurations and filtering. This study assumes a worst-case scenario using as many as four transmitters operating simultaneously (which is a rare occurrence).

Additionally, due to the high frequencies used on this new facility there is no predicted interference to occur on any other communication devices such as televisions, personal computers, telephones, garage door openers, security systems, and other electronic equipment.

In summary, the use of good engineering and installation practices should mitigate any interference to any nearby existing communications systems or an additional future systems on the tower and it is my opinion that the AT&T Wireless system frequencies should not cause any harmful interference problems to any of the existing City or County communications systems.

## RF Radiation Analysis

Using the data submitted by AT&T Wireless we performed a "Worst-Case" radiation analysis to determine the amount of RF energy that would be present at the base of the tower. In making our calculations we assumed that all of the RF energy generated by the facility would be directed downward and three separate antennas at maximum power levels were used for the calculations. This is not the real world situation since the antennas used by PCS systems are designed to radiate towards the horizon.

Additionally, calculations were performed including a future antenna system on the tower and added to the total RF exposure level.

However, using this analysis method we are able to determine that the maximum level of RF radiation reaching the ground at the tower base is less than 10 percent of the ANSI standard value for the general public exposure limit and as such is not classified as an RF radiation hazard. This proposal satisfies the current Federal guidelines for RF

Exposure<sup>3</sup>. A security fence will be installed to prevent tower access for unauthorized people.

### Summary

The review of the proposed AT&T tower indicates that:

- It would provide the required wireless system coverage to eliminate the present existing poor coverage area and provide enhanced existing coverage.
- The site is not predicted to cause any interference products to any protected frequency in the area and is not predicted to be an RF radiation hazard.
- The tower is designed to accommodate a single user, since it is a temporary installation.
- The proposal is in compliance with the structural requirements of the ordinance.
- Due to the lack of any existing towers or adequate support structures in the vicinity, the site would need to locate very near to the proposed location to fill the coverage gap.
- The city should require an FAA interference study be performed before approval.

Respectfully submitted,



Garrett G. Lysiak, P.E.

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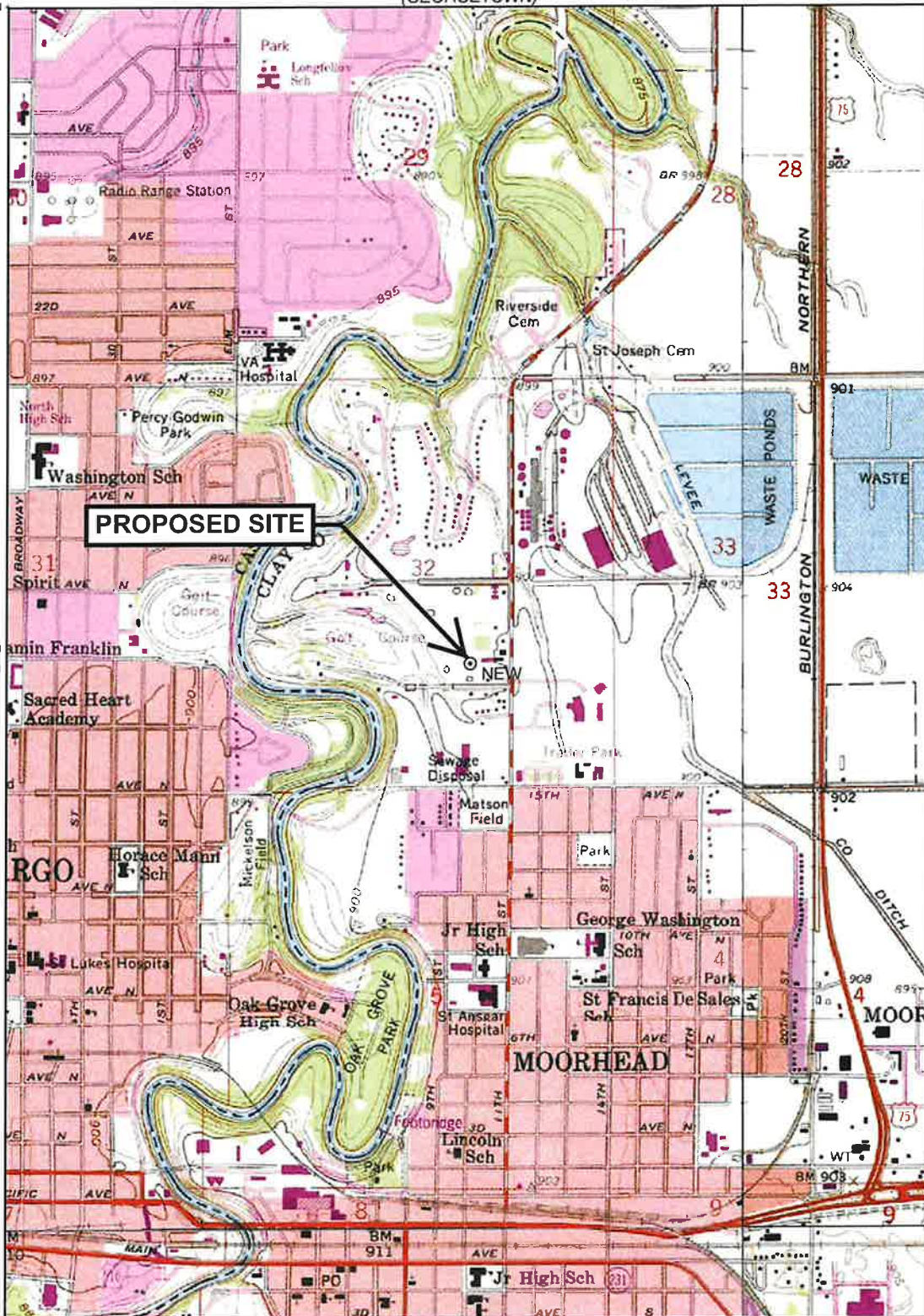
<sup>3</sup> FCC Office of Engineering and Technology Bulletin OET-65 Edition 97-01

(ARGUSVILLE)

(GEORGETOWN)

096° 44' 25.2394" W  
046° 55' 05.2990" N

096° 47' 18.3854" W  
046° 55' 05.2990" N



(WEST FARGO NORTH)

(DILWORTH)

046° 52' 17.6963" N  
096° 47' 18.3854" W

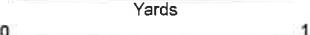
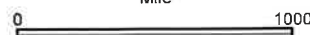
(FARGO SOUTH)  
SCALE 1:24000

046° 52' 17.6963" N  
096° 44' 25.2394" W

(WEST FARGO SOUTH)

(SABIN)

Declination



Kilometer

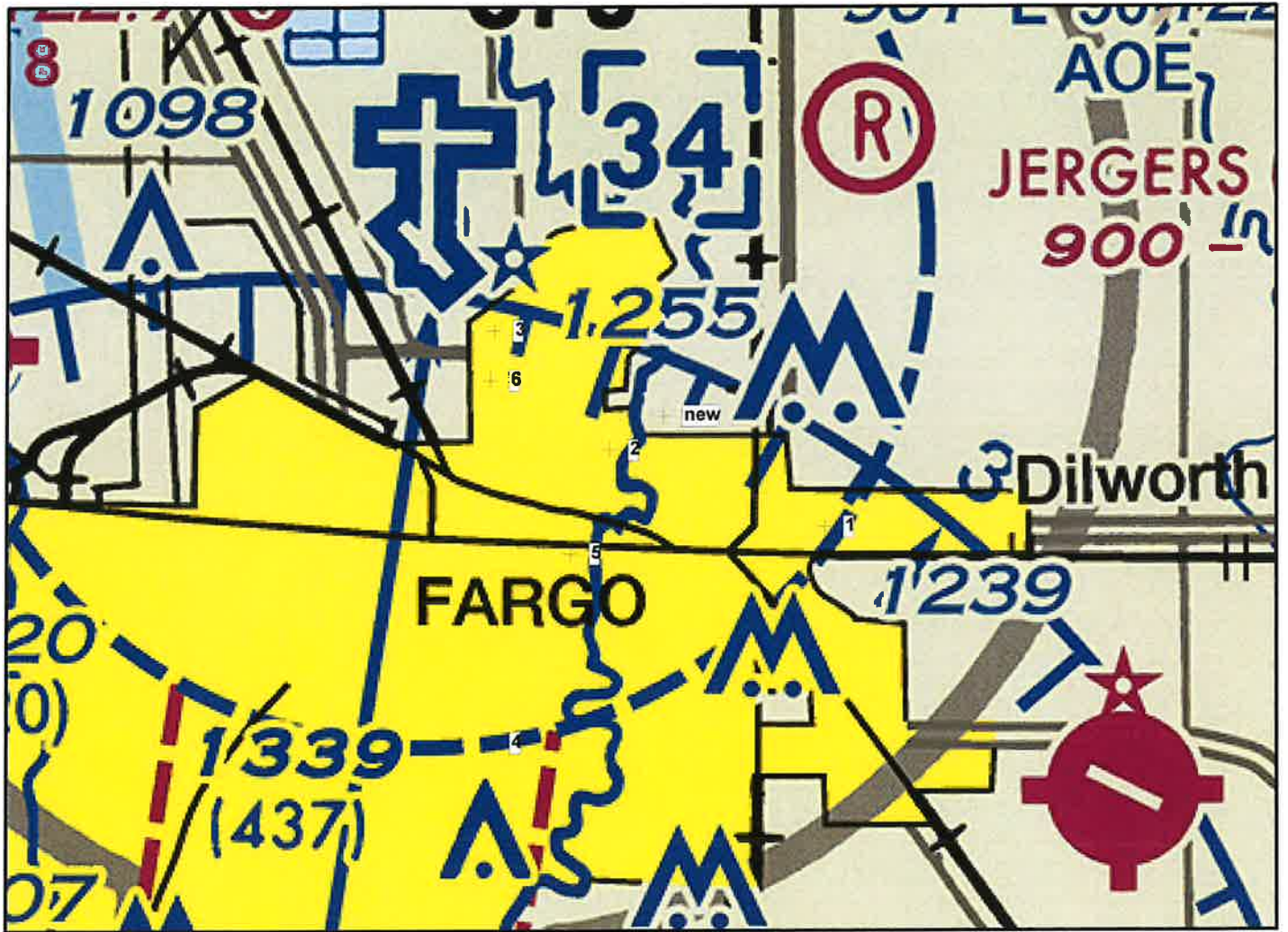
CONTOUR INTERVAL 5 FT  
[BASE MAP VERTICAL DATUM]

FARGO NORTH, MN  
JAN 1, 1993

**FIGURE 1 SITE MAP**



FIGURE 2 - AERIAL VIEW



# TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**PASS SLOPE(100:1)NO FAA REQ - 4596.0 Meters (15078.5 Feet)away & below slope by 8.0 Meters (26.25 Feet)**

Type C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP R	46-55-37.00N	096-48-8.00W	HECTOR INTL	CASS FARGO, ND	273.2	2743.5

**PASS SLOPE(100:1)NO FAA REQ - 3805.0 Meters (12483.4 Feet)away & below slope by 0.0 Meters (0.0 Feet)**

Type C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP R	46-54-23.00N	096-48-40.00W	HECTOR INTL	CASS FARGO, ND	273.2	2743.5

**PASS SLOPE(100:1)NO FAA REQ - 4246.0 Meters (13930.2 Feet)away & below slope by 4.0 Meters (13.1199 Feet)**

Type C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP R	46-54-29.00N	096-48-59.00W	HECTOR INTL	CASS FARGO, ND	273.2	2743.5

#### Your Specifications

##### NAD83 Coordinates

Latitude 46-53-41.7 north  
 Longitude 096-45-50.6 west

##### Measurements (Meters)

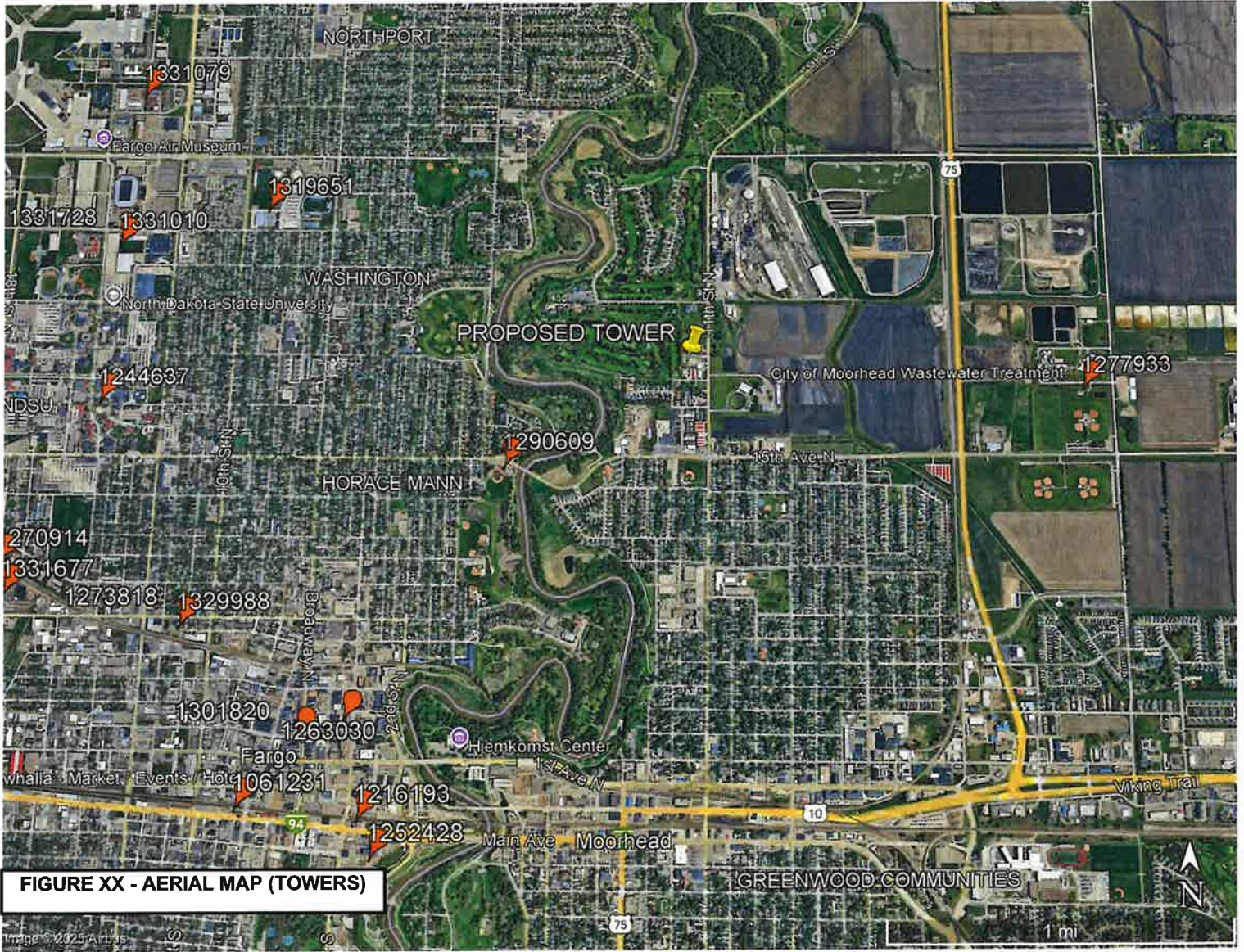
Overall Structure Height (AGL) 36.6  
 Support Structure Height (AGL) 0  
 Site Elevation (AMSL) 274.6

##### Structure Type

MTOWER - Monopole

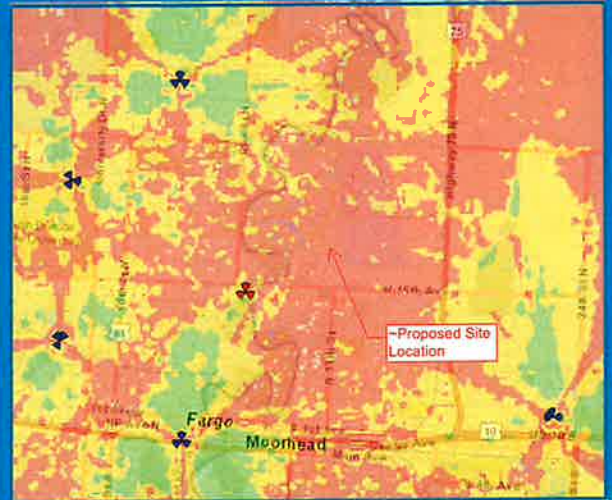
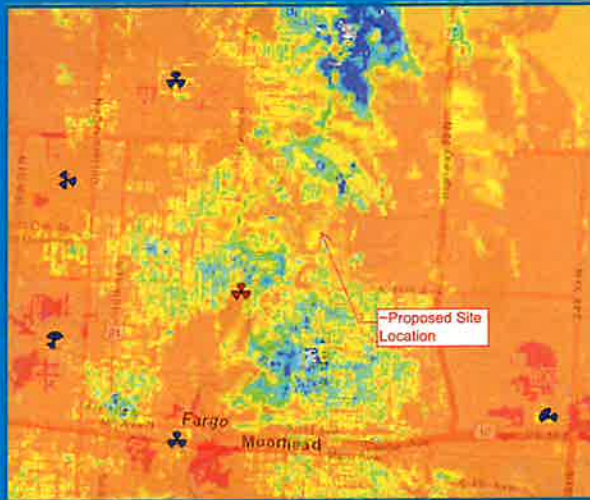
#### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.



