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April 17, 2023

Sedona Community Development Department  
 102 Roadrunner Dr. Bldg. 104  
 Sedona, AZ 86336

**Subject:** Canyon Vista Subdivision Preliminary Plat – Traffic Impacts

Dear Sedona Community Development Department,

Sefton Engineering has prepared this Traffic Generation Assessment as required by the City of Sedona in accordance with the Community Development Design, Review, Engineering and Administrative Manual for the proposed subdivision preliminary plat of the property located off Brewer Rd. Identified as APN 401-20-027G in Coconino County, Arizona. More specifically located in the NW ¼ of the NE ¼ of Section 18 of Township 17 North, Range 6 East of the Gila-Salt River Principal Meridian.

The proposed development includes 8 lots. The property is in an area zoned RS-10 while some surrounding areas that abut the parcel are zoned RS-18, PD, and NF. Brewer Rd must be accessed from W State Route 89A or Ranger Rd. Access for the proposed subdivision will be off Brewer Rd. approximately 0.1 miles north of Juniper Ln and 0.35 miles south of Ranger Rd. Brewer Rd is classified as a collector road and SR-89A is classified as a Major Arterial Road. The posted speed limit on Brewer Rd is 25 MPH and the posted speed limit on SR-179 is 35 MPH.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 10<sup>th</sup> Edition was used to obtain the trip generation rates for the proposed development based on six single-family homes. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Variety Store (ITE Code 210). The results of the calculations are shown below:

It is shown in the table above that this subdivision will produce approximately 8 total traffic moves during the PM Peak Hour. This subdivision will be a minimal impact on traffic counts.

Land Use	ITE Code	Intensity	Average Weekday	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Generation Rates</b>									
Single-Family Detached Housing	210	1 du	9.44	25%	75%	0.75	63%	37%	99%
<b>Trip Generation Summary</b>									
Description	Size	Average Weekday	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<i>PROPOSED USE</i>									
Single-Family Detached Housing	8	75.52	1.500	4.500	6.00	5.04	2.96	7.92	
<b>Proposed Project Trips</b>		<b>75.52</b>	<b>1.500</b>	<b>4.500</b>	<b>6.00</b>	<b>5.04</b>	<b>2.96</b>	<b>7.92</b>	

Sincerely,

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