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July 10, 2025

Community Development Department
 Attn: Cari Meyer, Planning Manager
 102 Roadrunner Drive, Bldg. 104
 Sedona, Arizona 86336

RE: Saint John Vianney Expansion – APN 408-25-041B
 Traffic Generation Statement

This letter outlines our findings regarding the trip generation of the proposed development located at 180 Saint John Vianney Lane within the City of Sedona, Yavapai County, Arizona. The proposed improvements to the site will consist of **84 affordable housing units** (approximately 95,000 sq.ft.), a **80,000-sq.ft. Catholic Center** (25,000 sq.ft. Sanctuary Expansion, 50,000 sq.ft. Mental Health & Retreat Center, 3,500 sq.ft. Chapel, 1,500 Relocated Food Pantry), and **38,000-sq.ft. Church Housing** (3,000 sq.ft. 4-unit Hermitage & 35,000 sq.ft. 96-unit Pilgrims Quarters). The property can be accessed directly from St. John Vianney Lane and is east of Soldiers Pass Road. The property is currently developed with a 22,134-sq.ft. religious facility with a driveway and parking lot.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a more detailed traffic analysis. Typically, a more detailed traffic analysis should be prepared for developments that would generate more than 100 vehicle trips within the peak hour. A detailed traffic analysis can be waived by the local official where impacts are deemed negligible.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 11th Edition was used to obtain the trip generation rates for the proposed development based on the added improvements. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Affordable Housing (ITE Code 223) and Church (ITE Code 560). The results of the calculations are shown below:

| Projected Weekday Trip Generation Estimates | | | | | | | | |
|---|---------|--------------|--------------|-----------|-----------|--------------|-----------|-----------|
| ITE Land Use Code/Project Description | Units | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | 2-Way | Enter | Exit | Total | Enter | Exit | Total |
| TRIP GENERATION RATES | | | | | | | | |
| Affordable Housing [ITE 223] | per DU | 4.81 | 29% | 71% | 0.36 | 59% | 41% | 0.46 |
| Chapel/Catholic Center [ITE 560] | per ksf | 6.95 | 60% | 40% | 0.33 | 45% | 55% | 0.49 |
| Church Housing [ITE 560] | per ksf | 6.95 | 60% | 40% | 0.33 | 45% | 55% | 0.49 |
| PROJECTED TRIP GENERATION | | | | | | | | |
| Affordable Housing | 84 | 404 | 9 | 21 | 30 | 23 | 16 | 39 |
| Chapel/Catholic Center | 80 | 556 | 16 | 11 | 26 | 18 | 22 | 39 |
| Church Housing | 38 | 264 | 8 | 5 | 13 | 8 | 10 | 19 |
| TOTAL | | 1,224 | 33 | 37 | 69 | 49 | 48 | 97 |

*DU=Dwelling Unit
 **KFS=Per 1000 square feet



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Based on the trip generation calculations, the proposed development is not anticipated to generate more than 100 additional vehicle trips during the AM peak hour or the PM peak hour, therefore a comprehensive Traffic Impact Analysis is not warranted. The proposed development is expected to generate an additional **1.224 daily trips**, of which **69 trips** would occur in the AM Peak Hour and **97 trips** would occur in the PM Peak Hour.

If you have any questions or concerns, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment:

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In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado