



Community Development Department

DATE: May 14, 2024

FROM: Ben Ehreth, Community Development Director

ITEM: Street Name Change from Gallatin Loop to Gallatin Drive

REQUEST:

Proposed street name change of “Gallatin Loop” to “Gallatin Drive” within Fox Island Subdivision and Fox Island Second Subdivision.

BACKGROUND INFORMATION:

The City of Bismarck Community Development Department and Central Dakota Communications Center (CENCOM) propose to change the name of “Gallatin Loop” to “Gallatin Drive” within Fox Island Subdivision and Fox Island Second Subdivision.

This section of street was originally named “Gallatin Loop” in the plats of Fox Island Subdivision and Fox Island Second Subdivision, which were both recorded in 1994. However, there are indications that the name of “Gallatin Loop” was formally changed to “Gallatin Drive” in February 2008. However, no resolution or other legal document was recorded to allow verification of this change. Therefore, discrepancies between “Loop” and “Drive” have emerged over time in various addressing databases.

Based on outreach to residents, “Gallatin Drive” appears to be the street name residents on this street have used.

The attached staff report contains a complete review of the request, according to standards of the Comprehensive Plan, city ordinances, and other relevant law.

RECOMMENDED CITY COMMISSION ACTION:

Based on the findings contained in the staff report, staff recommends approval of the street name change of “Gallatin Loop” to “Gallatin Drive” in Fox Island Subdivision and Fox Island Second Subdivision.

STAFF CONTACT INFORMATION:

Ben Ehreth, Community Development Director, 701-355-1842, behreth@bismarcknd.gov
Daniel Nairn, Planning Manager, 701-355-1854, dnairn@bismarcknd.gov
Lauren Oster, Planner, 701-355-1846, laoster@bismarcknd.gov

ATTACHMENTS:

1. Street Name Change

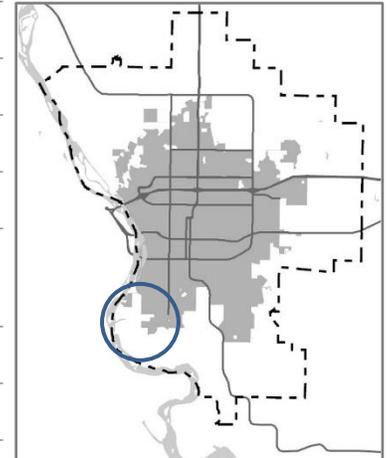
STAFF REPORT

Application for: **Street Name Change**

Project ID: **PLMD2024-007**

Project Summary

<i>Title:</i>	“Gallatin Loop” to “Gallatin Drive”
<i>Status:</i>	City Commission - Consideration
<i>Property Owner(s):</i>	Multiple Property Owners
<i>Project Contact:</i>	Lauren Oster, Planner
<i>Project Location:</i>	South of Bismarck, south of West Bismarck Expressway and west of Fontenelle Drive
<i>Project Size:</i>	5.50 acres, more or less
<i>Applicant Request:</i>	Clarify the street name to resolve discrepancies
<i>Staff Recommendation:</i>	Approve



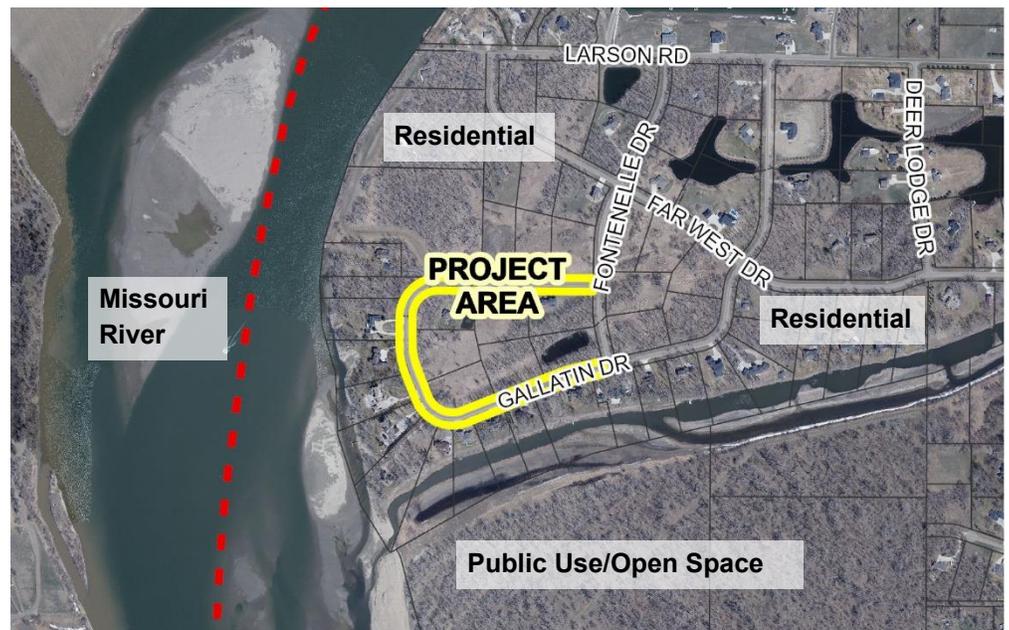
Project Narrative

The City of Bismarck Community Development Department and Central Dakota Communications Center (CENCOM) propose to change the name

