



**PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MEETING AGENDA  
MAY 4, 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. April 6, 2026 Minutes
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
  - A. Request of City of Moorhead for Conditional Use Permit for Excavation, Fill and Construction of a Floodwall in the Floodway and Flood Fringe
  - B. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial and Heavy Industrial related to the 2022 Onward Moorhead Comprehensive Plan Update
  - C. Request of City of Moorhead for Text Amendments related to Moorhead City Code, Title 10, Chapter 15, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations
6. Other Business
7. Reports/Information
  - A. Welcome new Ward 1 Planning Commissioner, Christopher Marohl!
8. Adjourn

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**MINUTES OF THE PLANNING COMMISSION/BOARD OF  
ADJUSTMENT  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N  
April 6, 2026 - 5:30 PM**

1. Call to Order/Roll Call

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

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

Absent (0):

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

2. Agenda Amendments

**Motion to Approve April 6, 2026 Agenda made by Jana Kasper and seconded by Paul Krabbenhoft.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

3. Approval of Minutes

A. February 2, 2026 Minutes

**Motion to Approve made by Sebastian McDougall and seconded by Jana Kasper.** For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 YHR Consulting, on behalf of MN State Community & Technical College, for Conditional Use Permit to install a Digital Display Sign at 1900 28th Ave S

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 to install an on-

premise dynamic display component on a new freestanding sign within INS: Institutional zoning district at 1900 28th Ave S to replace the existing freestanding sign.

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

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit to install an On-Premise Dynamic Display Sign at 1900 28th Ave S in INS: Institutional and related Findings of Fact, contingent on the following:

1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
7. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
8. All sources of artificial light, other than streetlights, shall be fixed, directed, or designed so that the source of light is directed away from adjoining residences, streets, or sidewalks.
9. Dynamic Display Sign may not be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with a driver's operation of a motor vehicle.
10. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
11. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
13. Owner/Applicant to receive all required federal, state and local permits.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

**Motion to Recommend Approval to the City Council the Conditional Use Permit to install an On-Premise Dynamic Display Sign at 1900 28th Ave S in INS: Institutional and related Findings of Fact made by Sebastian McDougall and seconded by Paul Krabbenhoft, contingent on the following:**

1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.

4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
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12. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
13. Owner/Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

- B. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of 41st Ave S Right of Way & Easements in Prairie Parkway 2nd Addition

**Motion to Open Public Hearing made by Paul Krabbenhoft and seconded by Lindsie Schoenack.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

Staff briefed the Commission on the request to vacate a portion of 41st Ave S right of way and adjacent 10-foot utility easements located between 2520 & 2571 41st Ave S to support the redesign of Prairie Parkway 2nd Addition into the approved Prairie Parkway 4th Addition. Underground infrastructure that has been already installed will be abandoned and the proposed vacation area will be large green space with a stormwater pond to serve lots in Prairie Parkway 4th Addition.

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

Staff recommended the Planning Commission recommend approval to the City Council the Vacation of Right of Way and adjacent Utility Easements in Prairie Parkway 2nd Addition and related Findings of Fact, contingent on the following:

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.

3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

**Motion to Recommend Approval to the City Council the Vacation of Right of Way and adjacent Utility Easements in Prairie Parkway 2nd Addition and related Findings of Fact made by Paul Krabbenhoft and seconded by Jana Kasper, contingent on the following:**

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.
3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

6. Other Business

None

7. Reports/Information

None

8. Adjourn

**Motion to Adjourn at 05:48 PM made by Jana Kasper and seconded by Sebastian McDougall.**

APPROVED BY:

ATTEST:

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

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

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





**To:** Moorhead Planning Commission  
**Prepared By:** Forrest Steinhoff, Assistant City Planner  
**Date:** May 4, 2026  
**Subject:** Conditional Use Permit – 1<sup>st</sup> Ave N – Floodwall

# PLANNING COMMISSION REPORT

## GENERAL INFORMATION

APPLICANT	City of Moorhead
REQUESTED ACTION/PURPOSE	Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe
LOCATION/PARCEL NUMBER/LEGAL DESCRIPTION	<p>Riverfront Park - 600 1<sup>st</sup> Ave N - 583180020 - Lots 1, 2, 5-7 Blk 2, All Blk 3, All Blk 6, Lots 3-10 &amp; 21-27 Blk 7 Holes Addn, All Blk 86 &amp; Pt Lots 1 &amp; 2, Blk 88 N &amp; E of RR Original Townsite Moorhead and Aud Outlots A7, S175' B7, All A88, B88 &amp; C88 Auditors Outlots to City of Moorhead, Clay County, Minnesota</p> <p>WH Davy - Memorial Park - 111 8<sup>th</sup> St N - 585751700 - All of Blk 70, Pt of Blk 68 Original Townsite Moorhead, Pt of Blk 4 Holes Addn &amp; Pt of Vac 7th St, Pt of Outlots 22C, 22D, 24D; All of 23E &amp; 24D to City of Moorhead, Clay County, Minnesota</p>
COMPREHENSIVE PLAN	Parks/Open Space
ZONING	P: Public Open Space
EXISTING LAND USE	Riverfront & WH Davy/Memorial Parks
SURROUNDING LAND USE	North: Red River of the North / City of Fargo West: Railroad / Multi-Family East: River Haven Event Center South: 1 <sup>st</sup> Ave N / Railroad
APPLICATION DATE/60-DAY DEADLINE	April 1, 2026 / May 30, 2026
PUBLICATION DATE	April 23, 2026

## BACKGROUND/CONTEXT

The City of Moorhead is requesting a Conditional Use Permit (CUP) to construct a sheet pile floodwall in coordination with the 1<sup>st</sup> Ave N Underpass Flood Mitigation Project.

