City of Bismarck
Community Development Department
Planning Division
Phone: 701-355-1840 • FAX: 701-222-6450
PO Box 5503 • Bismarck, ND 58506-5503
planning@bismarcknd.gov TDD: 711

Last Revised: 11/16/24

PRIVATE STREET JUSTIFICATION

Section 14-09-05(1)e (Design Standards/Streets and Alleys) of City Code of Ordinances states:

Private streets are discouraged but may be permitted provided that the plat of any subdivision with private streets shall clearly establish or indicate private easements on such streets for the benefit of those who may become owners of lots in such subdivision, and further shall provide use of such private street easements to and for the use of any governmental subdivision, its officers and employees for utilities and any other governmental use or uses it deems necessary or advisable, provided the City shall not be responsible in any way to furnish any City services if such private street easements are not properly maintained or are obstructed by the owners of property in the subdivision. Private streets shall meet, at a minimum, the requirements of the most recent version of the International Fire Code (IFC) that has been adopted by the City and shall not become a maintenance liability for the City or County, depending on the location. Detailed written justification for the use of private streets in proposed subdivision plats shall be provided as part of the plat application process. Each private street shall be evaluated by the City or County, depending on the location, during the subdivision review and approval process.

Proposed Subdivision Name:	

Justification for the use of private streets: