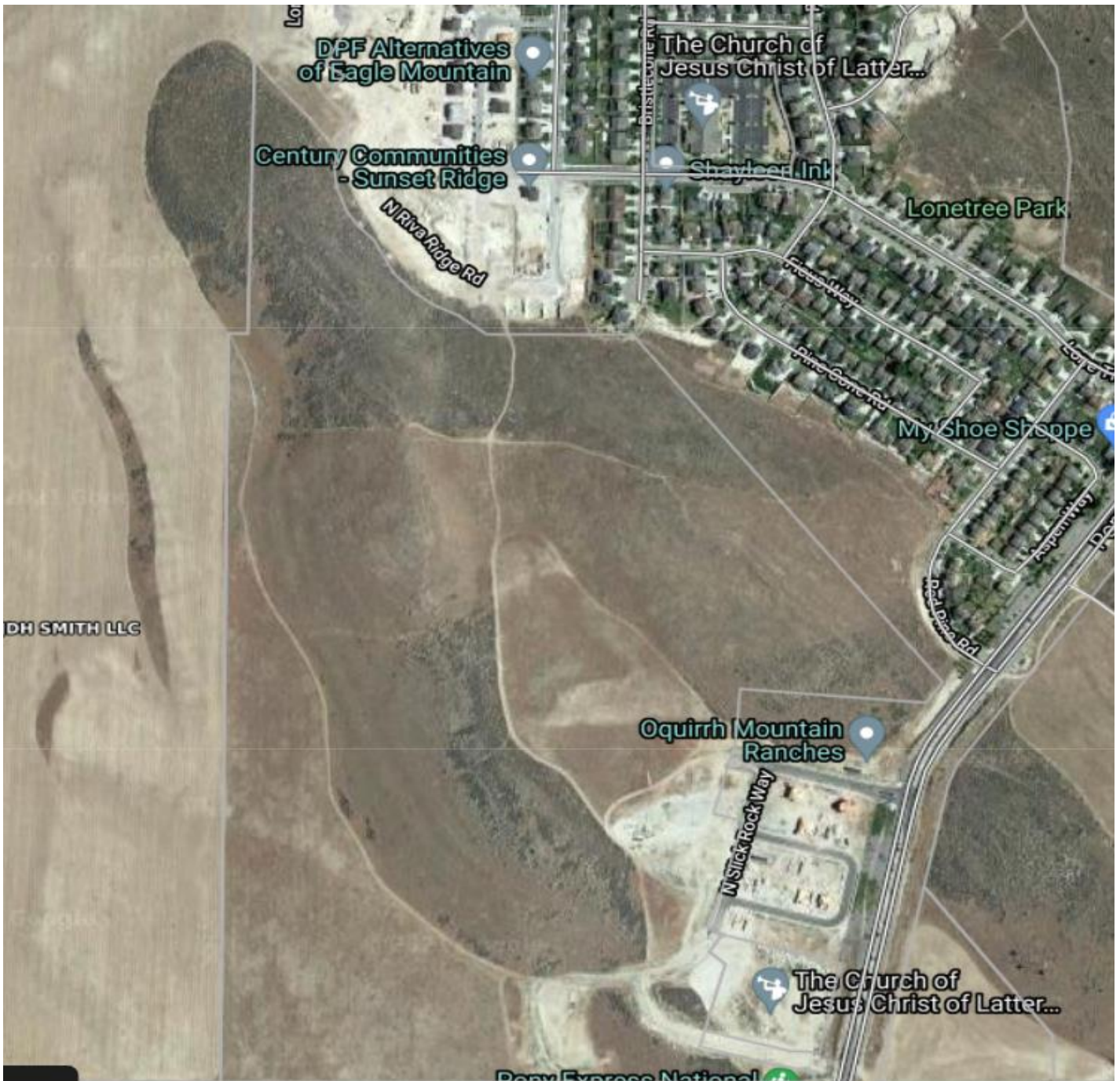




- The Lone Tree Parkway stub road connects into the existing dirt road that starts on the LDS Church land. I have highlighted this existing dirt road in **green**. Please note this dirt road connects into Pony Expressway near Lake Mountain Road. Between Pony Expressway and Lake Mountain Rd, there are three ways to exit the City from this location. Most vehicles should be able to drive on this road during an emergency.
- 4-wheel and all-wheel drive vehicles can use the dirt road highlighted in **yellow**. This dirt road can be accessed off Lone Tree Parkway in two areas and the asphalt trail off Riva Road.
- Unless someone has an OHV, I don't believe most Lone Tree or Sunset Ridge residents are aware of these two existing dirt roads. These dirt roads provide TEMPORARY emergency egress alternatives until Lone Tree Parkway connects into the future Airport Road.
- The **orange** line represents the *Western* EM Wildlife Corridor. The Western and Eastern Wildlife Corridor join into one corridor shortly after Deer Haven



- This map shows the dirt roads without the highlighted lines, so you can verify they are existing.



- On this map, you can see both the green and yellow dirt roads depicted on the first page. The northern paved road you see on this map is Sea Biscuit. Deer Haven residents can access Sea Biscuit Rd through the park asphalt trail off Secretariate Rd. They can also access the dirt roads by taking Bristlecone Rd into Sweetbriar Rd into Lone Tree Parkway.
- *If the City wants to inform Lone Tree residents about this temporary egress road, Mr. Egbert with Unified Fire stated the City needs to receive the landowner's permission to use these roads if there was a real emergency. Unified is aware of the dirt roads.*
- Mr. Egbert also stated they have all-terrain wildland fire trucks that can cross the open space land into the Lone Tree development.

ADDRESSING EMERGENCY FIRE EGRESS CONNECTIVITY in DEER HAVEN

International Fire Code (IRC) Section D107.1 One- Or Two-Family Residential Developments:

"Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:"

(item 2) "The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."

Utah State Code Chapter 5 State Fire Code Act Section, 15A-5-205.6 Amendments and additions to Chapter 33 of IFC.

(1) "IFC, Chapter 33, Section 3310.1, Required access, is deleted and rewritten as follows:

3310.1.3 Type of access. Vehicle access shall be provided by either temporary or permanent roads.