## PROPOSAL REVIEW



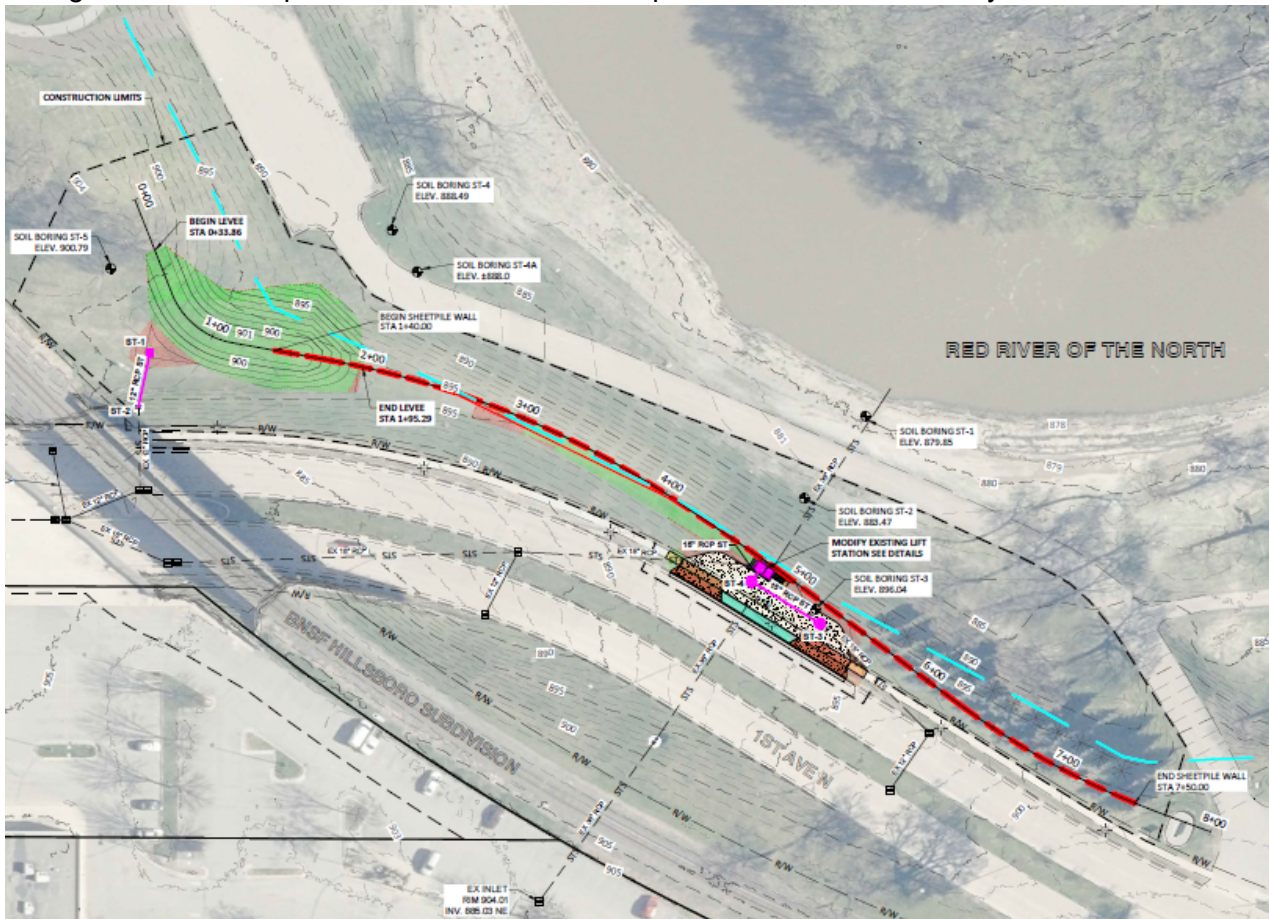
Sheet pile floodwall example

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

**Floodway / Flood Fringe:** The proposed project will construct a sheet pile

floodwall and small levee adjacent to 1<sup>st</sup> Ave N within a portion of Riverfront and WH Davy/Memorial parks. The new floodwall will raise the existing protection elevation an additional 7 feet in height, reducing the frequency the 1<sup>st</sup> Ave N rail underpass will need to be closed during a flood event. The enhanced

protection will protect the rail underpass from a 100-year (1% annual) flood event once the Red River Diversion project is complete. If a future flood event would exceed the 100-year flood event, floodgates could be opened to allow the rail underpass to flood as it currently does.



A no-rise hydraulic analysis determined the construction of the floodwall will result in a no-rise impact, which is a requirement of the Conditional Use Permit.

**Mobility** – The proposed floodwall will provide enhanced flood protection for 1<sup>st</sup> Ave N which is classified as a minor arterial roadway. A sidewalk is provided for non-motorized transportation on the north side of the roadway. The new floodwall will allow a critical downtown transportation corridor to remain open during flood events.

There may be a temporary impact to the existing access to the Rotary Natural Play Hill and Bike Park within Riverfront park while materials are being delivered but long term, there will be no negative impact to public access to roadways, trails or sidewalks.

**Park Amenities** – All construction activities will not take place near park amenities. Some tree removal will be required and the project is anticipated to being completed by September 30, 2026.

#### 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 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 project will have a small levee and the Floodway may be disturbed during construction but restored to original condition once completed. The proposed project has the beneficial purpose of preventing flooding for the rail underpass.

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.

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 excavation, fill and construction of a floodwall in the Floodway and Flood Fringe 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 land to be seeded/restored to pre-construction condition.
4. 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 April 23, 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. Floodwall Site Plan
4. Notice of Hearing/Parties notified

Conditional Use Permit  
Moorhead Planning Commission  
Findings of Fact

REQUEST: Conditional Use Permit – Excavation, Fill and Construction of a Floodwall in the Floodway and Flood Fringe  
LOCATION: 600 1<sup>st</sup> Ave N & 111 8<sup>th</sup> St N – A portion of parcels 58.318.0020 & 58.575.1700  
APPLICANT/OWNER: City of Moorhead  
FILE NO: 26P012

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

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on May 4, 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 April 1, 2026 (herein referred to as “Application”) seeking a Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at:

Riverfront Park - 600 1<sup>st</sup> Ave N - 583180020 - Lots 1, 2, 5-7 Blk 2, All Blk 3, All Blk 6, Lots 3-10 & 21-27 Blk 7 Holes Addn, All Blk 86 & Pt Lots 1 & 2, Blk 88 N & E of RR Original Townsite Moorhead and Aud Outlots A7, S175' B7, All A88, B88 & C88 Auditors Outlots to City of Moorhead, Clay County, Minnesota; and

WH Davy - Memorial Park - 111 8<sup>th</sup> St N - 585751700 - All of Blk 70, Pt of Blk 68 Original Townsite Moorhead, Pt of Blk 4 Holes Addn & Pt of Vac 7th St, Pt of Outlots 22C, 22D, 24D; All of 23E & 24D to City of Moorhead, Clay County, Minnesota.

- 2. The properties are zoned P: Public Open Space, which permits excavation, fill and construction of a floodwall, 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 May 4, 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 P: Public Open Space 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.
    - The properties will continue to be used as parks and are 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, fill and construction of a floodwall in the Floodway and Flood Fringe at:

Riverfront Park - 600 1<sup>st</sup> Ave N - 583180020 - Lots 1, 2, 5-7 Blk 2, All Blk 3, All Blk 6, Lots 3-10 & 21-27 Blk 7 Holes Addn, All Blk 86 & Pt Lots 1 & 2, Blk 88 N & E of RR Original Townsite Moorhead and Aud Outlots A7, S175' B7, All A88, B88 & C88 Auditors Outlots to City of Moorhead, Clay County, Minnesota; and

WH Davy - Memorial Park - 111 8<sup>th</sup> St N - 585751700 - All of Blk 70, Pt of Blk 68 Original Townsite Moorhead, Pt of Blk 4 Holes Addn & Pt of Vac 7th St, Pt of Outlots 22C, 22D, 24D; All of 23E & 24D to City of Moorhead, Clay County, Minnesota.

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. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

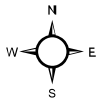
PASSED by the Moorhead Planning Commission this 4th day of May, 2026.