**FIGURE XX - AERIAL MAP (TOWERS)**

# NDA\_HoraceMann Baseline

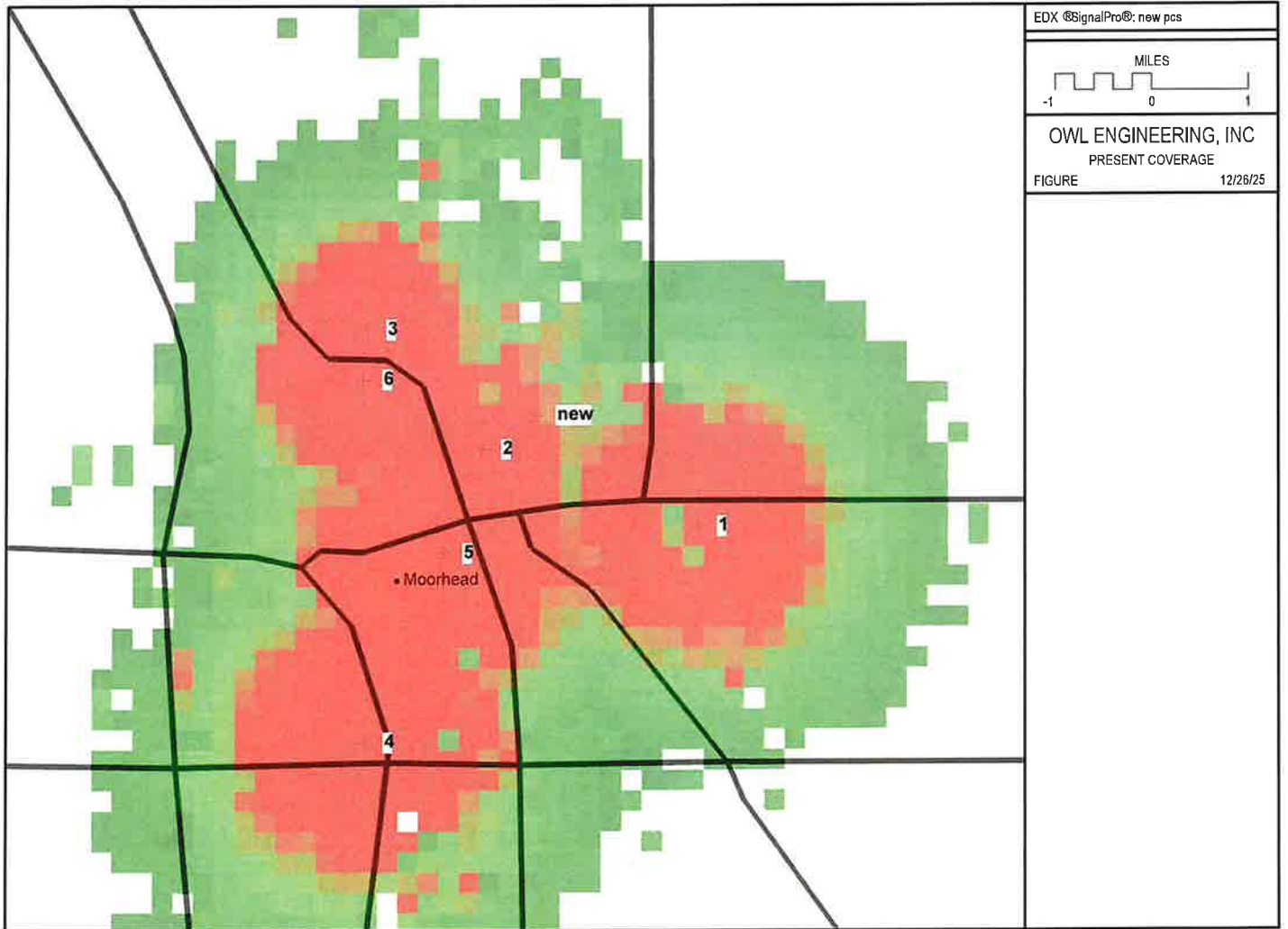


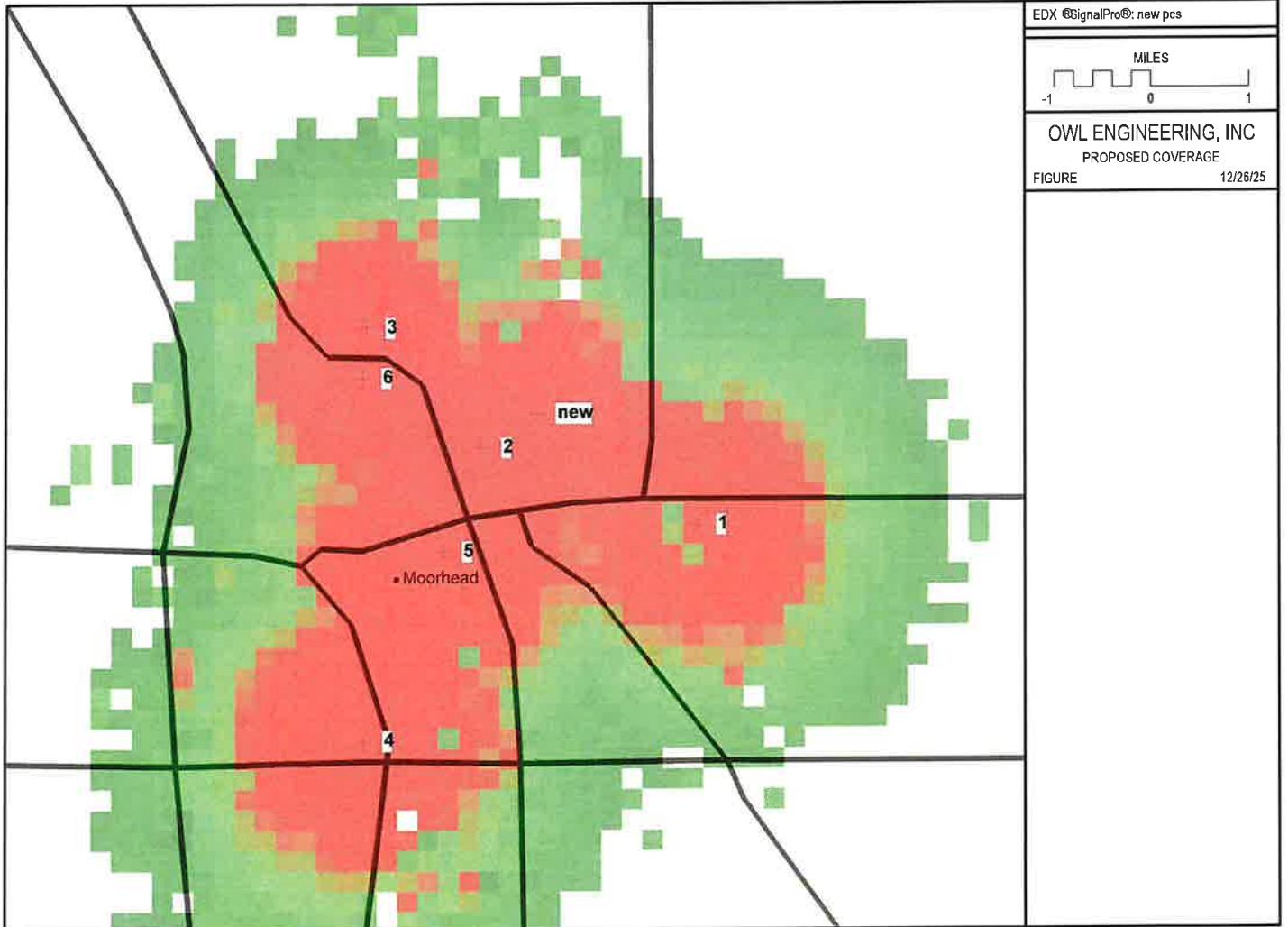
**LTE Baseline LTE: RSRP (dBm)**

Dark Red	RSRP Level (DL) (dBm) >= -80
Red	-98 <= RSRP Level (DL) (dBm) < -80
Orange	-103 <= RSRP Level (DL) (dBm) < -98
Yellow	-108 <= RSRP Level (DL) (dBm) < -103
Light Green	-113 <= RSRP Level (DL) (dBm) < -108
Green	-116 <= RSRP Level (DL) (dBm) < -113
Dark Green	-118 <= RSRP Level (DL) (dBm) < -116
Blue	-122 <= RSRP Level (DL) (dBm) < -118

**All: 4-NSB LTE: Baseline LTE: SINR (DL) (dB)**

Dark Blue	POSSCH C/I-N Level (DL) (dB) >= 10
Light Blue	0 <= POSSCH C/I-N Level (DL) (dB) < 10
Dark Red	-10 <= POSSCH C/I-N Level (DL) (dB) < 0





**Public Hearing Notice**

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

1817 11th St N - Parcel 58.900.1880 - S 184 feet of N 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 N of Range 48 W, Clay County, Minnesota, less the E150 feet of the S 75 feet thereof (abbreviated description – full description available upon request)

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Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at [planning@moorheadmn.gov](mailto:planning@moorheadmn.gov) or 218.299.5374.

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

Ji bo daxwaza wê agahdariyê bi zimanekî din, ji kerema xwe re tēklilîyê pēve bikin:

218.299.5374

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

218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ:

Published this 22nd day of January, 2026.

F0122-1

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 RACON VALLEY RD  
MAYNARDVILLE, TN 37807

INTERESTED PARTY  
1005 18TH AVE N  
MOORHEAD, MN 56560



**To:** Moorhead Planning Commission  
**Prepared By:** Forrest Steinhoff, Assistant City Planner  
**Date:** February 2, 2026  
**Subject:** Conditional Use Permit – Housing Shelter in MU-1 – 502 & 512 3<sup>rd</sup> Ave S

# PLANNING COMMISSION REPORT

## GENERAL INFORMATION

APPLICANT	M. Heinert on behalf of Youthworks
REQUESTED ACTION/PURPOSE	Conditional Use Permit for Housing Shelter in MU-1: Downtown Center Mixed Use
ADDRESS	502 and 512 3 <sup>rd</sup> Ave S
PARCEL NUMBER	58.575.1720
LEGAL DESCRIPTION	Lots 7 – 19, Block 69, Original Townsite Moorhead
COMPREHENSIVE PLAN	Mixed Use
ZONING	MU-1: Downtown Center Mixed Use
EXISTING LAND USE	Assisted Living Facility
SURROUNDING LAND USE	North: Manhattan Square Business Center and Steeple Court Condominiums West: Donabuer Family Dentistry and Apartments South: Single family home and Apartments East: Apartments
APPLICATION DATE/60-DAY DEADLINE	December 17, 2025 / February 14, 2026
PUBLICATION DATE	January 22, 2026

## BACKGROUND

M. Heinert, on behalf of Youthworks, is requesting a Conditional Use Permit (CUP) for a housing shelter to provide transitional housing and support services for individuals 18-24 years old. Previously, the property operated as an assisted living facility and is currently under a purchase agreement with Youthworks.

## PROPOSAL REVIEW

Zoning – Title 10-18-2.0 states housing shelters/temporary housing are conditional uses within the MU-1: Downtown Center Mixed Use district.

Housing, Bedrooms, and Occupancy – Constructed in 1991, the former assisted living facility consists of two buildings with 15 bedrooms each.

Youthworks proposes to provide transitional housing for 25 individuals in 25 of the



bedrooms. 20 bedrooms will house single individuals and five bedrooms will be reserved for families (larger families may occupy two rooms).

Building code limits the maximum occupancy of the proposed facility to 30 individuals (15 occupants per building), with the occasional exception for children that may be living with parents in family rooms.

Services – Youthworks has been providing support for young adults in the Fargo-Moorhead area since 1991. On-site services provided will include case management, life skills, housing navigation, drop-in services (e.g., food and clothing pantries), outreach services, and group programs. Five of the existing bedrooms would be used for these services.

Hours of operation will be Monday – Friday, 8:30 AM – 5:00 PM. Services are also available to young adults living off-site.

The facility expects to serve no more than 60 people daily, including residents, with group programs typically serving 10 – 15 people. Occasionally, larger events would be hosted which could see approximately 100 people around the holidays.

A commercial kitchen is available on site. Residents are responsible for planning and preparing their own meals which staff may assist with by teaching food preparation. The facility will not offer meal preparation or meal services for residents or the broader community but occasionally, meals will be provided for group program participants.

Staffing – 11 staff members will be employed at the location including a program manager, life skills coordinator, housing navigator, resident director, three case managers, one full-time outreach staff member and two part-time outreach staff members, and one intern. Staff will be on-site 24 hours per day and 7 days per week

### Mobility

- Access – The site has a parking lot accessible via 3<sup>rd</sup> Ave S, with a screened dumpster that is accessible via driveway from 6<sup>th</sup> St S.
- Transit - MATBUS Route 1 has a northbound transit stop and bus shelter located on the corner of 5<sup>th</sup> St S & 2<sup>nd</sup> Ave S entering the downtown area. The route also has a southbound stop on the corner of 6<sup>th</sup> St S and 2<sup>nd</sup> Ave S.

Route 2 has stops on the south side of Main Avenue at 4<sup>th</sup> and 6<sup>th</sup> Streets S and on the north side at 4<sup>th</sup> and 5<sup>th</sup> Streets S.

- Bicycles & Pedestrians - Existing sidewalks create uninterrupted connections throughout downtown.

The River Corridor Trail is located a few blocks east and connects the city north to south via marked on-street routes and off-street shared-use paths.

Parking – The parking lot along 3<sup>rd</sup> Ave S provides 17 parking spaces and two accessible parking spaces. Staff will utilize 10 spaces and will reserve at least two spaces for company vehicles. Most clients are expected not to have cars.

On-street parking is also available on surrounding side streets.

Landscaping & Screening – The site lacks required parking lot landscaping and screening. Because the site is already developed, staff will work with the applicant to meet change of use landscaping requirements.

Health & Safety – Clay County Public Health has reviewed the proposal for the facility and noted, based on licensing requirements from the Department of Human Services (DHS), no inspections or licenses are required at this time. If the commercial kitchen is ever utilized for preparing meals for residents or the broader community, or if a proposed change has specific licensing requirements from DHS, inspections and licensing will be required.

Emergency and Safety Protocols - Moorhead Police and Fire Departments have reviewed and approved facility plans. Locking mechanisms on former memory care doors will be removed and emergency vehicle access will be provided at all times.

## POLICY CONSIDERATIONS

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the conditional use permit.

## CONSIDERATION OF CRITERIA

Section 10-4-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon, but not limited to, the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official city comprehensive plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
  - Housing shelters are permitted by conditional use permit in the MU-1: Downtown Center Mixed Use district and the property is guided towards Mixed Use, consistent with the 2022 Comprehensive Land Use Plan.
2. The proposed use is or will be compatible with the present and future uses of the area;
  - The proposed use is compatible with the present and future uses of the area.
3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
  - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
4. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
5. Traffic generated by the proposed use is within the capabilities of streets serving the property.
  - The proposed use will be accommodated by existing capabilities of the streets and parking areas serving the property.
6. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.

- The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

After consideration of criteria noted above, staff recommend approval of the requested Conditional Use Permit with the conditions noted below. The conditions were developed based upon the above noted criteria and to address the general welfare, health and safety of the neighborhood.

#### SUGGESTED ACTIONS

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Conditional Use Permit for the housing shelter in MU-1: Downtown Center Mixed Use and related Findings of Fact, contingent on the following:

1. The facility shall have no more than a maximum of 30 residents.
2. The facility shall have an on-site manager or designated staff providing supervision of the facility at all times.
3. Commercial kitchen may be utilized by individual residents living on-site for individual meal preparation, with staff permitted to assist residents in preparing meals. The kitchen shall not be utilized to prepare communal meals. If the commercial kitchen use is changed or if a proposed change has specific licensing requirements from Department of Human Services, inspections and licensing shall be required.
4. Th locking mechanisms on former memory care doors shall be removed.
5. The facility shall maintain access for emergency vehicles at all times.
6. The facility shall provide a screened outdoor seating/smoking area for residents that meets Title 3-11-3.A of the Moorhead City Code.
7. The parking lot shall retain the existing 19 parking spaces, with at least one accessible space to be utilized by staff and residents.
8. Site shall become compliant with change of use landscaping requirements.
9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

#### PUBLIC NOTIFICATION & COMMENTS

##### Notification:

Required notification was published in The FM Extra on January 22, 2026 and mailed to adjacent property owners within 350 feet of the site.

##### Comments:

No public comments received to date.

#### ATTACHMENTS

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

**Conditional Use Permit  
Moorhead Planning Commission  
Findings of Fact**

REQUEST: Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use  
LOCATION: 502 and 512 3<sup>rd</sup> Avenue S – Parcel 58.575.1720  
APPLICANT/OWNER: M. Heinert on behalf of Youthworks  
FILE NO: 26P002

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on February 2, 2026; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

**Findings of Fact**

1. A full and complete application was filed by M. Heinert, on behalf of Youthworks, and received on December 17, 2025 (herein referred to as “Application”) seeking a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use at 502 & 512 3<sup>rd</sup> Avenue S, Parcel 58.575.1720, legally described as:  
  
Lots 7 – 19, Block 69, Original Townsite Moorhead
2. The property is zoned MU-1: Downtown Center Mixed Use, which permits a Housing Shelter as a conditional use.
3. A public hearing was held by the Planning Commission on February 2, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the MU-1: Downtown Center Mixed Use zoning district.
5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
  - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
    - A housing shelter is consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the MU-1: Downtown Center Mixed Use zoning district.
  - b. The proposed use is or will be compatible with the present and future uses of the area.
    - The proposed Housing Shelter is compatible with the present and future uses of the area.
  - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
    - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
  - d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
    - The proposed use will not tend to or actually have an adverse effect on the area in which it is

proposed.