of “Gallatin Loop” to “Gallatin Drive” within Fox Island Subdivision and Fox Island Second Subdivision.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:



(continued)

Public Engagement

Staff reached out to the 19 residents on this street to determine what name was used most often.

Five residents responded to this inquiry, and four of those individuals stated they use Gallatin Drive. Additional letters were sent to all property owners adjacent to the street with notification of the City Commission consideration.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Community Development Activities map.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

The street name shown on the plat of record is confusing, in error, or is otherwise inconsistent with other street names within the City of Bismarck or surrounding areas (Section 14-09-12)

Yes. This portion of the street, west of Fontenelle Drive, was originally named Gallatin Loop in the Fox Island Subdivision and Fox Island Second Subdivision plats, which were both recorded in 1994. The portion of this street east of Fontenelle Drive was named Gallatin Drive on the above-mentioned plats.

There are indications that the name of “Gallatin Loop” was formally changed to “Gallatin Drive” in February 2008. However, no resolution or other legal document was recorded to allow verification of this change. Therefore, discrepancies between “Loop” and “Drive” have emerged over time in various addressing databases.

A change to the proposed street name would alleviate said confusion or inconsistency to some degree and improve public navigation and travel (Section 14-09-12)

Yes. The name of the street would change to “Gallatin Drive” to conform with what is most used by residents of this street today.

The street name change would improve emergency response in the area (Goal T5-a)

Yes. The proposed street name change is supported by the Central Dakota Communications Center (CENCOM) as a means for improving communications between emergency dispatchers and responders.

Proper administrative procedures related to the request are being followed (Section 14-09-12)

Yes. City staff have initiated the proposed street name change in consultation with Central Dakota Communications Center (CENCOM). All owners of property along the street being considered for a change have been notified of the intent to change the street name, as documented in this report above.

The public health, safety and general welfare will not be adversely impacted by the proposed street name change (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed street name change would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the street name change from “Gallatin Loop” to “Gallatin Drive” in Fox Island Subdivision and Fox Island Second Subdivision.

Attachments

1. Draft Resolution

Staff report prepared by: Lauren Oster, Planner

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**RESOLUTION OF
THE BISMARCK BOARD OF CITY COMMISSIONERS**

**STREET NAME CHANGE
IN FOX ISLAND SUBDIVISION AND FOX ISLAND SECOND SUBDIVISION (PLMD2024-007)**

WHEREAS, the Board of City Commissioners of the City of Bismarck, North Dakota deems it necessary to change the street name of a segment of "Gallatin Loop" to avoid confusion for emergency responders and the traveling public.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Bismarck, North Dakota, that the street name change of property described as:

All of "Gallatin Loop" adjacent to Lot 16 and the South 128 feet of the North 233 feet of the East 55 feet of Lot 17 lying parallel and adjacent to the East lot line of Lot 17, Lot 17 less the South 128 feet of the North 233 feet of the East 55 feet of Lot 17 lying parallel and adjacent to the East lot line of Lot 17 and all of Lot 18, Lots 19-26, Block 1, and Lots 1-5, Block 2, Fox Island Subdivision; Lots 4-6, Lot 7 minus Lot 7A, Lot 7A, Lots 8-9, Block 2, and Lots 1-2, Block 3, Fox Island Second Subdivision in the City of Bismarck, Burleigh County, North Dakota.

to be hereafter known as "Gallatin Drive" is in all things allowed and granted.

BE IT FURTHER RESOLVED that the City Administrator be and is hereby authorized to file this resolution for record in the office of the County Recorder, Burleigh County, North Dakota.

Adopted this 14th day of May 2024.

CERTIFICATE

I, Jason Tomanek, do hereby certify that I am the duly appointed, qualified City Administrator of the City of Bismarck, North Dakota, and that the foregoing is a full, true and correct copy of a resolution adopted at a legally convened meeting of the Board of City Commissioners held on this May 14, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Bismarck, North Dakota.

Jason Tomanek
City Administrator
Bismarck, North Dakota

Date