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Robert Seigel, Chair  
Moorhead Planning Commission

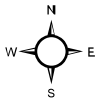
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Attest: Robin Huston,  
City Planner/Zoning Administrator

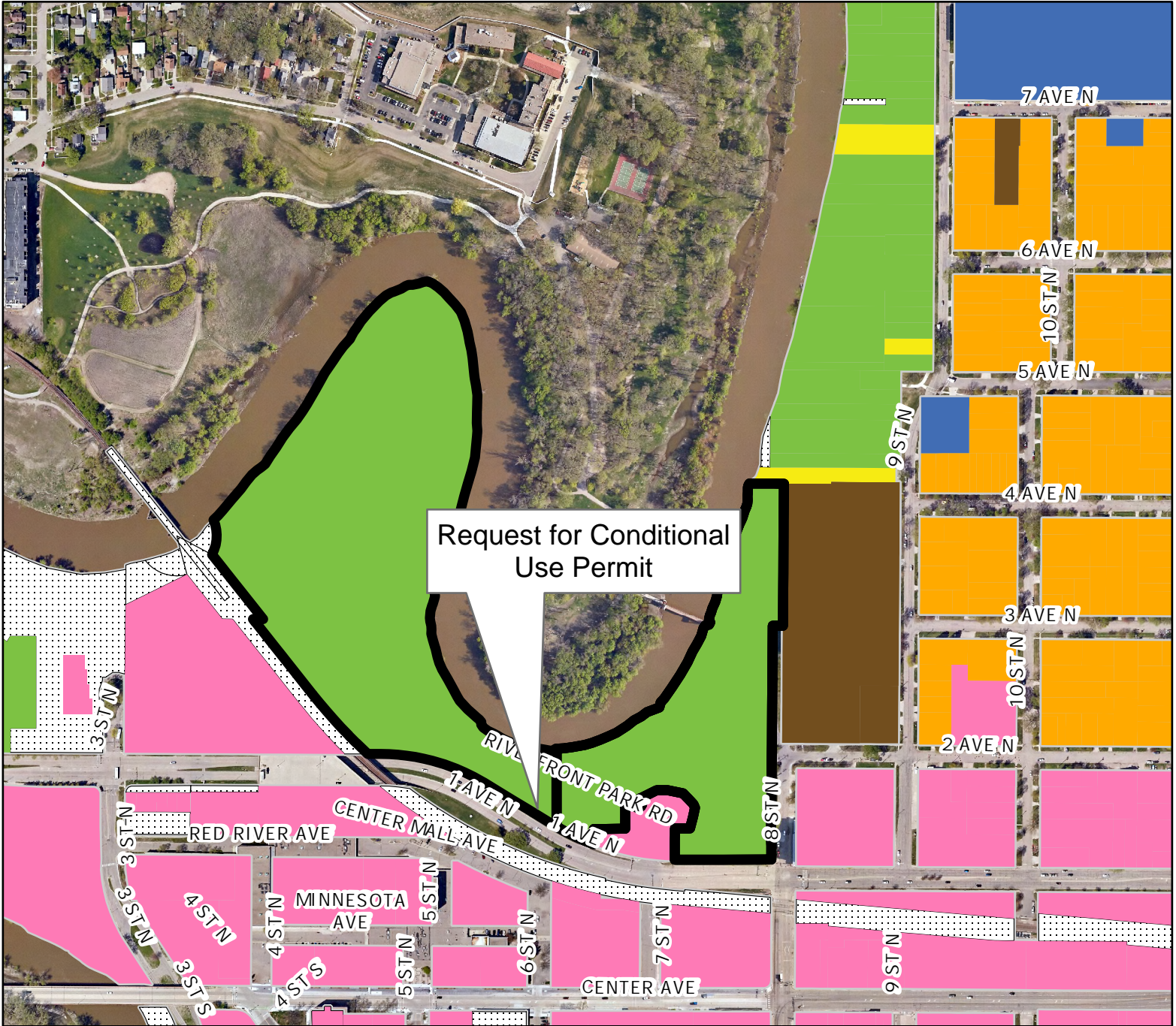


**General Location Map**  
**600 1st Ave N & 111 8th St N**  
**58.318.0020 & 58.575.1700**















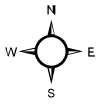


**Future Land Use Map**  
**600 1st Ave N & 111 8th St N**  
**58.318.0020 & 58.575.1700**



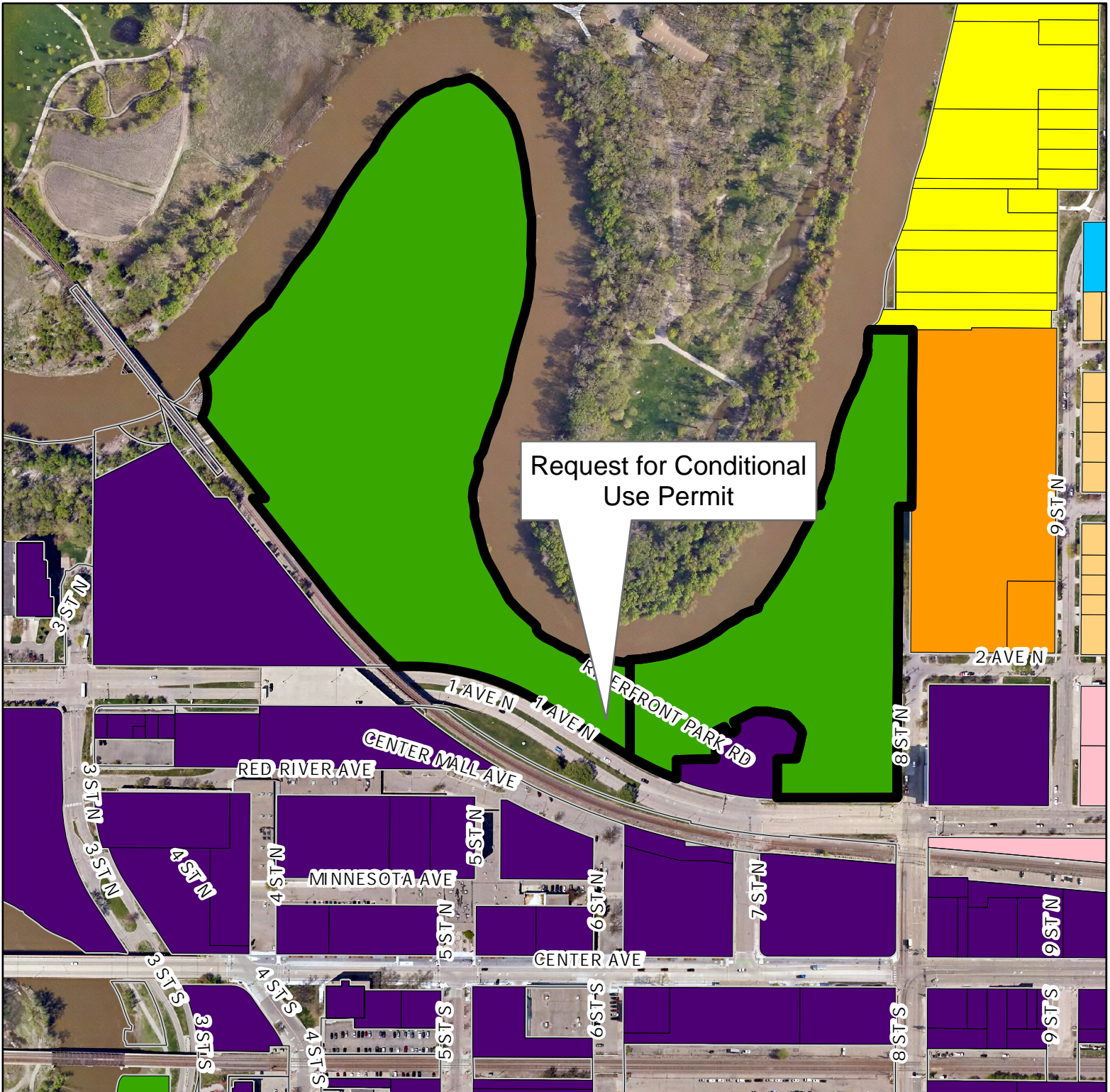
2022 Future Land Use

- |  |                            |   |                      |   |                      |
|--|----------------------------|---|----------------------|---|----------------------|
|  | 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 |