- e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
  - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
- f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
  - The proposed use can be accommodated by the existing public services and facilities that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Mark Heinert, on behalf of Youthworks for a Conditional Use Permit – Housing Shelter in MU-1: Downtown Center Mixed Use at 502 and 512 3<sup>rd</sup> Avenue S, Parcel 58.575.1720, legally described as:

Lots 7 – 19, Block 69, Original Townsite Moorhead

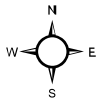
is hereby approved contingent upon:

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9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.

\_\_\_\_\_  
, Chair  
Moorhead Planning Commission

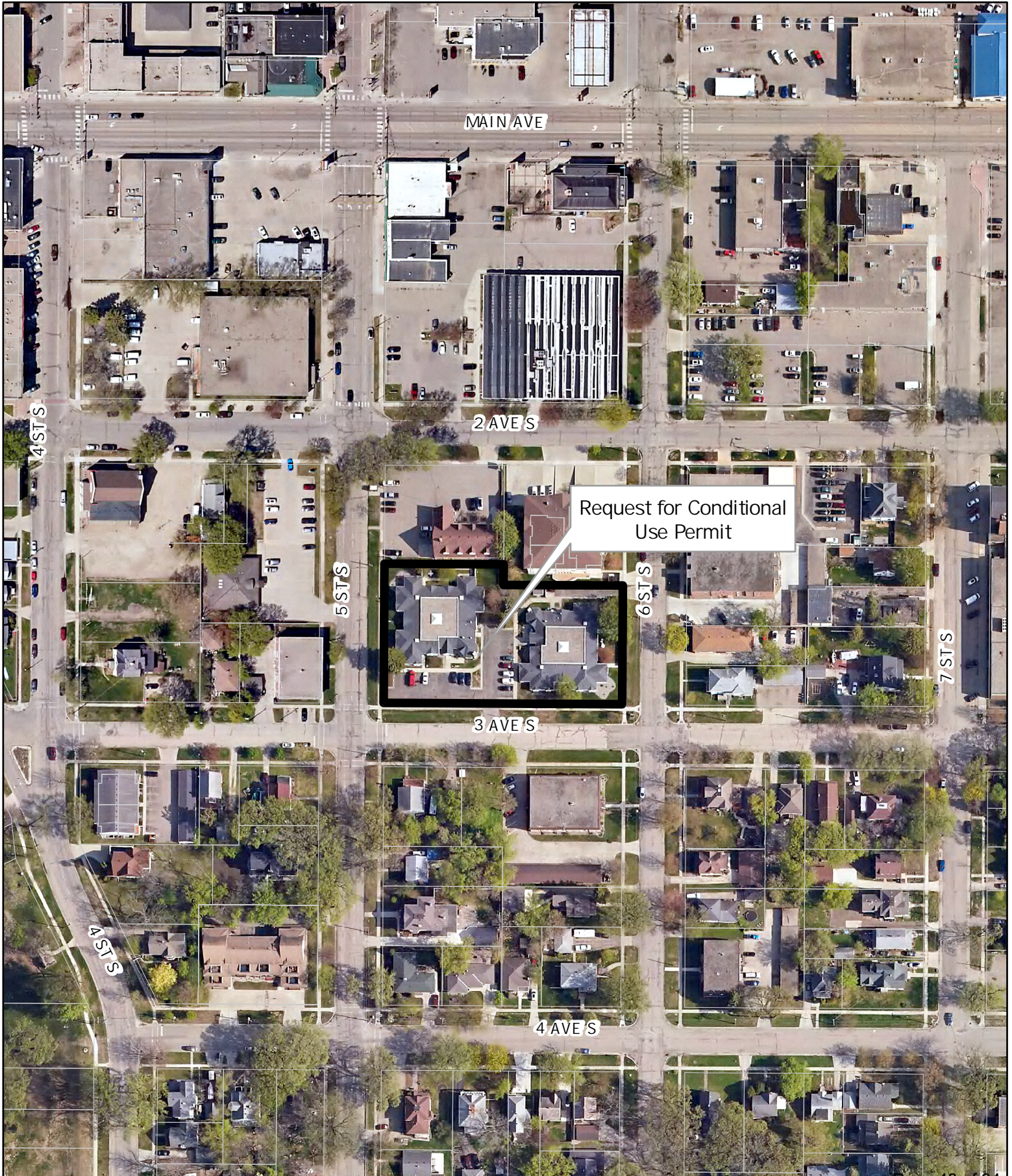
\_\_\_\_\_  
Attest: Robin Huston,  
City Planner/Zoning Administrator

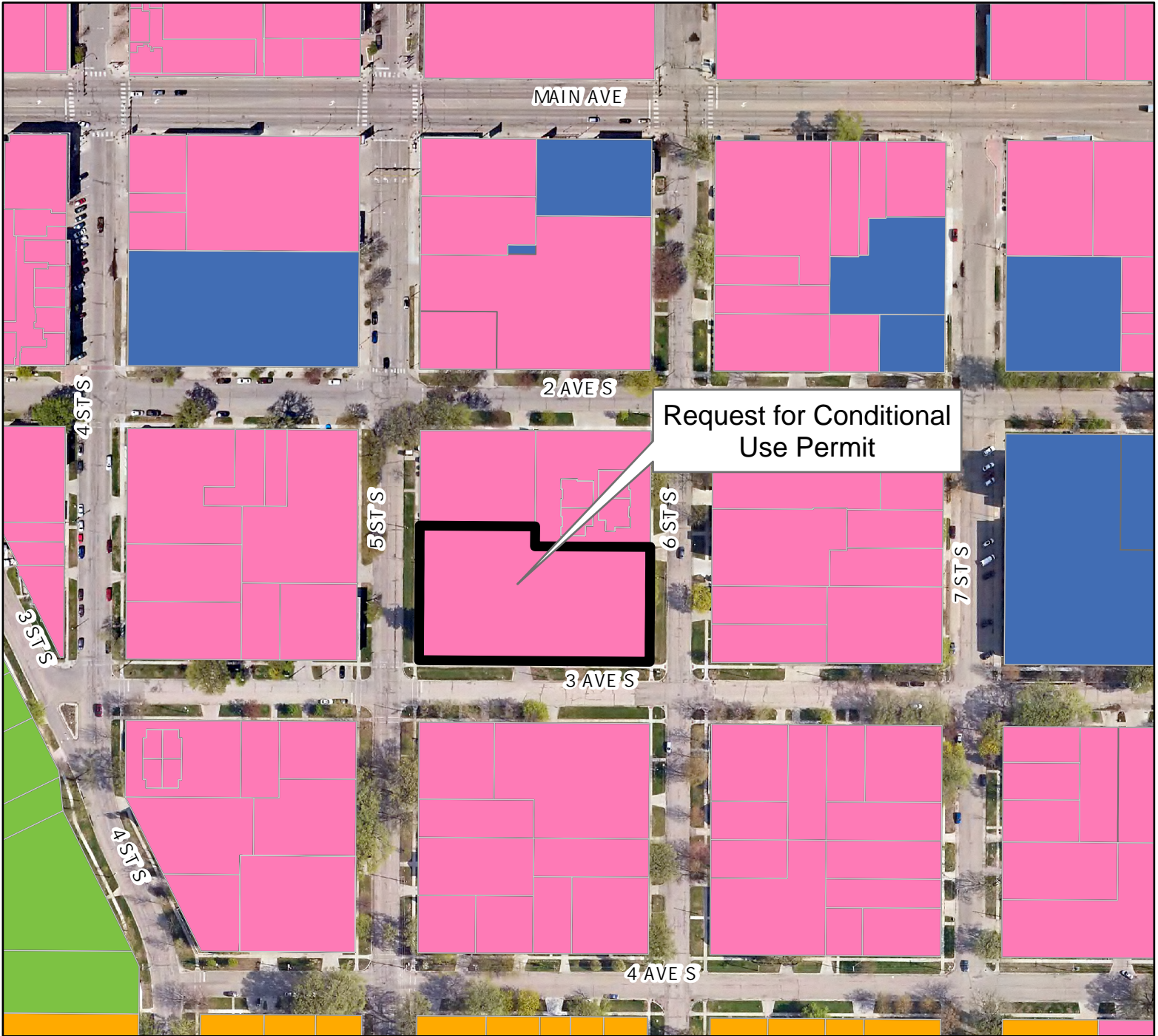
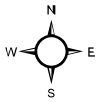


# General Location Map

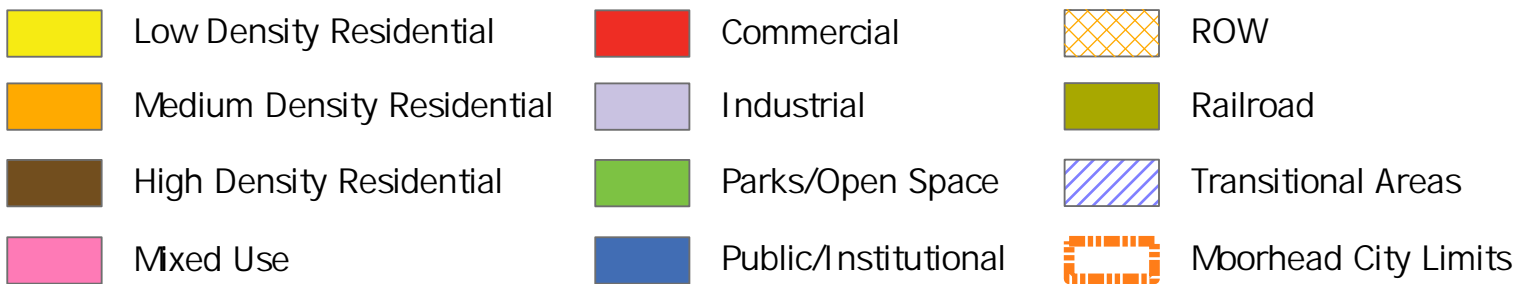
## 502 & 512 3rd Ave S

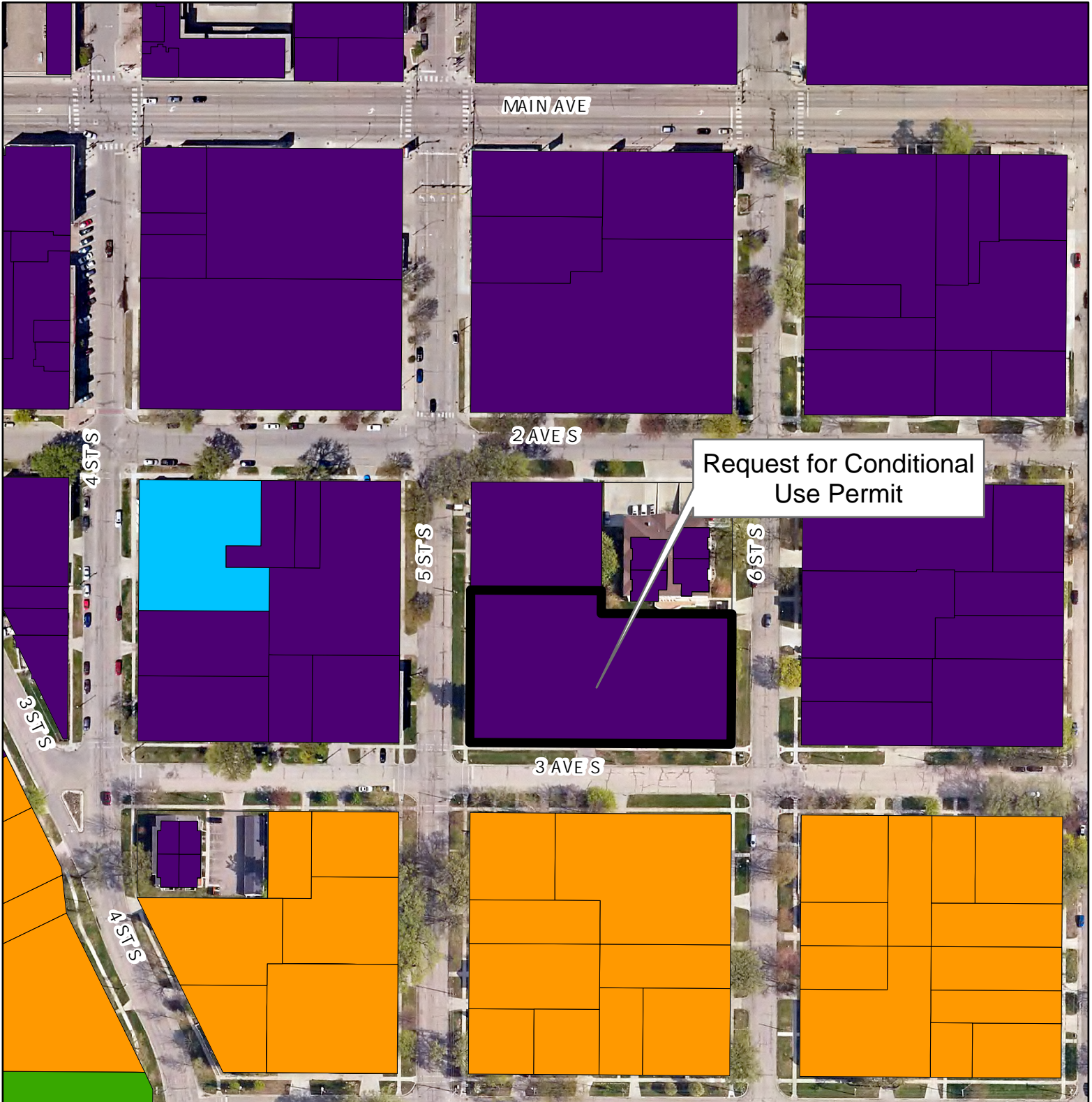
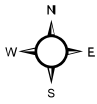
58.575.1720






















2022 Future Land Use





**Zoning Districts**

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

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Ji bo daxwaza wê agahdariyê bi zimanekî din, ji kerema xwe re tēklilîyê pēve bikin:

218.299.5374

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

218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ:

Published this 22nd day of January, 2026.

F0122-1

INTERESTED PARTY  
310 4TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
315 5TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 7296  
FARGO, ND 58106-7296

INTERESTED PARTY  
PO BOX 2344  
FARGO, ND 58108-2344

INTERESTED PARTY  
PO BOX 265  
DANUBE, MN 56230-0265

INTERESTED PARTY  
213 7TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
512 3RD AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
209 7TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 7TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
312 RIVER DR S  
FARGO, ND 58104

INTERESTED PARTY  
6084 14TH ST S  
FARGO, ND 58104

INTERESTED PARTY  
3812 HWY 75 N  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 712  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56561-0779

INTERESTED PARTY  
414 4TH AVE S #1  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #103  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S UNIT 104  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #101  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S UNIT 102  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S #2  
MOORHEAD, MN 56560

INTERESTED PARTY  
1707 7TH ST S  
FARGO, ND 58103

INTERESTED PARTY  
203 6TH ST S #204  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #201  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #202  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S #3  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #303  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #304  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S #301  
MOORHEAD, MN 56560

INTERESTED PARTY  
203 6TH ST S UNIT 302  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S APT 4  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S 5  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S #6  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S #7  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S UNIT 8  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S UNIT 9  
MOORHEAD, MN 56560

INTERESTED PARTY  
414 4TH AVE S APT 10  
MOORHEAD, MN 56560

INTERESTED PARTY  
14931 BOULDER POINTE RD  
EDEN PRAIRIE, MN 55347-2408

INTERESTED PARTY  
221 7TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
1810 39TH ST S APT 118  
FARGO, ND 58103-4419

INTERESTED PARTY  
119 5TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S #201  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S APT 202  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S # 203  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S APT 101  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S #102  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 4TH ST S #103  
MOORHEAD, MN 56560

INTERESTED PARTY  
416 3RD AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
14931 BOULDER POINTE RD  
EDEN PRAIRIE, MN 55347

INTERESTED PARTY  
1305 7TH ST S  
FARGO, ND 58103

INTERESTED PARTY  
489 TESSA DR  
MOORHEAD, MN 56560

INTERESTED PARTY  
611 TERRACE DR  
GRAND FORKS, ND 58201

INTERESTED PARTY  
502 4TH AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
323 6TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
3225 MCLEOD DR STE 100  
LAS VEGAS, NV 89121

INTERESTED PARTY  
210 GEWALT DR  
BRECKENRIDGE, MN 56520

INTERESTED PARTY  
310 6TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
310 5TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
303 7 ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
615 3RD AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
306 6TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
303 5 ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
302 5TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
3425 1ST ST E  
WEST FARGO, ND 58078

INTERESTED PARTY  
315 6TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
316 5TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
514 4TH AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
311 7 ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
1521 8TH ST S  
FARGO, ND 58103



**To:** Moorhead Planning Commission  
**Prepared By:** Forrest Steinhoff, Assistant City Planner  
**Date:** February 2, 2026  
**Subject:** Conditional Use Permit – 801 50<sup>th</sup> Avenue SW - Bluestem Bridge

