

2. The Final Plat for The Villas at Mountain Shadows III shall include any and all necessary easements and/or tracts, including:
 - a. Easements and/or tracts for drainage within said plat that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site, which shall be depicted on the Final Plat prior to recordation of said plat,
 - b. Easements and/or tracts for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers indicating that the identification of the final locations and widths of such easement(s) are in process given to the Town prior to Planning Commission recommendation of the Final Plat, and
3. Prior to recordation of the Final Plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
4. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

Passed

For: 6; Against: 1; Abstain: 0; Absent: 0

7. WORK STUDY SESSION

Chairman Strom moved to reconvene the work study session at 6:35 p.m.

A. Discussion of a minor amendment to the Special Use Permit for Phoenix Country Day School located at 3901 E Stanford Drive to allow for various signs (SUP 15-02).

Paul Michaud presented the topic per the staff action report.

Planning Commission discussion included the following:

- Chairman Strom and Commissioner Wastchak asked about the difference between the maximum three signs at 45 square feet in the Special Use Permit (SUP) and the SUP Guideline of one ground sign for each entrance at 32 square feet. Mr. Michaud stated that the SUP stipulation reflects the 1985 approval, which is likely a modification of said SUP Guideline. He added that the SUP stipulation is a requirement that must be followed, unless changed via an amendment to the school's SUP. Whereas, the SUP Guidelines are used to evaluate the proposed signs of this amendment to the SUP.
- Chairman Strom asked what part of the donor monument is considered a sign and what part is considered an accessory structure. Mr. Michaud replied that the area of the lettering is considered the sign since the structure with the donor names is not itself a sign. He added that this method of using the area of the lettering as the sign area is typically applied on signs placed on structures such as walls or buildings. Chairman Strom asked if a sign was not at this location, would a wall be allowed. Eva Cutro replied yes.
- Commissioner Campbell asked if the aquatic center sign will be illuminated all night long. Mr. Michaud replied that the applicant is agreeable to a stipulation that the illumination of the signs will be turned off between the hours of 9:30 p.m. and 5:30 a.m. He added that this timeframe mirrors the lighting at the aquatic center.
- Commissioner Campbell addressed the school name on the building signs. In his opinion, he supports including the name of the school on the signs since this will be many peoples first encounter on entering the campus from Camelback Road. Commissioner Moore agreed.
- Chairman asked if anyone from the public wanted to comment on this item. Seeing none, he moved onto the next item at 7:00 p.m.

B. Discussion of the Ritz-Carlton Paradise Valley located at 7000 E Lincoln Drive (SUP-15-01).

Eva Cutro presented the topic per the staff action report.

Planning Commission discussion included the following:

- Chairman Strom stated that he expects that the Commission will address the Statement of Direction (SOD) item tonight about whether the resort will negatively impact the view of the McDowell Mountains.
- Chairman Strom asked about the Scottsdale parcel. Eva Cutro explained that Town Council asked that this parcel be evaluated as if it is one parcel with Area E.
- Commissioner Wastchak asked about the 25-foot setback along the perimeter of the site. Eva Cutro explained that the Town's Open Space Criteria will apply, requiring a 60-foot setback in order to reach 24 feet in height.
- It was noted that Mayor Collins and Vice Mayor Dembow were present. Mayor Collins