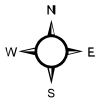
# Zoning Map

600 1st Ave N & 111 8th St N  
58.318.0020 & 58.575.1700

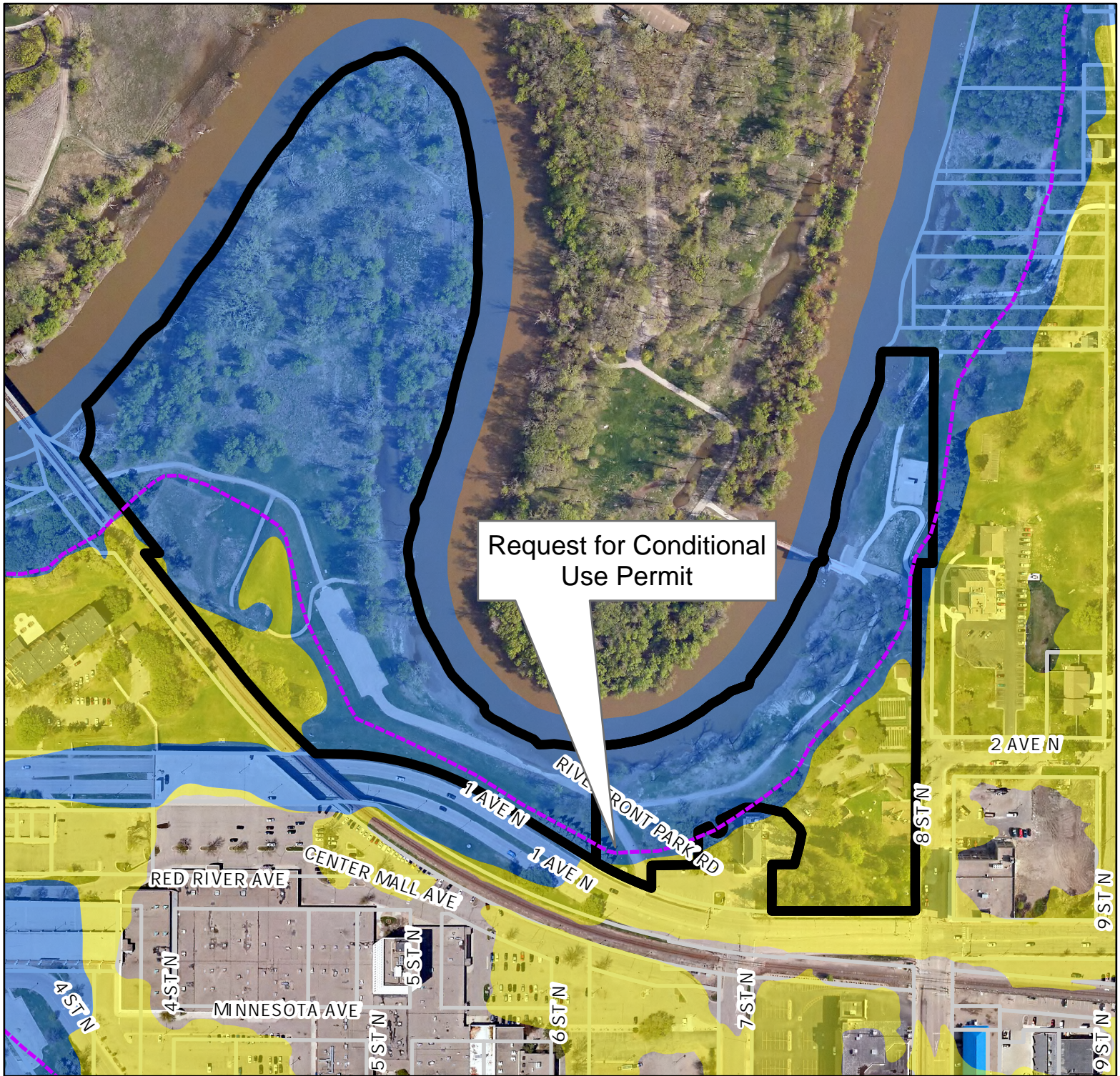


## Zoning Districts

- |                                 |                                |                                   |                  |
|---------------------------------|--------------------------------|-----------------------------------|------------------|
| 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 |                  |



**Floodplain**  
**600 1st Ave N & 111 8th St N**  
**58.318.0020 & 58.575.1700**



**SFHA Special Flood Hazard Areas**

**Flood Zone**

- 500 Year Floodplain
- 100 Year Floodplain Zone AE
- Floodway Line



**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, May 4, 2026 at 5:30 pm to consider the following items:

1. Request of City of Moorhead for Conditional Use Permit to allow excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at:

RIVERFRONT PARK - 600 1ST AVE N - 583180020 - LOTS 1, 2, 5-7 BLK 2, ALL BLK 3, ALL BLK 6, LOTS 3-10 & 21-27 BLK 7 HOLES ADDN, ALL BLK 86 & PT LOTS 1 & 2, BLK 88 N & E OF RR ORIGINAL TOWNSITE MOORHEAD AND AUD OULOTS A7, S175' B7, ALL A88, B88 & C88 AUDITORS OUTLOTS TO CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

WH DAVY-MEMORIAL PARK - 111 8TH ST N - 585751700 - ALL OF BLK 70, PT OF BLK 68 ORIGINAL TOWNSITE MOORHEAD, PT OF BLK 4 HOLES ADDN & PT OF VAC 7TH ST, PT OF OUTLOTS 22C, 22D, 24D; ALL OF 23E & 24D TO CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA (abbreviated descriptions – full descriptions available upon request)

2. Request of City of Moorhead for Text Amendments related to Moorhead City Code, Title 10, Chapter 15, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations.

3. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial and Heavy Industrial 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.

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

Ji bo daxwaza vé agahdaryê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin:

218.299.5374

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

218.299.5374

تطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ: 218.299.5374

Published this 23rd day of April, 2026.

F0423-1

INTERESTED PARTY  
PO BOX 10417  
FARGO, ND 58106

INTERESTED PARTY  
6408 15TH ST N  
FARGO, ND 58102

INTERESTED PARTY  
901 1ST AVE N  
MOORHEAD, MN 56560

INTERESTED PARTY  
505 BROADWAY N #201  
FARGO, ND 58102-4489

INTERESTED PARTY  
PO BOX 961089  
FORT WORTH, TX 76161-0089

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 99  
DILWORTH, MN 56529

INTERESTED PARTY  
9000 GOLDEN VALLEY RD  
GOLDEN VALLEY, MN 55427

INTERESTED PARTY  
405 9TH ST N  
MOORHEAD, MN 56560

INTERESTED PARTY  
700 1ST AVE N  
MOORHEAD, MN 56560

INTERESTED PARTY  
PO BOX 779  
MOORHEAD, MN 56561-0779

INTERESTED PARTY  
505 N BROADWAY #201  
FARGO, ND 58102

INTERESTED PARTY  
502 E 2ND ST  
DULUTH, MN 55805

INTERESTED PARTY  
505 BROADWAY N # 201  
FARGO, ND 58102-4489

INTERESTED PARTY  
420 CENTER AVE #48  
MOORHEAD, MN 56560



**To:** Moorhead Planning Commission  
**Prepared By:** Robin Huston, City Planner/Zoning Administrator  
**Date:** May 4, 2026  
**Subject:** Industrial Districts Map Amendments

## PLANNING COMMISSION REPORT

### BACKGROUND

During the 2022 Onward Moorhead Comprehensive Plan update, new future land uses were approved throughout the city to reimagine development and redevelopment for the next 10 years. In order to implement those future land use updates, staff must make complimentary citywide zoning map amendments.