# PLANNING COMMISSION REPORT

## GENERAL INFORMATION

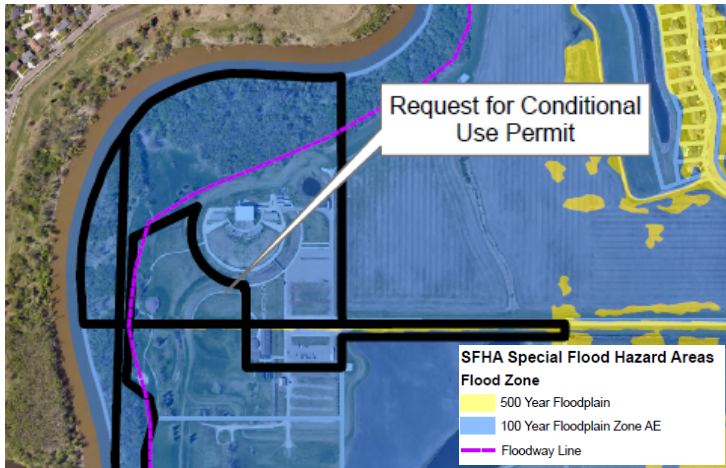
APPLICANT	City of Moorhead
REQUESTED ACTION/PURPOSE	Conditional Use Permit for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe
ADDRESS	801 50 <sup>th</sup> Ave SW
PARCEL NUMBER/LEGAL DESCRIPTION	A portion of the following parcels:  58.900.2856—PT GOV LOT 6 LESS TRACT & 1.68 AC OF SE 1/4 SW 1/4 Section 30 Township 139 Range 048  58.900.2857—FR NW 1/4 LESS TRACTS Section 31 Township 139 Range 048  58.900.2858—GOVT LOT 1 Section 25 Township 139 Range 049  58.900.2861—PT GOVT LOT 6 BEG 492.25' W OF SE COR LOT 6, W664.38', N493.14', NE'LY 400.94', SE'LY CURVE 518.16', S22.15', SE'LY 12.91' AND S 192.82' TO POB Section 30 Township 139 Range 048  58.900.2862—PT NW 1/4 NW 1/4 BEG 492.25' W OF NE 1/4 NW 1/4 COR; S246.37', E 545.21', S287.20', W1067.72', NW'LY 287.53', N325.63' & E664.38' TO POB Section 31 Township 139 Range 048  58.900.2867—PT GOVT LOT 6 Section 30 Township 139 Range 048
COMPREHENSIVE PLAN	Public / Institutional
ZONING	T: Transitional & P: Public Open Space
EXISTING LAND USE	Public / Institutional - Bluestem Center & Trollwood Performing Arts / Open Space
SURROUNDING LAND USE	North: Bob Fogel Riparian Forest/Bluestem Amphitheater West: Red River of the North / City of Fargo East: 50 <sup>th</sup> Ave SW/Agricultural South: Clay County riparian land/Trollwood Performing Arts
APPLICATION DATE/60-DAY DEADLINE	January 15, 2026 / March 15, 2026
PUBLICATION DATE	January 22, 2026

## BACKGROUND

The City of Moorhead is requesting a Conditional Use Permit to construct pedestrian path and bridge within the Floodway and Flood Fringe to provide a new connection between Moorhead and Fargo, ND.

## PROPOSAL REVIEW

**Zoning** – Moorhead Zoning Ordinance Section 10-17B triggers the necessity of the Conditional Use Permit because the proposed project will include excavation and construction in the Floodway and Flood Fringe.



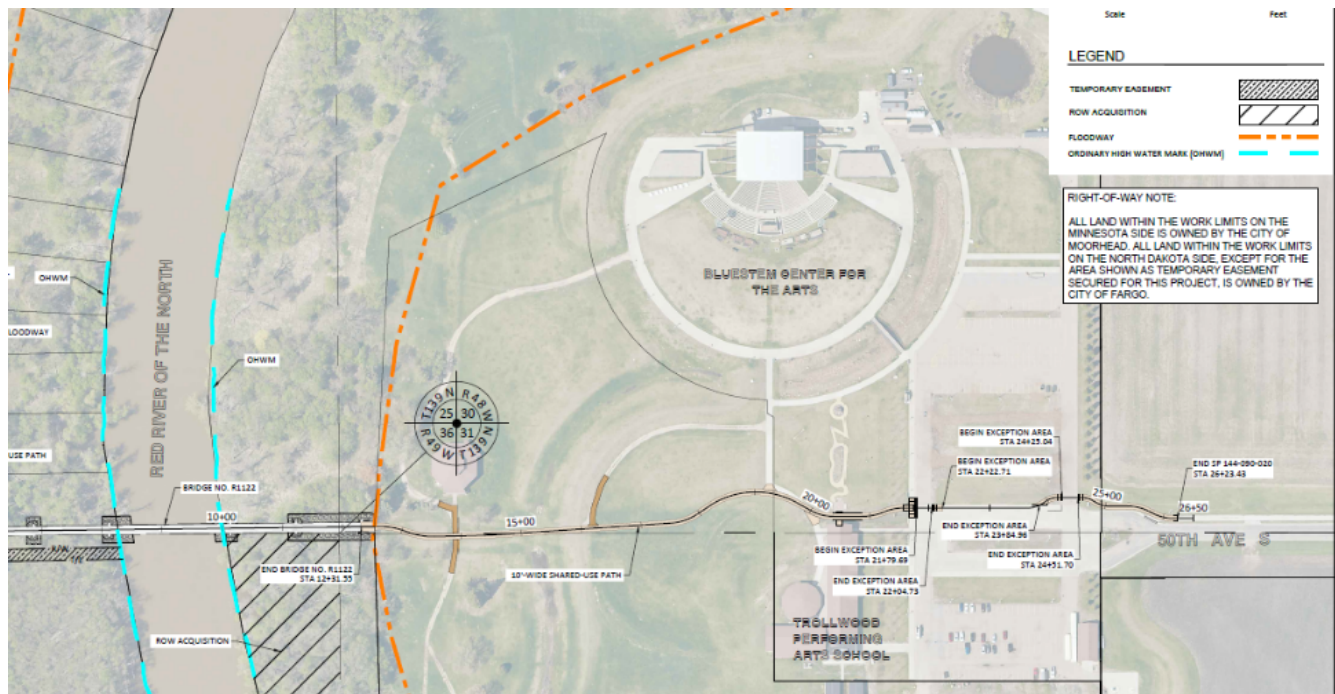
**Floodway / Flood Fringe:** The proposed project will construct a pedestrian path and bridge over the Red River. An analysis determined the construction of the bridge will result in a no-rise impact. Countermeasures, such as rock riprap, will be applied to protect piers and abutments to prevent erosion and structural damage. The bridge will be constructed above the 100-year flood elevation (i.e., 1% annual chance of flood event) and the design incorporates state and federal best-practice engineering standards.

A Floodplain Impact Analysis identified potential ecological impacts including shrub and tree removal, bridge pier installation within floodplain wetlands, and potential temporary impacts to threatened/endangered species during construction.

To mitigate ecological impacts, appropriate turf establishment and erosion control measures will be used. A Stormwater Pollution Prevention Plan (SWPPP) will be developed in accordance with requirements of the National Pollution Discharge Elimination System (NPDES) Construction Stormwater Permit. The SWPPP will serve as a guiding document for minimizing the amount of erosion and sediment loss on the project. Also, construction timing may require phasing to avoid the potential for impacts to threatened or endangered species.

**Location** – This joint project between the cities of Moorhead and Fargo will be constructed at the Bluestem Center/Trollwood Performing Arts and will connect the existing Moorhead Red River Corridor Trail at 50<sup>th</sup> Ave SW to the existing bicycle and pedestrian network in Fargo.

The bridge will be constructed along a southern city boundary. The City has entered into a purchase agreement for the parcel of land located to the south of the city boundary, which is also part of this project and will eventually be annexed into Moorhead.



Clay County Zoning – The County parcel is also located within the floodplain and is zoned Shoreland: Special Protection River & Stream. Bridges are permitted uses within the district so no additional hearings or approvals are required from Clay County.

Bikeability/Walkability – The proposed bridge will provide a new year-round crossing for bicyclists and pedestrians from Moorhead to Fargo. Currently the only river crossing south of I-94 for bicycles and pedestrians is on the shoulder of 60<sup>th</sup> Ave S - a high-speed arterial roadway. The next closest crossing for bicycles and pedestrians is the Gooseberry Park (Lindenwood Park, Fargo) Bridge near 22<sup>nd</sup> Avenue S which is raised during flood events.

The proposed path and bridge will also connect to the Red River Corridor Trail which connects the city north to south via marked on-street routes and off-street multi-use paths. Like the rest of the River Corridor Trail, the City will be responsible for maintenance on the Minnesota side of the path and bridge.

Plans & Studies – The proposed path and bridge have been included in several local plans and studies that include:

- 2023 – Red River Greenway – MetroCOG
- 2018 – Fargo-Moorhead Metro Bikeways Gap Analysis - MetroCOG
- 2014 – Red River Corridor Master Plan – City of Moorhead

## POLICY CONSIDERATIONS

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the conditional use permit.

## CONSIDERATION OF CRITERIA

Section 10-4-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon, but not limited to, the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official city comprehensive plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
  - The property will continue to be used as a park and arts center and the property is guided towards Parks/Open Space, consistent with the 2022 Comprehensive Land Use Plan.
2. The proposed use is or will be compatible with the present and future uses of the area.
  - The proposed use is compatible with the present and future uses of the area.
3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
  - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
4. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.

5. Traffic generated by the proposed use is within the capabilities of streets serving the property.
  - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
6. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
  - The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

Section 10-17B-4-3A of the Moorhead Zoning Ordinance, Floodway (FW) standards for conditional uses, states any fill proposed to be deposited in the Floodway must be shown to have some beneficial purpose and the amount thereof must not exceed that necessary to achieve the intended purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and final dimensions of the proposed fill or other materials. Such fill shall not increase the designated 100-year flood elevation by more than 0.00 feet and shall be protected from erosion by vegetative cover, mulching, riprap, or other acceptable methods.

- The proposed use does not propose any permanent fill but the Floodway may be disturbed during construction. In that case, the Floodway will be restored to original condition.

Section 10-17B-6A of the Moorhead Zoning Ordinance states additional standards for all Flood Fringe and Floodway uses for conditional uses, states floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the official zoning map. No use shall affect the capacity of the channels or floodways of any tributary to the mainstream, drainage ditch or any other drainage facility or stream.

- While construction will occur in the Flood Fringe and Floodway, the proposed use will not adversely affect the hydraulic capacity of the channel or adjoining floodplain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the official zoning map nor does any use propose to affect the capacity of the channels or floodways of any tributary to the main stream, drainage ditch or any other drainage facility or stream.

Section 10-17B-6B-2 additionally states Railroad tracks, roads, and bridges shall comply with this article and the zoning title. Elevation to the regulatory flood protection elevation shall be provided where failure and interruption of these transportation facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary railroad tracks, roads or bridges may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety and as long as such construction is in accordance with the rules and regulations of the department of natural resources, state of Minnesota, and the federal emergency management agency.

- The proposed pedestrian path and bridge will be constructed above the regulatory flood elevation and the bridge will not be a critical link for emergency services or evacuation routes. Failure or interruption of the bridge will not result in danger to the public health or safety and will not negatively impact the orderly functioning of the area.

After consideration of criteria noted above, staff recommend approval of the requested Conditional Use Permit with the conditions noted below. The conditions were developed based upon the above noted criteria and to address the general welfare, health and safety of the neighborhood.

## SUGGESTED ACTIONS

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Conditional Use Permit for the bicycle and pedestrian path and bridge and related Findings of Fact, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

## PUBLIC NOTIFICATION & COMMENTS

### Notification:

Required notification was published in The FM Extra on January 22, 2026 and mailed to adjacent property owners within 350 feet of the site.

### Comments:

No public comments received to date.

## ATTACHMENTS

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

**Conditional Use Permit  
Moorhead Planning Commission  
Findings of Fact**

REQUEST: Conditional Use Permit – Excavation and Construction of a Pedestrian Path and Bridge in the Floodway and Flood Fringe

LOCATION: 801 50<sup>th</sup> Avenue SW – A portion of parcels 58.900.2856, 58.900.2857, 58.900.2858, 58.900.2861, 58.900.5862, 58.900.2867

APPLICANT/OWNER: City of Moorhead

FILE NO: 26P003

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on February 2, 2026; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

**Findings of Fact**

1. A full and complete application was filed by City of Moorhead, and received on January 15<sup>th</sup>, 2026 (herein referred to as “Application”) seeking a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at 801 50<sup>th</sup> Avenue SW, legally described as a portion of parcels:  
  
58.900.2856  
TBD  
  
58.900.2857  
TBD  
  
58.900.2858  
TBD  
  
58.900.2861  
TBD  
  
58.900.2862  
TBD  
  
58.900.2867  
TBD
2. The properties are zoned T: Transitional and P: Public Open Space, which permits pedestrian paths and bridge uses, but requires a conditional use permit when work is occurring within the Floodway and Flood Fringe.
3. A public hearing was held by the Planning Commission on February 2, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the T: Transitional and P: Public Open Space zoning districts.

5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
  - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The property will continue to be used as a park and arts center and the property is guided towards Parks/Open Space, consistent with the 2022 Comprehensive Land Use Plan.
  - b. The proposed use is or will be compatible with the present and future uses of the area.
    - The proposed use is compatible with the present and future uses of the area.
  - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
    - During plan review, all performance standards will be reviewed to meet Moorhead City Code and Minnesota Building Code.
  - d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
    - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
  - e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
    - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
  - f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
    - The proposed use can be accommodated by the existing public services and facilities that currently serve the property.
6. The Planning Commission also reviewed the following factors in relation to the proposed excavation and/or fill in the Floodway and Flood Fringe Overlay Districts and based their recommendations on:
  - A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
  - B. The danger that materials may be swept onto other lands or downstream to the injury of others or that may block bridges, culverts, or other hydraulic structures.
  - C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
  - D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
  - E. The importance of the services provided by the proposed facility to the community.
  - F. The requirements of the facility for a waterfront location.
  - G. The availability of the alternative locations not subject to flooding for the proposed uses.
  - H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
  - I. The relationship of the proposed use to the comprehensive plan and floodplain management program of the area.
  - J. The safety of access to the property in times of flood for ordinary and emergency vehicles.
  - K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of City of Moorhead for a Conditional Use Permit – for excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at 801 50<sup>th</sup> Avenue SW, legally described as a portion of parcels:

58.900.2856  
TBD

58.900.2857  
TBD

58.900.2858  
TBD

58.900.2861  
TBD

58.900.2862  
TBD

58.900.2867  
TBD

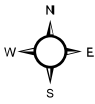
is hereby approved contingent upon:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

PASSED by the Moorhead Planning Commission this 2nd day of February, 2026.

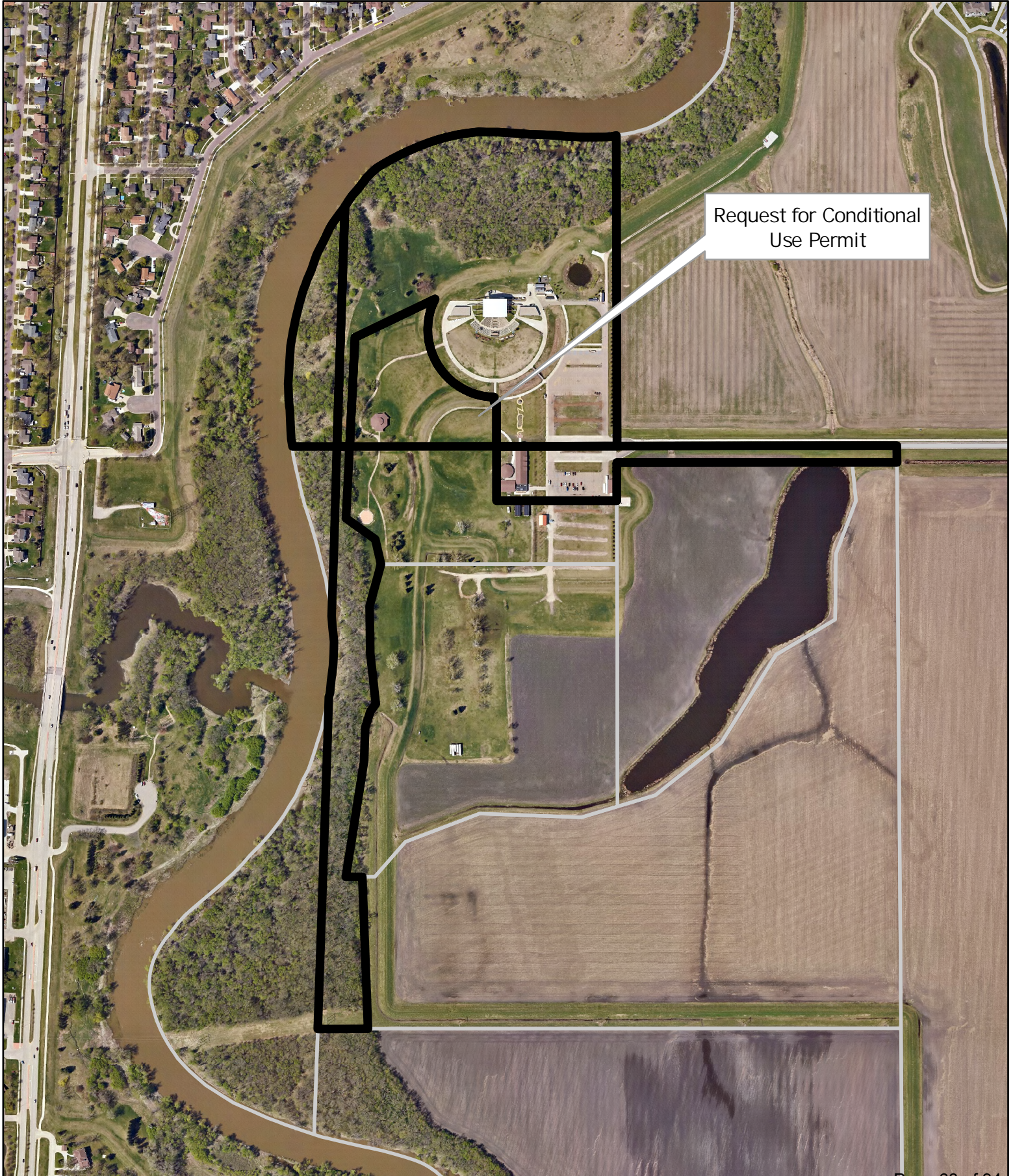
\_\_\_\_\_  
, Chair  
Moorhead Planning Commission