1. Please note: A secondary connection isn't necessary if the Fire Marshall recognizes future development. The Jack Ryan stub road exists because of the future development planned in this area. The Master Transportation Plan also shows Lone Tree Parkway connecting into Airport Rd. This situation is similar to the May 2019 Lone Tree Plat F approval. The plat map was recorded in February of 2021.
2. The City/Fire Marshall can also authorize a "temporary" secondary fire egress. Please refer to Lone Tree Emergency Egress Map on the first three pages. Due to significant safety concerns and destruction of the Wildlife Corridor and Canyon Wash, a secondary emergency connection isn't recommended at Cedar Drive.
 - a. The City Staff trying to force a connection into Cedar Drive will produce an UNSAFE PERMANENT situation DAILY. The City allowed the continued growth of Lone Tree and Sunset Ridge Developments without the appropriate fire egress and connectivity for over 15 years and continues to do so.

- b. Due to the unique topography and natural features of Deer Haven, connecting into Cedar Drive will destroy the critical habitat that made it part of the Eagle Mountain Wildlife Corridor. The IRC requires an appropriate turn radius of fire apparatuses. In order to meet the turn radius requirements, the Cedar Drive connection will require filling in a large section of the federal and state-recognized waterway of Canyon Wash. The road will destroy this part of the Wildlife Corridor, and the unique and critical habitat only found on this parcel.

EM City Code Section 16.30.090 connectivity Standards A.1 states:

"A. A circulation plan shall be provided as part of a preliminary subdivision plat application which shall:

1. Address street connectivity, pedestrian circulation, emergency access, and parking movements. If cut-through traffic is likely, traffic calming measures such as curb extensions, chicanes, raised crossings, or other features shall be required."
3. Due to the extreme traffic count from Lone Tree, Sunset, Deer Haven, and future developments, the above City Code REQUIRES traffic calming measures in Deer Haven and Cedar Pass Ranch- slowing emergency response.
4. **Mr. Hazard is being treated differently than neighboring parcels. The City has allowed hundreds of homes in Sunset Ridge and Lone Tree Developments without appropriate connectivity or emergency egress exits. The City just allowed 20 more parcels to be approved in May of 2019.** Sage Valley to the North of Deer Haven has had only one active connection since 2000.