For this group of map amendments, staff evaluated 275 parcels in:

1. LI: Light Industrial Zoning District
2. HI: Heavy Industrial Zoning District
3. Industrial Future Land Use Map designation

Of these 275 parcels, there were only 15 parcels that needed to be updated and no new non-conforming uses were created.

Also, during this process, we did find some future land use map errors. These will be addressed once all city parcels have been evaluated.

### SUGGESTED CHANGES

See the attached Industrial parcel table for recommended zoning map amendments.

### PUBLIC NOTIFICATION & COMMENTS

#### Notification:

Required notification was published in the FM Extra on April 23, 2026.

#### Comments:

No public comments have been received to date.

### SUGGESTED ACTION

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the amendments to

### ATTACHMENTS

















1. Proposed Industrial Rezone Table
2. Notice of Hearing

**Industrial Parcels with recommended updates**

Address	PIN	Current Use	Current Zone	Future Land Use Map Designation	New Zone
4219 29 <sup>th</sup> AVE S	58.418.0040	Joint Public Works Facility	LI	Industrial*	INS
4219 29 <sup>th</sup> AVE S	58.418.0050	Joint Public Works Facility	LI	Industrial*	INS
4220 30 <sup>th</sup> AVE S	58.418.0060	Joint Public Works Facility	LI	Industrial*	INS
2660 16 <sup>th</sup> AVE S	58.799.0120	Clay County Shop	LI	Industrial*	INS
1701 34 <sup>th</sup> St N	58.900.1981	Clay County DMV, Withdrawal Mgmt/Detox Facility, Transfer Station	LI	Public/Institutional	INS
3298 42 <sup>nd</sup> ST S	58.418.0092	Public Utility	LI	Industrial*	INS
3301 43 <sup>rd</sup> ST S	58.420.0080	Public Utility	LI	Industrial*	INS
2399 26 <sup>th</sup> ST S	58.900.1153	Public Utility	HI	Industrial*	INS
3320 46 <sup>th</sup> St S	58.424.0030	Stormwater Pond	LI	Industrial*	P
1700 15 <sup>th</sup> Ave N	58.901.0030	Stormwater Pond	RLD-2	Industrial*	P
3300 43 <sup>rd</sup> St S	58.424.0010	Public Utility	LI	Industrial*	INS
0 40 <sup>th</sup> Ave S	58.900.2302	Vacant parcel next to MCCARA Industrial Park	TZ	Industrial	LI
2975 50 <sup>th</sup> St S	58.900.1509	Vacant parcel next to MCCARA Industrial Park	TZ	Industrial	LI
2500 11 <sup>th</sup> St N	58.901.0050	American Crystal Sugar Wastewater Ponds	TZ	Industrial	HI
1402 28 <sup>th</sup> AVE N	58.900.1715	Private Utility	INS	Industrial	HI

\*Future Land Use Map to be updated once city-wide parcel evaluation project is completed

**Zoning Districts:**

-  RLD1: Residential Low Density 1
-  RLD2: Residential Low Density 2
-  RLD3: Residential Low Density 3
-  RMD: Residential Medium Density
-  RHD: Residential High Density
-  CC: Community Commercial
-  RC: Regional Commercial
-  MU1: Downtown Center Mixed Use
-  MU2: Neighborhood Mixed Use
-  MU3: Commercial Mixed Use
-  MU4: Gateway Mixed Use
-  LI: Light Industrial
-  HI: Heavy Industrial
-  P: Public Open Space
-  INS: Institutional
-  TZ: Transitional

**Public Hearing Notice**

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WH DAVY-MEMORIAL PARK - 111 8TH ST N - 585751700 - ALL OF BLK 70, PT OF BLK 68 ORIGINAL TOWNSITE MOORHEAD, PT OF BLK 4 HOLES ADDN & PT OF VAC 7TH ST, PT OF OUTLOTS 22C, 22D, 24D; ALL OF 23E & 24D TO CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA (abbreviated descriptions – full descriptions available upon request)

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

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لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ: 218.299.5374

Published this 23rd day of April, 2026.

F0423-1



**To:** Moorhead Planning Commission  
**Prepared By:** Robin Huston, City Planner/Zoning Administrator  
**Date:** May 4, 2026  
**Subject:** Text Amendments – MU-2: Neighborhood Mixed Use & Use Regulations

# PLANNING COMMISSION REPORT

## BACKGROUND

In addition to city-wide zoning map amendments, staff started making complimentary changes to Title 10, Moorhead Zoning Code in 2023 after the 2022 Onward Moorhead! Comprehensive Plan Update. The main purposes of the changes are to modernize and clarify code language and make corresponding changes to all recent district changes.

Thus far, we have updated Residential, Commercial, Mixed Use and Industrial Zoning Districts along with other miscellaneous updates (e.g., Dynamic Display Signage, parking for multi-family housing, etc.)

This round of amendments are mostly clarifications and changes for cannabis and hemp business zoning due to changes at the State level.

## SUGGESTED CHANGES

Current language

New language

### 1. Title 10-15B-7. C. Building Setbacks. 1. Single and Two-Family:

When the MU-2: Neighborhood Mixed Use code was updated, we forgot to consider new MU-2 developments as the previous code was written only for infill lots. Because we have added MU-2 to more areas of the city (in addition to areas near the college campuses along 8<sup>th</sup> St S), we recommend language that also addresses new developments.

#### a. Front Yard:

- i. Infill Lot: The minimum front yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.
- ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

#### b. Rear Yard: Ten feet (10').

#### c. Interior Side Yard: Five feet (5').

#### d. Common Wall: Zero feet (0').

#### e. Street Side Yard:

- i. Infill Lot: The minimum street yard setback may be the average of adjacent structures on the same block except walls with garage doors facing street

must be twenty-five feet (25'). If only one adjacent lot is occupied by a structure, the minimum front yard may be that of said principal structure.

- ii. New developments: Ten feet (10') except walls with garage doors facing street must be twenty-five feet (25').

Title 10-2-2: Definitions

INFILL LOT: A vacant or underutilized parcel of land located within an already developed area.

## 2. Title 10-18-1: Use Tables and Unlisted Uses

Adding Lower-potency Hemp Edible Wholesaler to the zoning use table and making a few language clarifications (please see attached use table).

## 3. Title 10-18-1: Use Tables and Unlisted Uses & Title 10-18-2: Provisional and Conditional Uses

Adding Private parks and gardens as Provisional Use to MU-3, MU-4, CC, LI, HI and cleaning up Provisional Use T language.