\_\_\_\_\_  
Attest: Robin Huston,  
City Planner/Zoning Administrator

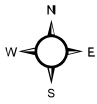


# General Location Map 801 50th Ave SW

58.900.2856, 58.900.2857, 58.900.2858,  
58.900.2861, 58.900.2862, 58.900.2867



Request for Conditional  
Use Permit

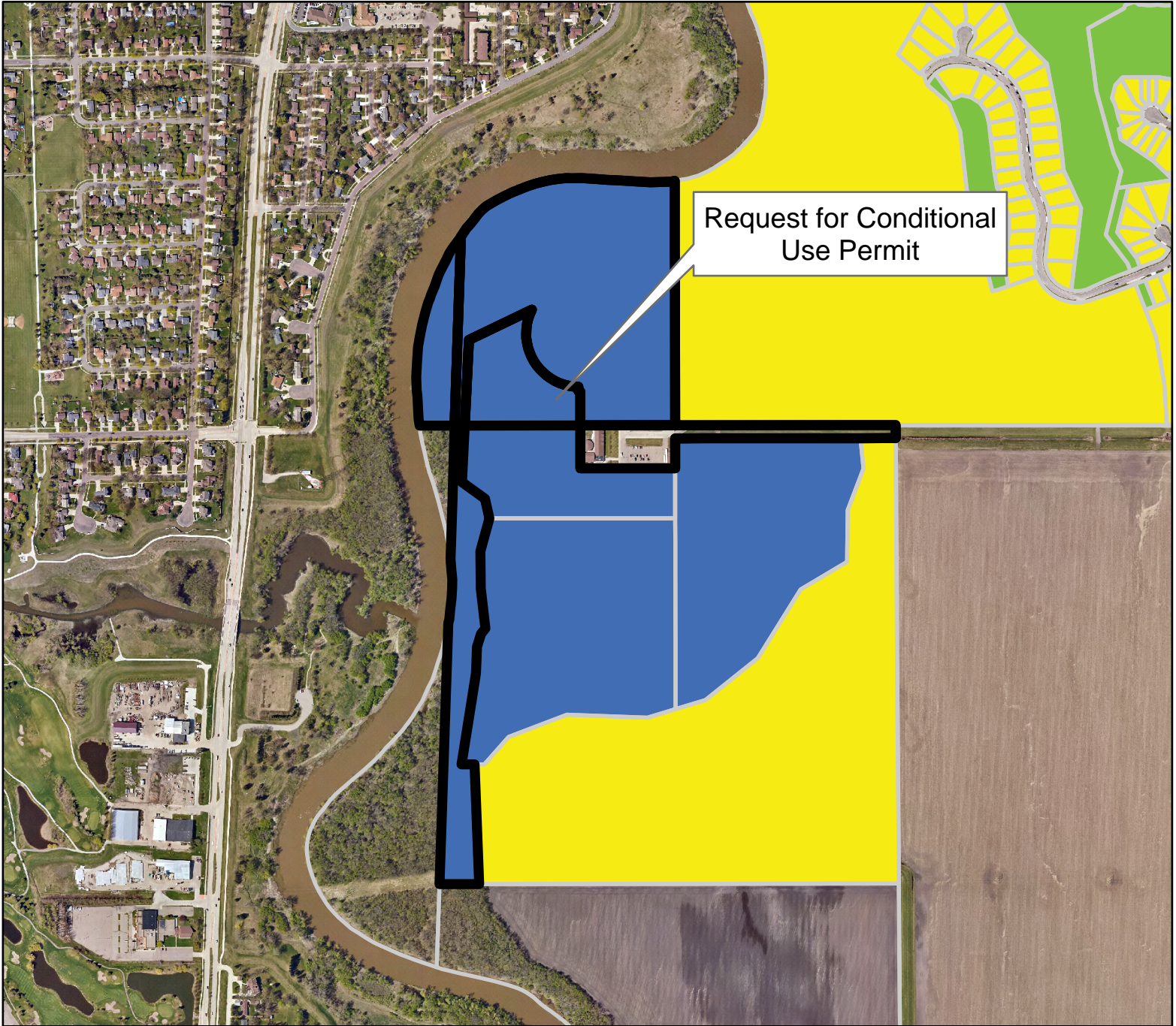


# Future Land Use Map

801 50th Ave SW













58.900.2856, 58.900.2857, 58.900.2858,

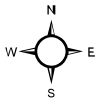
58.900.2861, 58.900,2862, 58.900.2867



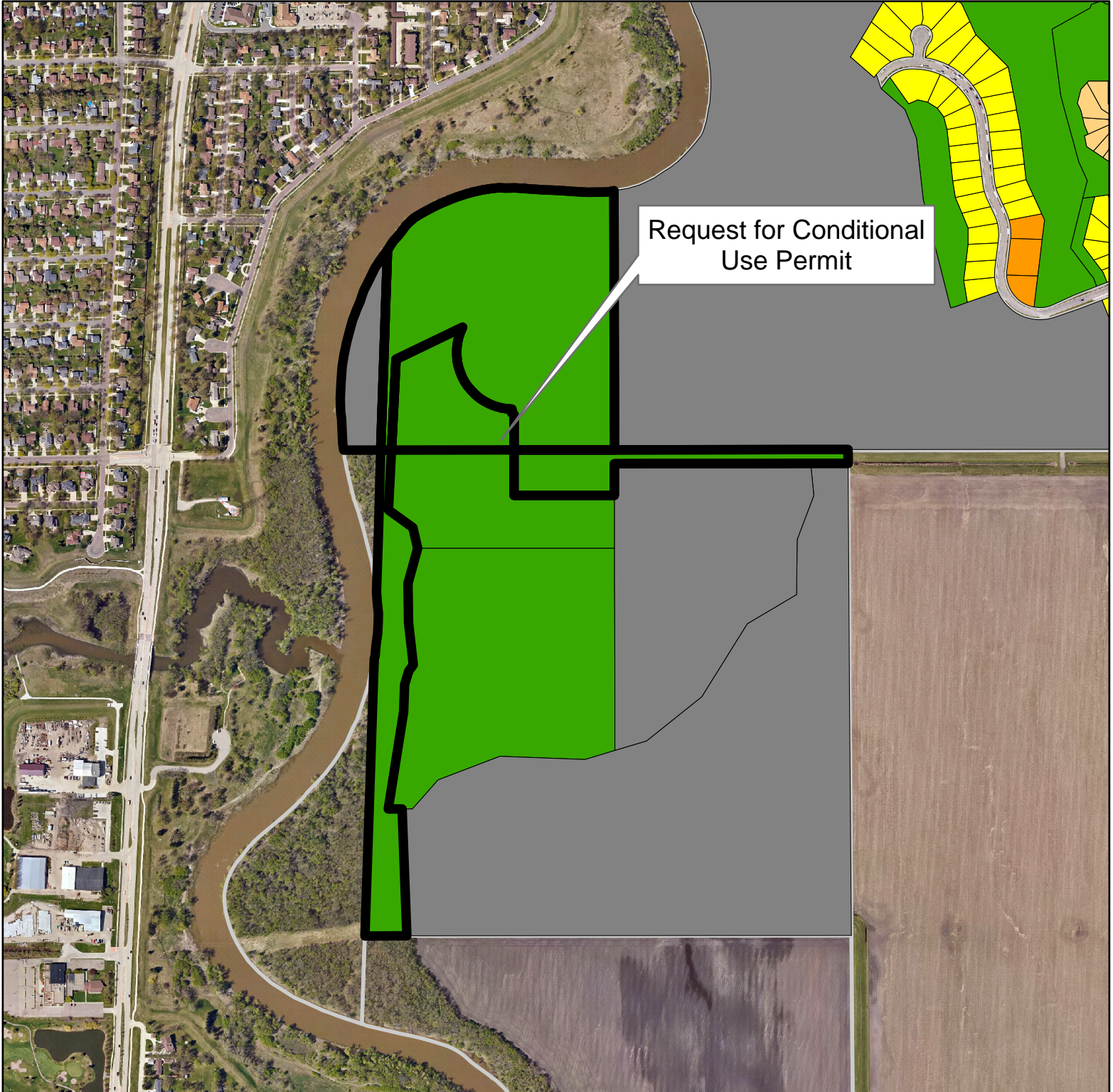
Request for Conditional Use Permit

## 2022 Future Land Use

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



**Zoning Map**  
**801 50th Ave SW**  
**58.900.2856, 58.900.2857, 58.900.2858,**  
**58.900.2861, 58.900,2862, 58.900.2867**



**Zoning Districts**

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

### 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, February 2, 2026 at 5:30 pm to consider the following items:

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

1817 11th St N - Parcel 58.900.1880 - S 184 feet of N 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 N of Range 48 W, Clay County, Minnesota, less the E150 feet of the S 75 feet thereof (abbreviated description – full description available upon request)

2. Request of M. Heinert on behalf of Youthworks for a Conditional Use Permit for housing shelter in MU-1: Downtown Mixed Use at:

502512 3rd Ave S - Parcel 58.575.1720 - Lots 7-19, Block 69, Original Townsite Moorhead

3. Request of City of Moorhead for a Conditional Use Permit to allow excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at Bluestem Amphitheater, 801 50th Ave SW, comprised of the following parcels:

58.900.2856 - PT GOV LOT 6 LESS TRACT & 1.68 AC OF SE1/4 SW1/4 Section 30 Township 139 Range 048

58.900.2857 - FR NW 1/4 LESS TRACTS Section 31 Township 139 Range 048

58.900.2858 - GOV LOT 1 Section 25 Township 139 Range 049

58.900.2861 - PT GOVT LOT 6 BEG 492.25' W OF SE COR LOT 6, W664.38', N493.14', NE'LY 400.94', SE'LY CURVE 518.16', S22.15', SE'LY 12.91' AND S 192.82 TO POB Section 30 Township 139 Range 048

58.900.2862 - PT NW1/4 NW1/4 BEG 492.25' W OF NE1/4 NW1/4 COR; S246.37', E545.21', S287.20', W1067.72', NW'LY 287.53', N325.63 & E664.38' TO POB Section 31 Township 139 Range 048

58.900.2867 - PT GOVT LOT 6 Section 30 Township 139 Range 048 (abbreviated descriptions – full descriptions available upon request)

4. Request of Lowry Engineering for Preliminary and Final Plat relating to Prairie Parkway 4th Addition at:

2520 & 2571 41st Ave S – Parcels 58.625.0060 & 58.625.0070 - Lot 1, Block 2 and Lot 1, Block 3 of Prairie Parkway 2nd Addition

5. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial, Heavy Industrial, Transitional and Institutional related to the 2022 Onward Moorhead Comprehensive Plan Update.

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](mailto:planning@moorheadmn.gov) or 218.299.5374.

The meeting will be live-streamed on the City's YouTube Channel [www.youtube.com/moorhead](http://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 wê agahdariyê bi zimanekî din, ji kerema xwe re tēklilîyê pēve bikin:

218.299.5374

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

218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ:

Published this 22nd day of January, 2026.

F0122-1

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56561-0779

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56560

INTERESTED PARTY  
293 44TH AVE S  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 7160  
FARGO, ND 58109

INTERESTED PARTY  
612 60TH AVE SW  
MOORHEAD, MN 56560



**To:** Moorhead Planning Commission  
**Prepared By:** Brittany Cameron, Assistant City Planner  
**Date:** February 2, 2026  
**Subject:** Preliminary & Final Plat – Prairie Parkway 4th Addition

# PLANNING COMMISSION REPORT

## GENERAL INFORMATION

APPLICANT	Lowry Engineering, on behalf of Prairie Parkway II, LLC
REQUESTED ACTIONS	Preliminary & Final Plat for Prairie Parkway 4th Addition
PURPOSE	Replat portion of Prairie Parkway 2nd Addition to facilitate development of single-family detached homes, twin homes and townhomes
LEGAL DESCRIPTION	Lot 1, Block 2 and Lot 1, Block 3 of Prairie Parkway 2nd Addition
ADDRESS	2520 & 2571 41st Ave S
PARCEL NUMBER	58.625.0060 & 58.625.0070
COMPREHENSIVE PLAN	Mixed Use
ZONING	MU-2: Neighborhood Mixed Use
EXISTING LAND USE	Vacant / some infrastructure installed as part of Prairie Parkway 2nd Addition
SURROUNDING LAND USE	North – 40 <sup>th</sup> Ave S/newly platted Prairie Parkway 3 <sup>rd</sup> Addition for single-family detached, twin homes and townhomes South – 40 <sup>th</sup> Ave S Ditch/newly platted Partridge Creek Addition for single-family detached East – 28 <sup>th</sup> St S/Religious Institution West – new 23 <sup>rd</sup> St S extension/Prairie Parkway 2nd Addition mixed use lot & township single-family residential
APPLICATION DATE	January 15, 2026
45-DAY DEADLINE FOR PLAT HEARING	February 28, 2026
LEGAL PUBLICATION DATE	January 22, 2026

## BACKGROUND

When platted in 2024, this vacant parcel was intended for a neighborhood mixed use development with commercial and multi-family units. Due to market conditions, the developer now feels this area would be more successful with a mix of dwelling units.

The developer intends to reconfigure the eastern 16.49 acres into 79 lots between 40<sup>th</sup> Ave S and the 40<sup>th</sup> Ave Ditch for single-family detached homes, twin homes and townhomes to meet market demand. The proposed changes would continue a similar development pattern from the north in Prairie Parkway 1st & 3rd Additions and from the south in Partridge Creek Addition.

## PROPOSAL REVIEW

**Access/Streets/Mobility** - Access to this area will be available from the new 23rd St S extension and 28th St S.

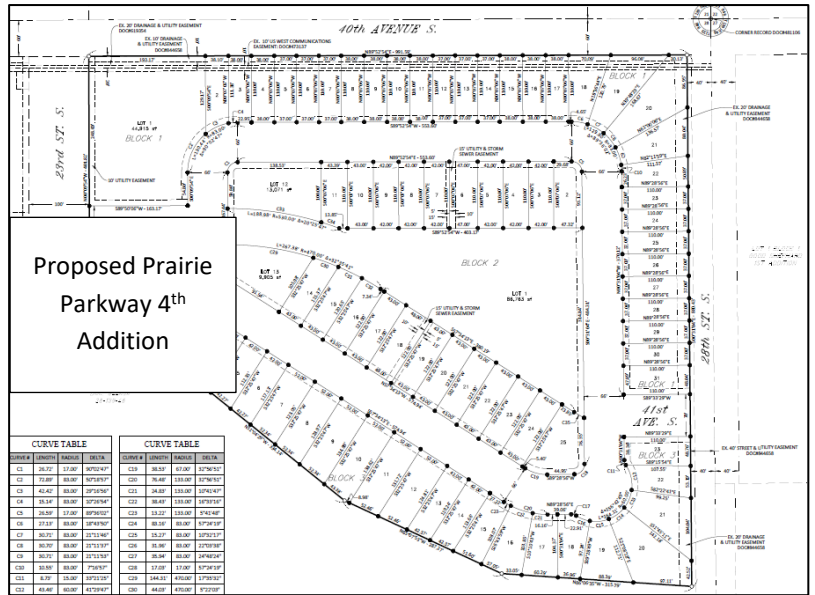
**Utilities** - Infrastructure already installed as part of Prairie Parkway 2nd Addition drives the design of Prairie Parkway 4th Addition with a large green space, multi-use path and stormwater pond to be placed where utilities were previously installed in Block 2. Municipal utilities will be made available to service individual sites.

**Stormwater** - Stormwater retention to be achieved with a pond located on Lot 1, Block 2.

**Easements** – Applicant/Owner will provide utility and drainage easements, as needed. Specifically, each lot must have required side yard easements to satisfy the needs of both private and public utilities.

**Sidewalks & Boulevard Trees** – Sidewalks and boulevard trees are required throughout the development and will be addressed with the developer’s agreement.