T. Amphitheater, A amusement park, putt putt golf, ax throwing, batting cages, driving ranges, cornhole, pickleball, paintball, skate park ~~drive-in theater, amphitheater,~~ shooting range and private park or garden. All uses include associated parking:

- 1. ~~All laws pertaining to noise impacts shall be adhered to.~~ Light And Noise:

- a. Outdoor uses abutting or adjacent residential uses:

- i. Significant landscaping shall be used to buffer light and noise, consistent with the provisions of chapter 19 of this title.
- ii. Hours of operation shall follow city noise ordinance/quiet hours.

- b. Indoor uses abutting or adjacent residential uses and indoor shooting r

- i. Shall be within a soundproofed building.

~~2. Indoor shooting ranges shall be within a soundproofed building. and shall have hours limited to normal daytime business hours.~~

- 3. All sites to be maintained in an orderly fashion.

- 5. Associated parking area shall not be used for outdoor storage.

## 4. Title 10-18-3.C.3. Accessory Number Limit Exemptions

Accessory Number Limit Exemptions: The following and the like, as determined by the Zoning Administrator, do not count toward accessory number limits but are subject to maximum impervious requirements: gazebos, outdoor living rooms, pools, hot tubs and pool enclosures open-sided cabana/enclosure, green houses, chicken coops and kennels/runs.

### PUBLIC NOTIFICATION & COMMENTS

#### Notification:

Required notification was published in The FM Extra on April 23, 2026

#### Comments:

No public comments have been received to date.

## SUGGESTED ACTION

**Recommend Approval.** Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the text amendments related to Moorhead City Code including Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations.

## ATTACHMENTS

1. Current & Proposed Zoning Use Table – Cannabis & Hemp related uses
2. Current & Proposed Zoning Use Table – Recreation/entertainment uses
3. Notice of Hearing

**10-18-1: USE TABLES AND UNLISTED USES:**

The following tables specifies permitted, provisional and conditional land uses in the city of Moorhead:

- P = Permitted use
- CU = Conditional use permit
- () = Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU = Provisional use
- Blank = Prohibited

**Current & Proposed Cannabis and Hemp related Use Table 5.1.26**

Current language

New language

~~Delete language~~

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Cannabis and hemp related	Cannabis or tobacco paraphernalia or tobacco/vape shop						P	P	P	P	P	P	P
	Home/personal cultivation of hemp or cannabis flower	P	P	P	P	P	P	P	P	P			
	Home/personal extraction or sale of hemp or cannabis flower and products												
	State-licensed lower-potency hemp edible retailer-only and the following cannabis-related uses: delivery service, event organizer business and retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis combination business						PU (FF)	PU (FF)	PU (FF)	PU (FF)	PU (FF)	P	P
	State-licensed medical cannabis cultivator or processor											P	P
	State-licensed lower potency hemp edible, cannabis edible or medical cannabis edible production <u>manufacturing</u> (breweries and small-batch baking/cooking with associated packaging <u>utilizing already made concentrates</u> only)						P		P	P	P	P	P
	State-licensed lower-potency hemp <u>edible concentrate</u> manufacturing and the following cannabis-related uses: cultivator, manufacturer, transporter and wholesaler											P	P

	<a href="#">State-licensed lower-potency hemp edible wholesaler</a>								P	P	P	P	P
	State-licensed cannabis microbusiness						PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)
	State-licensed cannabis mezzobusiness						PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)
	State-licensed cannabis testing facility								PU (II)	PU (II)	PU (II)	P	P

**Lower Potency Hemp Licenses:**

**1. Lower-Potency Hemp Edible Wholesaler**

Depending on the endorsements obtained, lower-potency hemp edible (LPHE) wholesalers can buy lower-potency hemp edibles from cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, cannabis wholesalers, medical cannabis combination businesses, lower-potency hemp edible manufacturers, and lower-potency hemp edible wholesalers and sell lower-potency hemp edibles to specified cannabis and hemp businesses. They can transport and import lower-potency hemp edibles with applicable endorsements. If intending to export for out-of-state sale, they may also purchase and store and sell products containing cannabinoids that do not qualify as lower-potency hemp edibles.

Note: Per state law, a lower-potency hemp edible wholesaler must own or lease warehouse or office space within the state.

Activities and products allowed:

- Can transport: Lower-potency hemp edibles on public roadways, with transporter endorsement, and if requirements in Minnesota Statutes, section 342.455, subdivision 5 are met.
- Can sell: Lower-potency hemp edibles to specified cannabis and hemp businesses.

Endorsements available:

- Transporter
- LPHE importer
- Hemp product exporter

Additional licenses available (may be held simultaneously):

- Lower-potency hemp edible manufacturer
- Lower-potency hemp edible retailer
- License to cultivate industrial hemp under Minnesota Statutes, chapter 18K

Note: This license type cannot hold a cannabis business license at the same time. This license type can hold other non-cannabis business licenses, including but not limited to a license to prepare or sell food; sell tobacco ([Minnesota Statutes, section 609.685, subdivision 1](#)); or manufacture or sell alcoholic beverages ([Minnesota Statutes, section 340A.101, subdivision 2](#)).

**2. Lower-Potency Hemp Edible Manufacturer**

Depending on the endorsements obtained, lower-potency hemp edible (LPHE) manufacturers can produce edibles from hemp. These manufacturers can create, package, and label lower-potency hemp edibles, and sell them to cannabis and hemp businesses. This license type cannot hold any cannabis business licenses.

Activities and products allowed:

- Can transport: Lower-potency hemp edibles, hemp concentrates and artificially derived cannabinoids on public roadways, if requirements in [Minnesota Statutes, section 342.45, subdivision 5](#) are met.
- Can sell: Hemp concentrate, artificially derived cannabinoids, and lower-potency hemp edibles to other cannabis businesses and hemp businesses.

Endorsements available:

- Extraction and concentration (LPHE)
- Edible cannabinoid product handler (LPHE)
- Hemp product exporter

Additional licenses available (may be held simultaneously):

- Lower-potency hemp edible retailer
- Lower-potency hemp edible wholesaler
- License to cultivate industrial hemp under [Minnesota Statutes, chapter 18K](#)

Note: This license type cannot hold a cannabis business license at the same time. This license type can hold other non-cannabis business licenses, including but not limited to a license to prepare or sell food; sell tobacco ([Minnesota Statutes, section 609.685, subdivision 1](#)); or manufacture or sell alcoholic beverages ([Minnesota Statutes, section 340A.101, subdivision 2](#)).

**3. Lower-Potency Hemp Edible Retailer**

Depending on the endorsements obtained, lower-potency hemp edible (LPHE) retailers can sell packaged lower-potency hemp edibles to consumers aged 21 years of age and older. LPHE retailers may deliver lower-potency hemp edibles to consumers 21 years of age and older with applicable endorsement.

Activities and products allowed:

- Can transport: Lower-potency hemp edibles on public roadways, if requirements in Minnesota Statutes, section 342.46, subdivision 5 are met.
- Can operate: A retail location with a lower-potency hemp retail operations endorsement. There is no restriction on number of locations. Each site must be registered. Each retail location must also receive a local retail registration from the applicable local government per Minnesota Statutes, section 342.22.
- Can sell: Lower-potency hemp edibles (including beverages) to adults 21 years of age or older. With an on-site consumption endorsement, they can also offer on-site consumption of lower-potency hemp edibles on a portion of their premises.