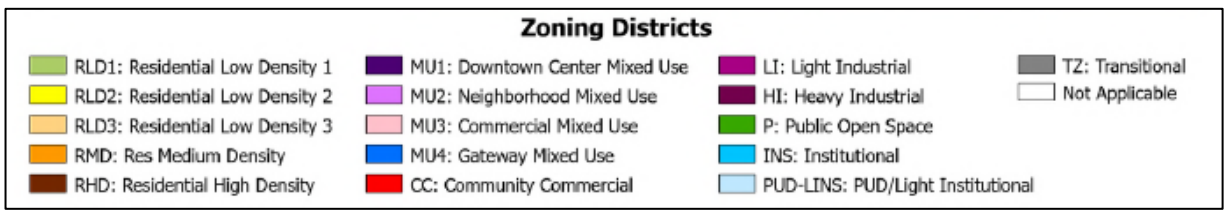
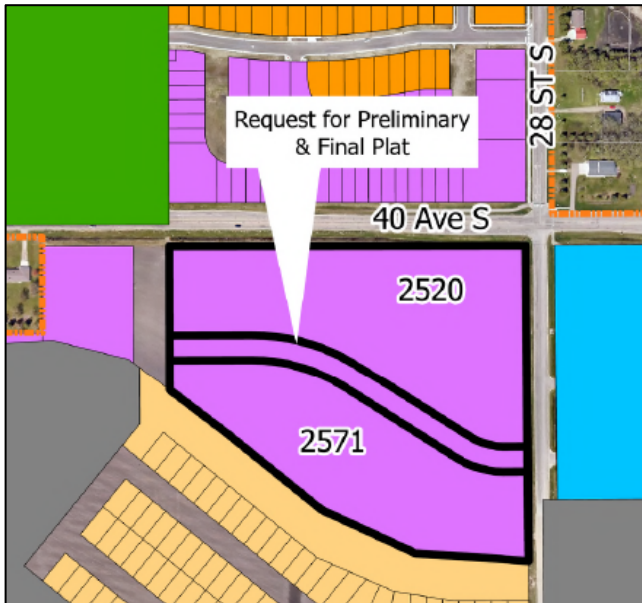
**Park Dedication** – Parkland dedication is required for these proposed single-family, two-family and multi-family properties. A portion of Lot 1, Block 2 green space may be considered as partial park dedication. These items will be addressed by the developer’s agreement.



**Dumpster Enclosures** – Required for multi-family townhomes on Lot 1, Block 1. Proximity to two-family and single-family homes shall be considered when installing these structures by providing required 25-foot setback and screening.

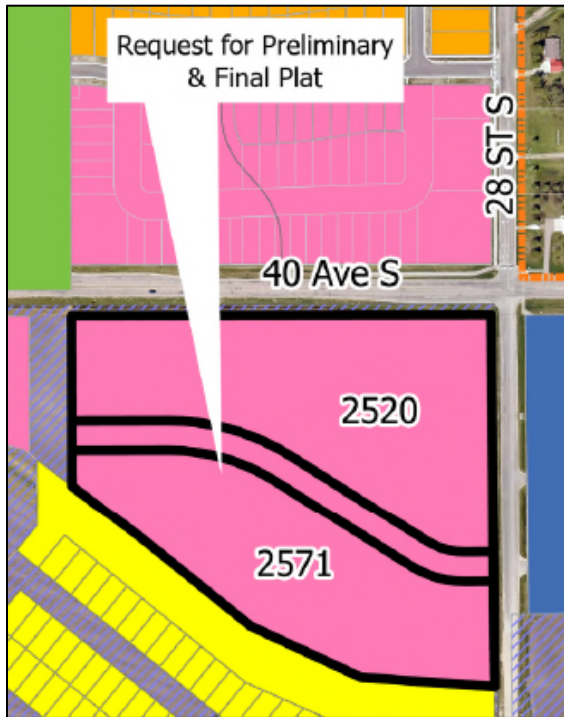
**Zoning** – Property is zoned MU-2: Neighborhood Mixed Use.













**Current Zoning Map**



Comprehensive Plan Conformity – The property has been guided for Mixed Use development since 2022 with the approval of the Onward Moorhead Comprehensive Plan.

**Future Land Use Map**



2022 Future Land Use					
	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits

**POLICY CONSIDERATIONS**

The applicant’s request requires that the Planning Commission consider the following factor:

1. Does the preliminary & final plat pass the criteria established under Title 11, Chapter 3 of the Moorhead City Code?

**CONSIDERATION OF CRITERIA**

**PRELIMINARY & FINAL PLAT**

Title 11, Chapter 3 of Moorhead City Code states that the Planning Commission may recommend denial and the Council may deny a subdivision if it makes any of the following findings:

1. Conflicts: That the proposed subdivision is in direct conflict with adopted applicable general and specific comprehensive plans of the city, county, or township;
2. Physical Characteristics: That the physical characteristics of this site, including, but not limited to, topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development, design or use contemplated;
3. Density: That the site is not physically suitable for the proposed density of development;

4. Environmental Damage: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage;
5. Public Health: That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
6. Conflict With Easement: That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of a court;
7. Outside Of Boundaries: That the proposed subdivision is outside the boundaries of the city and;
8. The county, township or developer has not certified in writing that they will assume all responsibility for repair and maintenance of dedicated streets until annexed to the city; or
9. The township or county has not certified in writing that it has the capacity for and will provide police and fire protection and on site sewer system inspections to ensure proper installation.
10. Flooding Provisions: That the proposed subdivision, its site, or its design adversely affects the flood carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city.
11. MEQB Policies: The proposed subdivision is inconsistent with the policies of the Minnesota environmental quality board (MEQB), as may be amended, and could adversely impact critical environmental areas or potentially disrupt or destroy historic areas which are designated or officially recognized by the city council in violation of federal and state historical preservation laws.

#### SUGGESTED ACTION

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Prairie Parkway 4th Addition, contingent on the following:

1. Plat drawing corrections/additions needed:
  - a. Add street names to plat:
    - i. Dragonfly Ln between Block 1 & Block 2
    - ii. 41<sup>st</sup> Ave S between Block 2 & Block 3
  - b. Add 5 ft interior side yard easements, where required.
  - c. Add chord bearings and lengths to curve table
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

#### PUBLIC NOTIFICATION & COMMENTS

##### Notification:

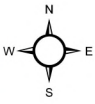
Required notification was published in The FM Extra on January 22, 2026 and mailed to adjacent property owners within 350 feet of the site.

##### Comments:

No comments have been received to date.

#### ATTACHMENTS

1. General Location Map, Future Land Use Map and Zoning Map
2. Preliminary-Final Plat drawing
3. Notice of Hearing/Parties notified



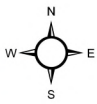
**General Location Map  
Prairie Parkway 4th Addition  
2520 & 2571 41st Ave S  
58.625.0060 & 58.625.0070**



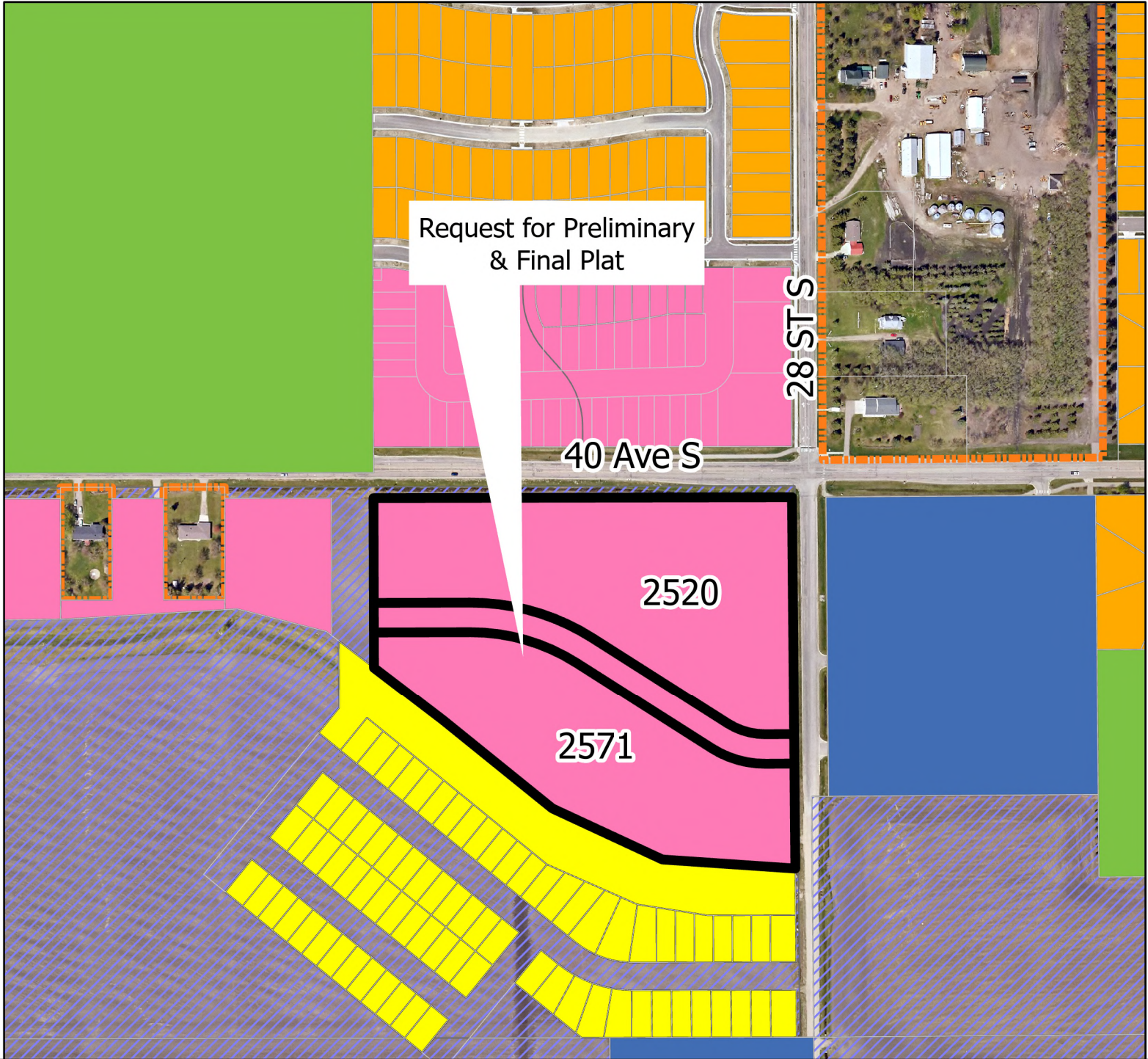
Request for Preliminary  
& Final Plat

2520













2571

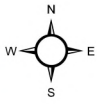


**Future Land Use Map  
Prairie Parkway 4th Addition  
2520 & 2571 41st Ave S  
58.625.0060 & 58.625.0070**

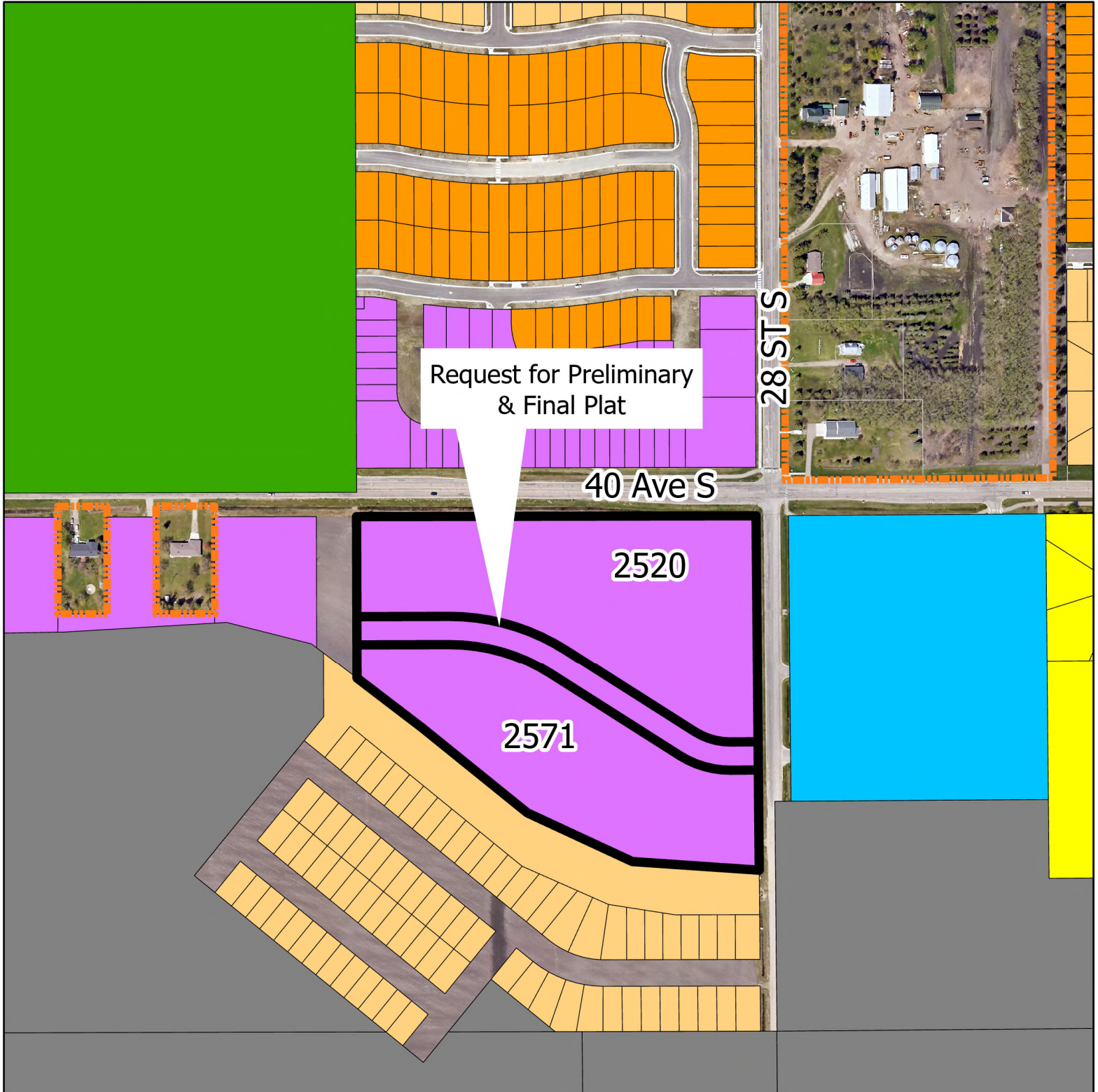


**2022 Future Land Use**

	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



**Zoning Map**  
**Prairie Parkway 4th Addition**  
**2520 & 2571 41st Ave S**  
**58.625.0060 & 58.625.0070**



Request for Preliminary  
& Final Plat

40 Ave S

28 ST S

2520

2571

**Zoning Districts**

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

# PRAIRIE PARKWAY 4th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND A VACATION OF PART OF THE 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

### OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE PARKWAY II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OWNER, AND TOWN AND COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, MORTGAGEE OF THAT PART OF LOT 1 BLOCK 2 AND LOT 1, BLOCK 3 OF PRAIRIE PARKWAY 2ND ADDITION, TO THE CITY OF MOORHEAD, COUNTY OF CLAY, STATE OF MINNESOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND THE 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS PRAIRIE PARKWAY 4th ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 1, BLOCK 2, ALL RIGHTS OF WAY AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE PARKWAY 4th ADDITION, CONSISTS OF 79 LOTS AND 3 BLOCKS, AND CONTAINS 16.49 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

\_\_\_\_\_  
PRAIRIE PARKWAY II, LLC  
BY: JUSTIN BERG  
ITS: PRESIDENT

\_\_\_\_\_  
TOWN & COUNTRY CREDIT UNION  
BY: CHAD COTA  
ITS: VICE PRESIDENT OF BUSINESS LENDING

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN BERG, TO ME KNOWN TO BE THE PRESIDENT OF PRAIRIE PARKWAY PLAZA, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD COTA, TO ME KNOWN TO BE THE VICE PRESIDENT OF BUSINESS LENDING OF TOWN & COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

### SURVEYORS CERTIFICATE

I, COLE A. NESET, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS PRAIRIE PARKWAY 4th ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COLE A. NESET,  
PROFESSIONAL LAND SURVEYOR  
MINNESOTA LICENSE No. 49984

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

### CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOM TROWBRIDGE  
CITY ENGINEER

### CITY ATTORNEY'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KATHRYN J. McNAMARA  
CITY ATTORNEY

### CITY PLANNER/PLANNING COMMISSION'S RECOMMENDATION

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE PLAT WAS DULY RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL.

\_\_\_\_\_  
ROBIN HUSTON  
CITY PLANNER

### CITY COUNCIL'S CERTIFICATE

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE PLAT WAS DULY APPROVED.