- Can deliver: Lower-potency hemp edibles to adults 21 years of age or older with a delivery endorsement. An LPHE retailer with only a delivery endorsement does not require local retail registration.

Endorsements available:

- LPHE retailer operations
- Delivery (LPHE)
- On-site consumption (LPHE)\*\*

\*\*If offering on-site consumption, the license holder must have either an on-sale license issued under [Minnesota Statutes, Chapter 340A](#), or liability insurance of an equivalent level of coverage as a business with an on-sale license.

A lower-potency hemp edible retailer can hold a retailer operations endorsement and delivery endorsement simultaneously, or either one singularly.

Additional licenses available (may be held simultaneously):

- Lower-potency hemp edible manufacturer
- Lower-potency hemp edible wholesaler
- License to cultivate industrial hemp under [Minnesota Statutes, chapter 18K](#)

Note: This license type cannot hold a cannabis business license at the same time. This license type can hold other non-cannabis business licenses, including but not limited to a license to prepare or sell food; sell tobacco ([Minnesota Statutes, section 609.685, subdivision 1](#)); or manufacture or sell alcoholic beverages ([Minnesota Statutes, section 340A.101, subdivision 2](#)).

## Cannabis Licenses:

### 1. Microbusiness

Depending on the endorsements obtained, cannabis microbusinesses can grow, make, sell, and buy cannabis (including plants and seedlings), lower-potency hemp edibles, and hemp-derived consumer products. With an endorsement, they can also have on-site consumption areas where customers can use edible cannabis and hemp products.

Activities and products allowed:

- Can operate: A single retail location. Can allow on-site consumption on a portion of its premises where customers can consume edible cannabis products and lower-potency hemp edibles. The retail location must also receive a local retail registration from the applicable local government per [Minnesota Statutes, section 342.22](#).
- Can grow: Up to 5,000 square feet of plant canopy indoors or up to one-half acre of mature flowering plants outdoors.
- Can transport: Between facilities under same license holder with additional application requirements.
- Can sell: Immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses, cannabis businesses licensed by a compacted Tribal regulatory agency and customers.

Endorsements available:

- Cultivation
- Extraction and concentration
- Production of consumer products
- Retail operations\*\*
- On-site consumption
- Edible cannabinoid product handler
- Medical cannabis cultivation
- Medical cannabis processor
- Medical cannabis retailer

\*\*Must also have local registration per [Minnesota Statutes, section 342.22](#).

Additional licenses available (may be held simultaneously):

- Cannabis event organizer

### 2. Mezzobusiness

Depending on the endorsements obtained, cannabis mezzobusinesses can grow, make, sell, and buy cannabis (including plants and seedlings), lower-potency hemp edibles, and hemp-derived consumer products.

Activities and products allowed:

- Can operate: Up to three retail locations. Each retail location must also receive a local retail registration from the applicable local government per [Minnesota Statutes, section 342.22](#).
- Can grow: Up to 15,000 square feet of plant canopy indoors or up to one acre of mature flowering plants outdoors.
- Can transport: Between facilities under same license holder with additional application requirements.
- Can sell: Immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses, cannabis businesses licensed by a compacted Tribal regulatory agency and customers.

Endorsements available:

- Cultivation
- Extraction and concentration
- Production of consumer products
- Retail operations\*\*
- Edible cannabinoid product handler
- Medical cannabis cultivation
- Medical cannabis processor
- Medical cannabis retailer

\*\*Must also have local registration per [Minnesota Statutes, section 342.22](#).

Additional licenses available (may be held simultaneously):

- Cannabis event organizer

### 3. Cultivator

Depending on the endorsements obtained, cannabis cultivators can grow cannabis plants from seed to maturity. Cultivators can harvest, package, and label cannabis flower, seedlings and immature cannabis plants for sale to other cannabis business.

Activities and products allowed:

- Can grow: Up to 30,000 square feet of plant canopy indoors or up to two acres of mature flowering plants outdoors.
- Can transport: From cultivation site to manufacturing site on same premises under same license holder if a cultivator license and manufacturer license are held simultaneously.
- Can sell: Immature cannabis plants, seedlings, and cannabis flower to other cannabis businesses and cannabis businesses licensed by a compacted Tribal regulatory agency.

Endorsements available:

- Medical cannabis cultivation

Additional licenses available (may be held simultaneously):

- Cannabis manufacturer
- Cannabis event organizer

### 4. Manufacturer

Depending on the endorsements obtained, cannabis manufacturers process cannabis and hemp materials into various products, such as edibles, concentrates, wax, oils, and tinctures. Manufacturers can buy cannabis flower, cannabis products, and hemp concentrate from other cannabis businesses. They can purchase hemp plants and concentrates from an industrial hemp grower licensed under chapter 18K.

They turn these materials into cannabis concentrate, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products then package and sell them to other cannabis businesses.

Activities and products allowed:

- Can sell: Cannabis concentrate, hemp concentrate, artificially derived cannabinoids, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to other cannabis businesses, compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency.

Endorsements available:

- Medical cannabis processor
- Edible cannabinoid product handler
- Extraction and concentration
- Production of consumer products

Additional licenses available (may be held simultaneously):

- Cannabis cultivator
- Cannabis event organizer

### 5. Retailer

Depending on the endorsement obtained, including a medical cannabis retailer endorsement, cannabis retailers can sell cannabis flower, cannabis plants, cannabis seedlings and cannabinoid products to customers and medical patients. They can buy cannabis (including plants and seedlings), lower-potency hemp edibles and hemp-derived consumer products from other cannabis businesses and compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency and sell them to customers.

Note: Must also have local registration per [Minnesota Statutes, section 342.22](#).

Activities and products allowed:

- Can operate: Up to five retail locations; however, no person, cooperative, or business may hold a license to own or operate more than one cannabis retail business in one city and three retail businesses in one county. Each retail location must also receive a local retail registration from the applicable local government per Minnesota Statutes, section 342.22.
- Can sell: Immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to adults over 21 years of age and registered medical patients (with a medical cannabis retailer endorsement).

Endorsement available:

- Medical cannabis retailer

Additional licenses available (may be held simultaneously):

- Cannabis event organizer
- Cannabis delivery service

Municipal cannabis stores:

- Cities or counties wishing to operate a single municipal cannabis store can apply for and obtain a cannabis retailer license. Cities or counties must apply during an open application window for cannabis retailer licenses. Municipal retailer licenses are not subject to a lottery selection process. Municipal license holders are not subject to the restriction on simultaneously holding a lower-potency hemp edible retailer license.

### 6. Wholesaler

Cannabis wholesalers can buy cannabis, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from cannabis businesses, compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency and then sell them to other cannabis businesses. With a hemp-derived product importer endorsement, they can import hemp-derived consumer products and lower-potency hemp edibles that contain hemp concentrate or artificially derived cannabinoids.

Activities and products allowed:

- Can sell: Immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, cannabis retailers, compacted Tribal enterprises, cannabis businesses licensed by a compacted Tribal regulatory agency; lower-potency hemp edibles to lower-potency hemp edible retailers.

Endorsements available:

- Hemp-derived product importer

Additional licenses available (may be held simultaneously):

- Cannabis transporter
- Cannabis event organizer
- Cannabis delivery service

## 7. Transporter

Cannabis transporters can move cannabis, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products between businesses.