\_\_\_\_\_  
CHRISTINA RUST  
CITY CLERK

### CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

PURSUANT TO MINNESOTA STATUTES, SECTION 505.21, TAXES PAYABLE IN THE YEAR \_\_\_\_\_ ON THE LAND HEREINBEFORE DESCRIBED HAVE BEEN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
LORI J. JOHNSON, COUNTY AUDITOR-TREASURER  
CLAY COUNTY, MINNESOTA

### CLAY COUNTY RECORDER'S CERTIFICATE

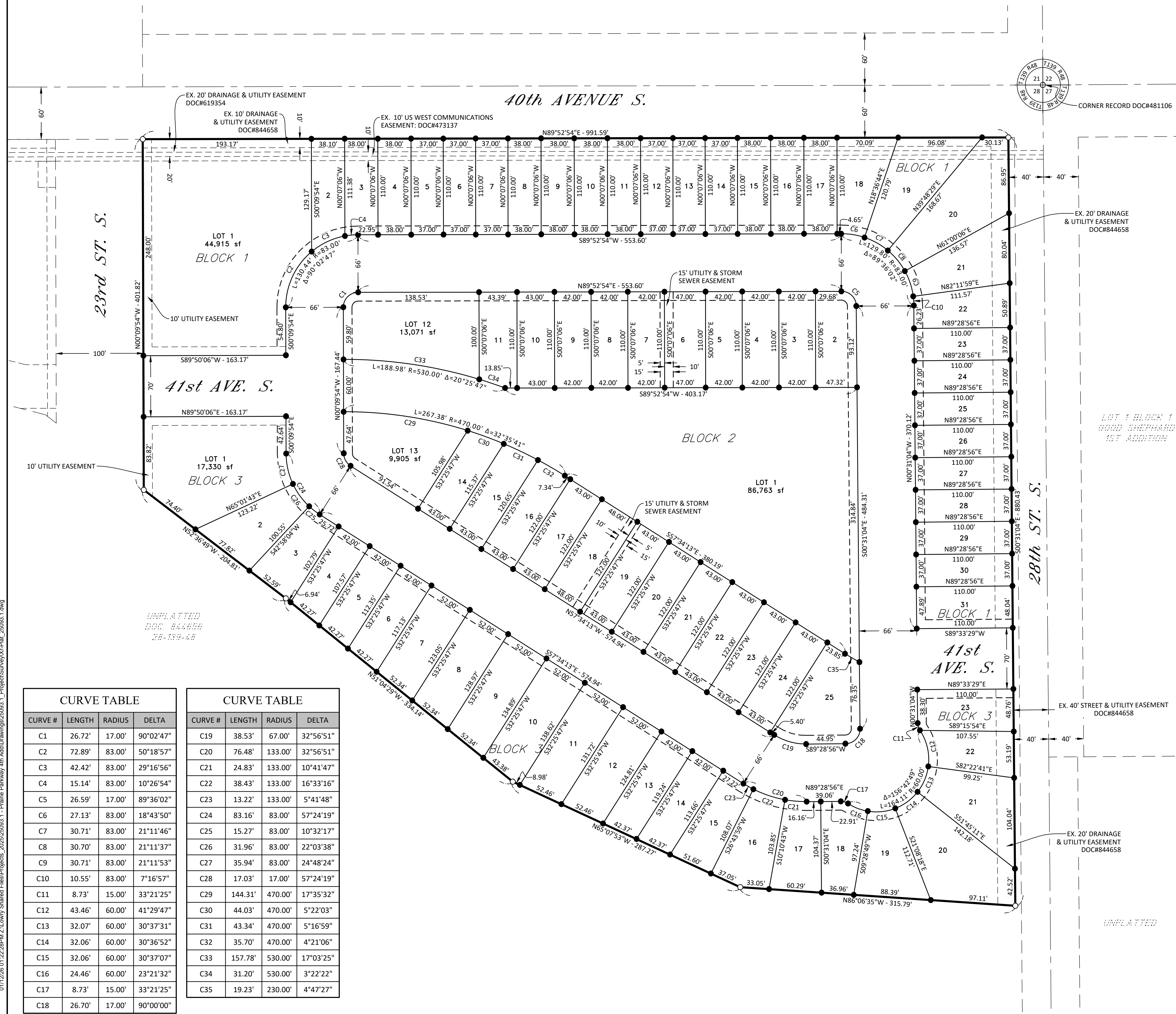
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
KIMBERLY S. SAVAGEAU, COUNTY RECORDER  
CLAY COUNTY, MINNESOTA

SHEET 1 OF 2

# PRAIRIE PARKWAY 4th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND A VACATION OF PART OF THE 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



BLOCK 1			BLOCK 2			BLOCK 3		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	44,915	1.03	1	86,763	1.99	1	17,330	0.40
2	4,501	0.10	2	5,103	0.12	2	5,782	0.13
3	4,187	0.10	3	4,620	0.11	3	5,055	0.12
4	4,180	0.10	4	4,620	0.11	4	4,417	0.10
5	4,070	0.09	5	4,620	0.11	5	4,618	0.11
6	4,070	0.09	6	5,170	0.12	6	4,819	0.11
7	4,070	0.09	7	4,620	0.11	7	6,245	0.14
8	4,180	0.10	8	4,620	0.11	8	6,553	0.15
9	4,180	0.10	9	4,620	0.11	9	6,860	0.16
10	4,180	0.10	10	4,730	0.11	10	7,159	0.16
11	4,180	0.10	11	4,621	0.11	11	7,029	0.16
12	4,070	0.09	12	13,071	0.30	12	6,670	0.15
13	4,070	0.09	13	9,905	0.23	13	5,125	0.12
14	4,070	0.09	14	4,774	0.11	14	4,891	0.11
15	4,180	0.10	15	5,089	0.12	15	5,073	0.12
16	4,180	0.10	16	5,230	0.12	16	5,798	0.13
17	4,180	0.10	17	5,246	0.12	17	5,215	0.12
18	5,700	0.13	18	5,856	0.13	18	4,716	0.11
19	7,998	0.18	19	5,246	0.12	19	5,954	0.14
20	10,025	0.23	20	5,246	0.12	20	9,988	0.23
21	6,450	0.15	21	5,246	0.12	21	7,239	0.17
22	4,827	0.11	22	5,246	0.12	22	4,721	0.11
23	4,070	0.09	23	5,246	0.12	23	5,233	0.12
24	4,070	0.09	24	5,246	0.12			
25	4,070	0.09	25	7,880	0.18			
26	4,070	0.09						
27	4,070	0.09						
28	4,070	0.09						
29	4,070	0.09						
30	4,070	0.09						
31	5,276	0.12						

CURVE #	LENGTH	RADIUS	DELTA
C1	26.72'	17.00'	90°02'47"
C2	72.89'	83.00'	50°18'57"
C3	42.42'	83.00'	29°16'56"
C4	15.14'	83.00'	10°26'54"
C5	26.59'	17.00'	89°36'02"
C6	27.13'	83.00'	18°43'50"
C7	30.71'	83.00'	21°11'46"
C8	30.70'	83.00'	21°11'37"
C9	30.71'	83.00'	21°11'53"
C10	10.55'	83.00'	7°16'57"
C11	8.73'	15.00'	33°21'25"
C12	43.46'	60.00'	41°29'47"
C13	32.07'	60.00'	30°37'31"
C14	32.06'	60.00'	30°36'52"
C15	32.06'	60.00'	30°37'07"
C16	24.46'	60.00'	23°21'32"
C17	8.73'	15.00'	33°21'25"
C18	26.70'	17.00'	90°00'00"

CURVE #	LENGTH	RADIUS	DELTA
C19	38.53'	67.00'	32°56'51"
C20	76.48'	133.00'	32°56'51"
C21	24.83'	133.00'	10°41'47"
C22	38.43'	133.00'	16°33'16"
C23	13.22'	133.00'	5°41'48"
C24	83.16'	83.00'	57°24'19"
C25	15.27'	83.00'	10°32'17"
C26	31.96'	83.00'	22°03'38"
C27	35.94'	83.00'	24°48'24"
C28	17.03'	17.00'	57°24'19"
C29	144.31'	470.00'	17°35'32"
C30	44.03'	470.00'	5°22'03"
C31	43.34'	470.00'	5°16'59"
C32	35.70'	470.00'	4°21'06"
C33	157.78'	530.00'	17°03'25"
C34	31.20'	530.00'	3°22'22"
C35	19.23'	230.00'	4°47'27"

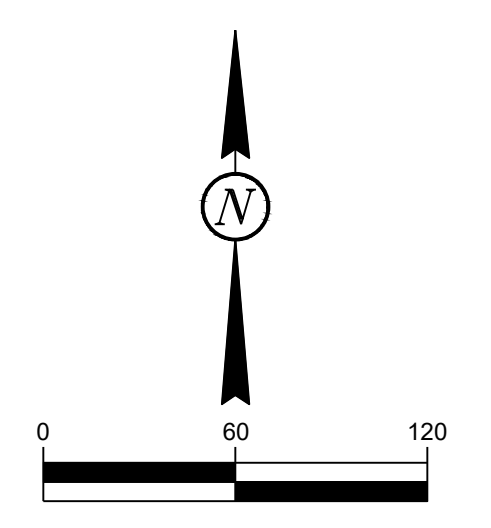
**LEGEND**

- MONUMENT SET
- MONUMENT FOUND
- R/W RIGHT OF WAY
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE

**SURVEY INFORMATION**

DATE OF SURVEY: 03-25-20  
 BASIS OF BEARING: CITY OF MOORHEAD COORDINATE SYSTEM - [NAD83(1986) MNDOT CLAY COUNTY COORDINATES].

- NOTES**
- TOTAL PLAT ACREAGE = 16.49
  - PROPOSED 30' SHARED ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED VIA THIS PLAT, AND SUCH EASEMENTS ARE NOT EFFECTIVE UNTIL CREATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT



SHEET 2 OF 2

**LOWRY ENGINEERING**  
 5306 51ST AVENUE SOUTH, SUITE A  
 FARGO, NORTH DAKOTA 58104

01/12/20 01:22:28PM Z:\Lowry Shared Files\Projects\_2025\56983\_1 - Prairie Parkway 4th Add\Drawings\Xc-Plat\_25093\_1.dwg

### 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, February 2, 2026 at 5:30 pm to consider the following items:

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

1817 11th St N - Parcel 58.900.1880 - S 184 feet of N 255 feet of Auditor's Outlot 32-L of Section 32, Township 140 N of Range 48 W, Clay County, Minnesota, less the E150 feet of the S 75 feet thereof (abbreviated description – full description available upon request)

2. Request of M. Heinert on behalf of Youthworks for a Conditional Use Permit for housing shelter in MU-1: Downtown Mixed Use at:

502512 3rd Ave S - Parcel 58.575.1720 - Lots 7-19, Block 69, Original Townsite Moorhead

3. Request of City of Moorhead for a Conditional Use Permit to allow excavation and construction of a pedestrian path and bridge in the Floodway and Flood Fringe at Bluestem Amphitheater, 801 50th Ave SW, comprised of the following parcels:

58.900.2856 - PT GOV LOT 6 LESS TRACT & 1.68 AC OF SE1/4 SW1/4 Section 30 Township 139 Range 048

58.900.2857 - FR NW 1/4 LESS TRACTS Section 31 Township 139 Range 048

58.900.2858 - GOV LOT 1 Section 25 Township 139 Range 049

58.900.2861 - PT GOVT LOT 6 BEG 492.25' W OF SE COR LOT 6, W664.38', N493.14', NE'LY 400.94', SE'LY CURVE 518.16', S22.15', SE'LY 12.91' AND S 192.82 TO POB Section 30 Township 139 Range 048

58.900.2862 - PT NW1/4 NW1/4 BEG 492.25' W OF NE1/4 NW1/4 COR; S246.37', E545.21', S287.20', W1067.72', NW'LY 287.53', N325.63 & E664.38' TO POB Section 31 Township 139 Range 048

58.900.2867 – PT GOVT LOT 6 Section 30 Township 139 Range 048 (abbreviated descriptions – full descriptions available upon request)

4. Request of Lowry Engineering for Preliminary and Final Plat relating to Prairie Parkway 4th Addition at:

2520 & 2571 41st Ave S – Parcels 58.625.0060 & 58.625.0070 - Lot 1, Block 2 and Lot 1, Block 3 of Prairie Parkway 2nd Addition

5. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial, Heavy Industrial, Transitional and Institutional related to the 2022 Onward Moorhead Comprehensive Plan Update.

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](mailto:planning@moorheadmn.gov) or 218.299.5374.

The meeting will be live-streamed on the City's YouTube Channel [www.youtube.com/moorhead](http://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 wê agahdariyê bi zimanekî din, ji kerema xwe re tēklilîyê pēve bikin: 218.299.5374

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriir: 218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ:

Published this 22nd day of January, 2026.

F0122-1

INTERESTED PARTY  
4000 28TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
3636 28TH ST S  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56561-0779

INTERESTED PARTY  
304 10TH ST N  
FARGO, ND 58102

INTERESTED PARTY  
2832 SHEYENNE ST  
WEST FARGO, ND 58078

INTERESTED PARTY  
1150 W AVENUE  
DETROIT LAKES, MN 56501

INTERESTED PARTY  
2812 40TH AVE S  
MOORHEAD, MN 56560



**To:** Moorhead Planning Commission  
**Prepared By:** Robin Huston, City Planner/Zoning Administrator  
**Date:** February 2, 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 3<sup>rd</sup> Thursday of each month at 4:00 PM,  
Virtually or at 1 2<sup>nd</sup> 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:** Planning Commission  
**Prepared By:** Brittany Cameron, Assistant City Planner  
**Date:** February 2, 2026  
**Subject:** 2025 Comprehensive Plan Implementation Update

# MEMORANDUM

## INTRODUCTION

Details outlined in the 2025 Comprehensive Plan Implementation Update will provide a brief overview of 2025 projects meeting goals of the [2022 Onward Moorhead! Comprehensive Plan](#) update.

While a small portion of projects happening within the city are identified through requests made to the Planning Commission, staff wanted to share a summary of Plan successes in the greater community that the Planning Commission may not be aware of.

## ONWARD MOORHEAD! COMPREHENSIVE PLAN

*Onward Moorhead's top priorities are encompassed in Five Big Ideas. These ideas reflect actions the City of Moorhead and its partners should take in the next five years to make substantial headway to implementing the vision of this comprehensive plan. They require both small and significant steps to meet the needs of a resilient Moorhead.*

**5 BIG IDEAS** that will guide comprehensive plan activity for the next 5 years

- 1 TRANSFORM** downtown Moorhead into the 'heart of the community'
- 2 INTEGRATE** a mix of mutually supportive land uses and experiences in redevelopment areas
- 3 CONNECT** neighborhoods to parks and trails and provide multimodal access across the city
- 4 EMBRACE** resilient environmental and equitable solutions to ensure a greener community
- 5 BUILD AND NURTURE** local businesses as key partners

## **Land Use and Community Design**

*Land use is the foundation of any Comprehensive Plan. It shows where people are choosing to live and how dense that development is, where new businesses are locating, and whether there is a consistent distribution of amenities – like parks – throughout the city. More than that, though, it reflects how the City has directed these uses through previous planning and regulatory initiatives. This planning process is an opportunity to evaluate the location and health of existing land uses, compared to market realities. It may also reveal how existing conditions and policies may be unknowingly impacting disparities in the community.*

## **Zoning & Other City Code Amendments**

- *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*
  - Clarified language to align uses between Mixed Use districts
  - Repealed RC: Regional Commercial and replaced it with new MU-4: Gateway Mixed Use District
  - Amended use regulations related to cannabis and lower-potency hemp products
  - Updated sign code related to dynamic display signs and off-premise signs adjacent to residential uses
  - Removed “cold storage” warehouse uses from CC: Community Commercial and Gateway Corridors
  
- *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*
  - Updated CC: Community Commercial, LI: Light Industrial, HI: Heavy Industrial, Mixed Use Districts 1- 4 and GO: Gateway Overlay
  - Updated use regulations and provisional/conditional uses for clarity/legislative changes
  - Reverted some 2024 RLD-1 accessory code amendments based on public comments received
  - Updated site development standards for landscaping/screening requirements
  - Updated zoning for 9 parcels with proposed 2025 projects
  
- *Ordinance 2025-03: An Ordinance to Amend Building, Maintenance and Rental Codes*
  - Included corrections, clarifications and updates to various sections of City Code
  
- *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*
  - Evaluated 545 commercial parcels and updated zoning for 284 parcels
  
- *Ordinance 2025-05: An Ordinance to Create and Enact Cannabis and Lower-Potency Hemp Edible Retail Business Registration, to Amend and Reenact the Annual Fee Schedule and to Repeal the Cannabinoid Product Ordinance*
  - Creation of retail cannabis and hemp business registration standards/fees and repealed previous cannabinoid product ordinance

- *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*
  - Clarified use regulations for twin homes and duplexes in MU-3 and cannabis uses
  - Evaluated 618 mixed use parcels and updated zoning for 129 parcels
- *Ordinance 2025-07: An Ordinance to Rezone Partridge Creek Addition from TZ: Transitional to RLD-3: Residential Low Density-3*
- *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*
  - Reduced minimum parking for housing development
  - Updated use regulations
    - added multi-family dwellings and home occupations to new MU-4
    - added wireless towers and antennas to use table
    - updated and clarified provisional and conditional use language
    - removed “adult uses” under prohibited uses in MU-3 as it is already prohibited in use table
  - Rezoned 31 downtown MU-3 parcels that were missed during the Ordinance 2020-06 process
- *Ordinance 2025-10: An Ordinance to amend and reenact Title 9, Building Regulations related to updates and revisions relating to building codes and regulations of the Moorhead City Code*
  - Included updates to various sections of the building regulations code
- *Ordinance 2025-11: An Ordinance to Amend and Reenact Title 10, Chapter 18, Use Regulations related to Cannabis Uses of the Moorhead City Code*
  - Updated provisional use language for cannabis microbusinesses and testing facilities

#### **Plans & Studies**

- Moorhead Center Mall Environmental Impact Statement (EIS)
- Sanitary Sewer Study - underway

#### **Zoning Reviews**

- 583 zoning reviews completed for inquiries relating to zoning/use questions, fences, decks, sheds/garages, additions, driveways, patios, pools, signs, chicken permits, administrative subdivisions, provisional use permits, etc. (417 in 2024)
- 287 cannabis-related inquiries or reviews (not tracked in 2024)

#### **Sign Reviews & Permits**

- 42 Permanent Signs (35 in 2024)
- 72 Portable Signs (75 in 2024)

#### **Subdivisions**

- Moorhead Downtown Addition (Amended) – 15 new MU-1: Downtown Mixed Use lots
- Partridge Creek Addition – 77 new lots for single-family detached development
- Christiansons First Addition – 2 new industrial lots and 1 for City infrastructure

- Prairie Parkway 3<sup>rd</sup> Addition – 43 new lots for single-family detached, twin home, and townhome development
- 5 Minor Subdivisions
  - 2400 38 Ave S (Prairie Parkway 1<sup>st</sup> Addition)
  - 2800-2810 2 Ave N (former Golden Living Center)
  - 4110-4116 34 Ave S (MCCARA 3<sup>rd</sup> Addition)
  - 3005 Hwy 10 E (former El Terrero restaurant)
  - Parcels 21.032.4200 & 21.032.4202 (Moorhead Marine in UED)