Activities and products allowed:

- Can transport: Immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products.
- Can transport from: Cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, compacted Tribal enterprises, cannabis businesses licensed by a compacted Tribal regulatory agency, lower-potency hemp manufacturers, and industrial hemp growers.
- Can transport to: Cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, cannabis testing facilities, cannabis wholesalers, cannabis retailers, compacted Tribal enterprises, cannabis businesses licensed by a compacted Tribal regulatory agency, lower-potency hemp edible retailers, and medical combination businesses.

Endorsements available: None available.

Additional licenses available (may be held simultaneously):

- Cannabis wholesaler
- Cannabis event organizer
- Cannabis delivery service

## 8. Testing Facility

Cannabis testing facilities can obtain and test immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products from businesses licensed to produce those items. They ensure these products meet safety standards.

9. Activities and products allowed: Product testing.

10. Endorsements available: None available.

11. Additional license available (may be held simultaneously): None available.

## 9. Delivery Service

A cannabis delivery service can deliver cannabis, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses with a retailer endorsement, cannabis mezzobusinesses with a retailer endorsement, cannabis retailers, compacted Tribal enterprises, retail establishments, cannabis businesses licensed by a compacted Tribal regulatory agency and medical cannabis combination businesses directly to consumers and patients (if delivering medical cannabis and medical cannabis products).

Activities and products allowed:

- Can deliver: Cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products.

Endorsements available: None available.

Additional licenses available (may individually be held simultaneously with a delivery license, but may not hold all four at once):

- Cannabis retailer
- Cannabis wholesaler
- Cannabis transporter
- Cannabis event organizer

## 10. Event Organizer

Cannabis event organizers can plan and host events featuring cannabis, and may allow for the sale of adult-use cannabis, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to consumers by licensed cannabis retailers, licensed mezzobusinesses with a retailer endorsement, licensed microbusinesses with a retailer endorsement, licensed medical cannabis combination businesses, licensed lower-potency hemp edible retailers, compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency. With local approval, they can also provide spaces for consumers to use cannabis.

This license is temporary and must be obtained separately for each event. Applications must be submitted at least 30 days before the event. All cannabis events require local approval, including but not limited to, any permits or licenses required by the applicable local unit of government and specific approval of on-site consumption areas. Distinct from other cannabis business licensing, event organizers must obtain local approval *before* submitting an application for an event license to OCM.

Activities and products allowed:

- Can plan and host: Temporary cannabis-related events in Minnesota. These events require local approval, are strictly limited to ages 21 and older, and may not include the sale or consumption of alcohol. Cannabis events may feature the on-site sale and use of adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products. Event organizers may host multiday events, provided that the event does not exceed four consecutive days in duration.
- Can allow: Organizers may designate areas for on-site cannabis consumption. They may allow for the sale and sampling of cannabis plants, adult-use cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products by licensed cannabis retailers, licensed microbusinesses with a retail operations endorsement, licensed mezzobusinesses with a retail operations endorsement, licensed medical cannabis combination businesses operating a retail location, licensed lower-potency hemp edible (LPHE) retailers, compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency - if requirements for applicable signage and sample size limitations are met. License holders must obtain local approval for on-site consumption.

Endorsements available: None available.

Additional licenses available (may be held simultaneously):

- Cannabis microbusiness
- Cannabis mezzobusiness
- Cannabis cultivator
- Cannabis manufacturer
- Cannabis retailer
- Cannabis wholesaler
- Cannabis transporter
- Cannabis delivery service

## 11. Medical Cannabis Combination Business

Medical cannabis combination businesses can grow medical and adult-use cannabis (subject to canopy limits in law); manufacture medical and adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products; package and label those products; and purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp concentrate, and artificially derived cannabinoids from businesses licensed to sell those products.

They can also transport adult-use cannabis and medical cannabis products to other cannabis businesses, lower-potency hemp edible businesses, Tribal enterprises, and cannabis businesses licensed by a compacted Tribal regulatory agency and deliver medical cannabis products to patients.

Activities and products allowed:

- Can operate: One retail location per congressional district and must offer medical cannabis at each location. Each retail location must also receive a local retail registration from the applicable local government per Minnesota Statutes, section 342.22.
- Can grow: Up to 60,000 square feet of medical cannabis plant canopy, and up to an additional 30,000 square feet of cannabis plant canopy for distribution into the adult-use market based on prior year medical sales assessed annually.
- Can transport: Between facilities under same license holder and other licensed businesses, as well as compacted Tribal enterprises and cannabis businesses licensed by a compacted Tribal regulatory agency on, within or about Tribally regulated land.
- Can sell: Medical cannabis flower and medical cannabinoid products to persons registered on the medical registry, their caregivers, parents, guardians or spouse; immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and customers.
- Can deliver: Medical cannabis and medical cannabis products to registered medical patients.

Endorsements available:

- Extraction and concentration\*
- Production of consumer products\*
- Edible cannabinoid product handler endorsement\*

*\*Only required for adult-use manufacturing activities; medical cannabis combination businesses are not required to obtain endorsements for medical activities.*

Additional licenses available: None available.

**10-18-1: USE TABLES AND UNLISTED USES:**

The following tables specifies permitted, provisional and conditional land uses in the city of Moorhead:

- P = Permitted use
- CU = Conditional use permit
- () = Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU = Provisional use
- Blank = Prohibited

**Current & Proposed Recreation/Entertainment Use Table 5.1.26**

Current language

New language

~~Delete language~~

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Recreation/entertainment	Amphitheater/amusement park/putt putt golf/ax throwing/batting cages/driving ranges/cornhole/pickleball/paintball/skate park/ <u>private park or garden</u>								PU (T)	PU (T)	PU (T)	PU (T)	PU (T)
	...												
	Shooting range (indoor)									PU (T)	<u>PU</u> <del>(T)</del>	PU (T)	PU (T)
	Shooting range (outdoor)												

**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, May 4, 2026 at 5:30 pm to consider the following items:

1. Request of City of Moorhead for Conditional Use Permit to allow excavation, fill and construction of a floodwall in the Floodway and Flood Fringe at:

RIVERFRONT PARK - 600 1ST AVE N - 583180020 - LOTS 1, 2, 5-7 BLK 2, ALL BLK 3, ALL BLK 6, LOTS 3-10 & 21-27 BLK 7 HOLES ADDN, ALL BLK 86 & PT LOTS 1 & 2, BLK 88 N & E OF RR ORIGINAL TOWNSITE MOORHEAD AND AUD OULOTS A7, S175' B7, ALL A88, B88 & C88 AUDITORS OUTLOTS TO CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

WH DAVY-MEMORIAL PARK - 111 8TH ST N - 585751700 - ALL OF BLK 70, PT OF BLK 68 ORIGINAL TOWNSITE MOORHEAD, PT OF BLK 4 HOLES ADDN & PT OF VAC 7TH ST, PT OF OUTLOTS 22C, 22D, 24D; ALL OF 23E & 24D TO CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA (abbreviated descriptions – full descriptions available upon request)

2. Request of City of Moorhead for Text Amendments related to Moorhead City Code, Title 10, Chapter 15, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations.

3. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial and Heavy Industrial 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 vé agahdaryê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin:

218.299.5374

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

218.299.5374

تطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ: 218.299.5374

Published this 23rd day of April, 2026.

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