### **Administrative Subdivisions**

- 8 Lot Combinations
- 1 Boundary Line Adjustment/Lot Combination
- 1 Common Interest Community (CIC or condo plat)

*Administrative and CIC subdivisions are approved by staff and Minor Subdivisions go directly to City Council for approval because they do not require new utilities, roads or easements like standard plats that come before the Planning Commission.*

### **Commercial/Industrial/Institutional Building Permits**

- 475 Red River Ave – City Hall
  - 37,500 sf Renovation & Additions (West & North)
- 3475 28<sup>th</sup> Ave S – Circle K
  - Addition of 4 EV charging stations
- 210 17<sup>th</sup> St N – Park Christian School Annex
  - Converting former Lloyd’s Auto building into classrooms
- 2304 29<sup>th</sup> St S – RBF Contracting
  - 7,200 sf shop/office building
- 6202 2<sup>nd</sup> St N – MPS Network Operations Center
  - 900 sf modular building
- 1625 Main Ave SE – Games to Go Phase II
  - 4,212 sf storage building
- 1409 Main Ave SE – Kwik Trip
  - 10,909 sf convenience store
- 1100 30<sup>th</sup> Ave S – Kwik Trip
  - 9,176 sf convenience store
- 800 30<sup>th</sup> Ave S – Vireo Health/Green Goods
  - 3,378 sf interior renovation for medical & recreational cannabis dispensary
- 826 30<sup>th</sup> Ave S Suite C – Pancharo’s
  - 1,966 sf restaurant fit-up
- 1023 30<sup>th</sup> Ave S – SpeeDee Rapid Oil Change
  - 4,864 sf auto service facility

- 3505 8<sup>th</sup> St S – Unwind
  - 2,400 sf interior renovation for recreational cannabis dispensary
- 2605 8<sup>th</sup> St S – Courts and Pints
  - 59,840 sf interior renovation for indoor pickleball courts and restaurant
- 2401 8<sup>th</sup> St S – 7 Brew Drive Thru Coffee
  - 510 sf coffee shop
- 3316 Hwy 10 E – Papa Johns
  - 2,080 sf interior renovation for restaurant
- 1353 Main Ave – 14<sup>th</sup> & Main Apartments
  - 28,087 sf 3-story, 28-unit apartment building
  - 4,576 sf 17 stall detached garage
- 4218 29<sup>th</sup> Ave S – 94 Shops Storage Rentals
  - Building 1 - 10,250 sf new building with 8 tenant spaces
  - Building 2 - 4,575 sf new building with 1 tenant space
  - Building 3 - 7,800 sf new building with 2 tenant spaces
  - Building 4 - 4,200 sf new building with 1 tenant space
- 2217 Main Ave SE – Abbott
  - 4,800 sf cold storage building
- 2300 4<sup>th</sup> Ave S – Moorhead High School
  - 221,720 sf ballfield renovation including 2 softball fields, 4 dugouts, press room, batting cages and bullpens
- 800 19<sup>th</sup> St S – Romkey Park
  - 8,054 sf park amenities: 25-meter pool, zero depth pool/splash pad, pool house, lifeguard training area, offices, reception and concessions
- 1010 13<sup>th</sup> Ave N – Matson Field
  - 8,600 sf new outdoor grandstands and press box
- 650 Center Ave – Sterling Development Mixed Use Building
  - 88 6<sup>th</sup> St N – 650 Center Ave Apartments North Tower – 66,318 sf, 63 dwelling units and lobby entrance with 45,023 sf parking garage
  - 44 6<sup>th</sup> St N – The Title Team – 2,956 sf office fit-up
  - 22 6<sup>th</sup> St N – Downtown Health & Wellness – 4,525 sf clinic fit-up
  - 640 Center Ave – The Forge – 4,900 sf fitness facility fit-up
  - 15 7<sup>th</sup> St N – Oasis – 1,872 sf spa facility fit-up
- 100 21<sup>st</sup> St N – proposed Cannabis Dispensary
  - 3,150 sf interior renovation
- 2756 22<sup>nd</sup> Ave S – proposed Cannabis Cultivation and Production Facility
  - 2,800 sf interior renovation
- 450 Center Ave – Spark Center, The Loop
  - 3,400 sf center for entrepreneurship fit-up

- 1308 Main Ave – Dorothy Day
  - 1,767 sf renovation for retail thrift store
- 303 21<sup>st</sup> St N – Studio 56560
  - 975 sf rooftop solar panel array installation
- 1607 29<sup>th</sup> Ave S – Fitness Facility
  - 6,800 sf interior fitness facility fit-up
- 115 8<sup>th</sup> St S – proposed Cannabis Dispensary
  - 1,496 sf interior renovation
- 2223 Hwy 10 E – proposed Rosebud Cannabis Company (formerly Ediblez OTC)
  - 243 sf interior renovation
- 1921 11<sup>th</sup> St N – Private Storage Building
  - 8,580 sf
- 2702 & 2708 36<sup>th</sup> Ave S – Townhome Development
  - 2 4,936 sf 4-unit townhome buildings with attached garages

**Economic Competitiveness**

*Moorhead has a solid economic foundation. It is a growing city in terms of population, jobs, and new development. It is integrated within an economically diverse region with a strong set of base industries, higher education being a strong economic contribution from the Moorhead side of the river. The presence of college educators and students also contributes to the city’s youthful energy, its creative economy, and its innovation economy. Moorhead has natural and recreational amenities with a long riverfront and strong park system. It has a downtown center and the collective will to build on its identity and vibrancy.*

- **Renaissance Zone**

- 650 Center Ave – Sterling Development Mixed Use Building
  - 2024 incentive approved & construction underway
- 1353 Main Ave – 14 St & Main Ave Apartment Building
  - 2025 incentive approved & construction underway

- **Property Tax Exemptions**

- 835 37<sup>th</sup> Ave S – Moorhead Vision
  - 2023 incentive approved
  - 2025 construction complete
- 2605 8<sup>th</sup> St S – Courts & Pints Courtside Restaurant
  - 2024 incentive approved
  - 2025 opened Courts & Pints (pickleball) and Courtside Restaurant
- 1625 Main Ave SE – Games to Go Phase II expansion
  - 2024 incentive approved
  - 2025 construction complete
- 4111 34<sup>th</sup> Ave S - MinKo Construction Office and Shop
  - 2023 incentive approved
  - 2025 construction nearing completion

1023 30<sup>th</sup> Ave S – SpeedDee Rapid Oil Change

- 2025 incentive approved and construction complete

2304 29<sup>th</sup> St S – RBF Contracting Office

- 2025 incentive approved and construction underway

- **TIF District - Downtown Moorhead Redevelopment Project**

- **Redevelopment Activities**

- Demolition of Moorhead Center Mall (multiple phases) – completed
    - Former Public Library site currently marketed for sale

- **Current Construction Projects**

- 650 Center Ave - Sterling Development Mixed Use Building
    - The Loop: Library/Community Center and Spark Center for Entrepreneurship
    - City Hall renovation
    - Moorhead Downtown Addition Streets & Infrastructure – final phase 2026

## **Mobility**

*Mobility is the ability to move safely, freely, and easily throughout the transportation network, and it also includes characteristics and amenities that make moving around more comfortable, safe, and enjoyable. As the city of Moorhead is forecasted to grow over the next several decades, enhanced mobility and comfort of residents to be able to walk, bike, and use other modes of transportation will be increasingly important to the city's quality of life, safety, and economy. The city's transportation network includes the system of streets, sidewalks, paths, bicycle routes, railroads, and the airport that get people and goods from one place to another. The comprehensive planning process evaluated the overall effectiveness of Moorhead's existing transportation system and analyzed trends in improving mobility to help make Moorhead more resilient in the future.*

### Completed Projects:

- [MATBUS](#) Updates –
  - Introduced pilot program with real-time passenger information
  - Installed new leaf pattern shelter on Center Ave between 4<sup>th</sup> St and 5<sup>th</sup> St
  - 2025 Ridership (January – December): 389,980 rides in Moorhead / Dilworth
    - 2% increase from same time period in 2024
    - 1,229,463 rides system wide
- [2026-2030 MATBUS Transit Development Plan](#) – Completed by Metro COG
  - Overall goals of the transit system: Simple & Direct, Bi-Directional, Fewer Transfers, Maintain Access, Scalable, and Reliable
  - Moorhead / Dilworth recommendations include:
    - Adjusting Route 3 to become bi-directional on 4<sup>th</sup> Ave S between 34<sup>th</sup> St S & 21<sup>st</sup> St S near the high school
    - Adjusting Route 4 to become a bi-directional hourly route serving the Ground Transportation Center (Fargo), Hjemkomst Center, Clay County Social Services/Court House, Moorhead Manor, Walmart Transfer Hub, and new DMV and Detox Center
    - New Route 6 operating along the existing southern portion of Route 4 (Center Ave & 1<sup>st</sup> Ave N) as a 30 min route to 34<sup>th</sup> St S where it would become Route 6A or 6B and operate as an hourly route. 6A would serve Dilworth (current Route 6) and 6B would replace existing Route 9

- [2023-2025 20th St S/I-94 Interchange Study](#) – Completed by Metro COG
  - Provides several alternatives in order to provide a full interchange in the future.
- [Metro Railroad Needs Study](#) – Completed by Metro COG
  - Developed a list of prioritized railroad crossing improvements
- [2024 Moorhead Safe Routes to School Study](#) – Completed by Metro COG
  - Analyzed each elementary school and Horizon Middle School
  - Identified barriers to walking and biking to school
  - Recommends improvements to increase walking and biking to school
- [2024-2025 Heartland Trail Study](#) – Completed by Metro COG
  - Heartland Trail extension from Becker County to Moorhead
  - Identified preferred routes, trail sections, and trailhead concepts
- [2050 Metro Transportation Plan](#) – Completed by Metro COG

Ongoing Projects:

- [11<sup>th</sup> Street Underpass Project](#) – Construction Underway

**Parks and Open Space**

*The pandemic has emphasized the importance of access to parks and open space for physical and mental health. Opportunities for outdoor physical activity increase fitness and lower levels of obesity while enabling people to connect with nature to enhance well-being and mental health. Parks and trails also create opportunities for social interactions, connect people to major destinations through walking and biking, and can be both free and accessible ways to recreate.*

Completed Projects:

- Woodlawn Park Disc Golf
  - Installed new mulch around baskets to reduce mud and erosion
  - Will be creating a new course layout and installing new baskets, tee pads, signage, landscaping, and additional course supplies
- Southside Regional Park Inclusive Playground Fencing
  - Fencing installed around the Inclusive Playground in June 2025
- Village Green Park Pickleball Courts
  - Converted tennis courts into pickleball courts
- River Corridor
  - Survey completed with launch of the Discovery Walk
  - 4 benches purchased/installed between Gooseberry Park and 32nd Ave S through funding from PartnerSHIP 4 Health
- Ongoing Projects:
  - Matson Field & Grandstand Project
    - Renovation of Matson Field which will include a new elevated grandstand, press box, and backstop netting system
  - [Reimagine Romkey Park](#)
    - \$11.3 million project with a \$5 million grant from National Park Service
    - Reconstruction of 1958 Moorhead Pool and pre-1990 park amenities
    - Grand opening anticipated summer 2026 - New pool and pool house, basketball and pickleball courts, splash pad, food forest, youth soccer field, small sledding hill, traditional and natural playgrounds, and skatepark
  - Farmers Market – Applied for USDA Farmers Market Promotion Program funding to increase awareness and improve marketing strategies for the market
  - Minnesota Pollution Control Agency Funding through Clay County Public Health and PartnerSHIP 4 Health
    - Clay County Public Health received \$129,540

- Public engagement included 3 open houses and an online survey
- Anticipated projects include:
  - Arbor Day Tree Planting at Woodlawn Park
  - 5 new trail benches and a bike repair station
  - Pollinator flower plantings at existing natural planting sites along the river
  - Trail lights relating to the Bluestem bike/pedestrian bridge
  - Cross walk painting around public schools
- Park sign replacement underway
  - New park sign design will replace the existing wooden park signs and add signage to parks that have never had signage
    - 6 signs ordered in December 2025
    - Additional signs to be ordered in 2026 & 2027

### **Sustainability and Resilience**

*Sustainability is defined as meeting the needs of the present generation, without jeopardizing the ability of future generations to meet their needs. In the context of community planning, a sustainable plan is viewed as one that balances the natural environment, economic vitality, and community health. Resilience and sustainability are often discussed together. Strategies that are deployed to achieve resilience are those that increase the ability to adapt to changing conditions and recover rapidly when disruptions or events occur. In relation to major weather events, resilience is often discussed as a system that is designed to better withstand the impact and recover more readily after a major event occurs.*

#### Completed Projects:

- [GreenStep Cities](#)
  - Step 5 status - 2025
- Backyard Chickens
  - 2025 – 36 permits issued (16 new / 20 renewed)
- Community Garden Grants
  - 2025 - 3 recipients received \$500 each
    - Brookdale Baptist Church
    - Salem Evangelical Free Church
    - 1st Presbyterian Church/Grateful Community Garden
- 2025 [Mayors' Monarch Pledge](#)
  - Municipalities across North America can commit to creating a healthy, sustainable habitat for the monarch butterfly and pollinators while educating residents about how they can make a difference at home and in their community
- [2024 Electric Vehicle Readiness Study](#) - completed with Metro COG
  - An analysis to ensure that the Fargo-Moorhead metropolitan area is EV-ready by developing a vision for electric vehicle readiness, identifying key partnerships and actionable strategies, and facilitating community support for EVs.
- 2024 MPCA Climate Action Grant
  - Converted 10 acres of City property along the Red River Corridor from turf grass to pollinators
- Community Organization Tabletop Exercise
  - In coordination with Clay County, the City of Moorhead hosted a Community Organization Tabletop Exercise where individuals representing the City, utility organizations, schools, hospitals, and housing agencies discussed the recovery process of a natural disaster.

Ongoing Projects:

- MN Department of Commerce Grant - Microgrids at Community Lifeline Facilities – awarded \$170,000 to improved energy resilience at City Hall

**Arts, Culture and Placemaking**

*The arts and culture scene in Moorhead is part of what makes the city a great place to live, work and play. The City has intentionally fostered partnerships and organizations that enhance the vibrancy of Moorhead. The sections below describe the efforts the City has taken to build on its strong cultural resources.*

Completed Projects:

- [Moorhead Sculpture Walk](#)
  - The launching of the Moorhead Sculpture Walk by Rourke Art Museum provides an opportunity for everyone to enjoy works of public sculpture as they have become landmarks and part of the community's identity.
- [Indigenous Sculpture Installation](#)
  - In an effort to expand the Moorhead Sculpture Walk with a new art installation that embodies and celebrates the rich heritage of Indigenous People and their cultures in our region, the City of Moorhead commissioned Indigenous artist, Duane Goodwin, to design and fabricate a sculpture. 'Four Standing' or Nii Woo Gaw Bow, named after the artist in Anishinaabe, is an Anishinaabe Hunter Trapper that draws inspiration from the Red River Valley which was the ancestral land of the Anishinaabe, Dakota, Lakota, and Nakota peoples. These Indigenous nations lived in harmony on this rich trapping land long before the arrival of white settlers. The sculpture was installed in an open space area at 4<sup>th</sup> St and Center Avenue.
- [2025 RiverArts](#) – June 11 & 25, July 9 & 23 and Aug 6
  - RiverArts at the Hjemkomst Heritage Center includes live music, cultural performances, artistic demonstrations/activities, refreshments, and lawn games creating a community gathering space like no other

Ongoing Projects:

- Video Series with Historical and Cultural Society of Clay County (HCSCC) and Moorhead Community Access Media (MCAM)
- Sidewalk Stamps
  - In addition to stamps installed 2024, 21 art and poetry stamps were installed on the sidewalk along 1st Avenue North and 10 art and poetry stamps were installed on the sidewalk and boulevard areas at the intersection of Main Avenue and 11th Street South as part of the reconstruction surrounding the 11th Street underpass.
  - To expand the existing sidewalk stamp inventory, a Request for Art as was issued for new sidewalk stamp designs. 10 new art stamps were selected and are in the process of being fabricated.
- T-Mobile Hometown Grant
  - In collaboration with Sterling Development Group Four, LLC and local artist Anna Kann, the City of Moorhead requested \$32,000 to assist with the installation of a mural on the north side of 650 Center Avenue.



**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 <sup>st</sup> Ward	May – September
Lindsie Schoenrock	2 <sup>nd</sup> Ward	FM Metro COG Policy Board Alternate
Brent Behm	3 <sup>rd</sup> Ward	Chair
Robert Seigel	4 <sup>th</sup> 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. Moorhead Downtown Addition (Amended) – 15 new downtown mixed use lots
2. Partridge Creek Addition – 77 new lots for single-family detached development
3. Christiansons First Addition – 2 new industrial lots and 1 for City infrastructure
4. Prairie Parkway 3<sup>rd</sup> 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 2<sup>nd</sup> Addition

## **ZONING TEXT & MAP AMENDMENT ORDINANCES**

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 22<sup>nd</sup> Ave S – Towing Impound Lot in LI: Light Industrial
- 2. 1100 30<sup>th</sup> 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 (1<sup>st</sup> Town Auto) – Auto Sales in MU-3: Commercial Mixed Use
- 5. 3505 8<sup>th</sup> St S (Unwind) – Dynamic Display Sign in CC: Community Commercial
- 6. 2012 28<sup>th</sup> 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 – Planning Commissioner Appointment
- 5. 2025 Comprehensive Plan Implementation Update