

	Smoke Tree Major Special Use Permit Amendment (SUP-23-01)		
	<b><u>Date</u></b>	<b><u>Comment</u></b>	<b><u>Type</u></b>
1	4/3/2023	Kelley and Danny Kregle, town residents Mtn Shadows support the amendment	Email
2	3/29/2023	Clay Coady with Applewood Pet Resort provided a letter of support	Email
3	3/22/2023	Ruthee Goldcorn interested person that the resort will comply with all federal disabled persons requirements	Phone
4	3/21/2023 3/20/2023	Jim Shough of Paradise Valley Medical Center adjoining the site to the east noted concerns with the the proposed 36-foot tall height at a setback less than the 100-foot guideline and the available parking based on the square footage of food/beverage	Email & Phone
5	3/20/2023	Gary Stougaard of Andaz Resort adjoining the site to the south concerned with setback and height	Email
6	3/16/2023	Jack Elsner address Austin, TX requested public record of the plan set	Email

**Paul Michaud**

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**Subject:** FW: Smoke tree

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**From:** [kelley kregle](#)

**Sent:** Monday, April 3, 2023 1:00 PM

**To:** [Mayor Jerry Bien-Willner](#)

**Subject:** Smoke tree

External email: use caution with links & attachments

Please be advised we are very much in support of the Smoketree development project. If had been an eyesore for too long.

Kelley and Danny Kregle  
5525 E Lincoln Dr #84  
Paradise Valley AZ

Sent from my iPhone

Paul Michaud, AICP  
Planning Manager  
Community Development – Planning Division  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: SmokeTree SUP Major Amendment – SUP-23-01

Dear Paul,

I am writing to express my support for the proposed redevelopment of the SmokeTree Resort. I have met with the development team on several occasions and am impressed by both the design of the proposed resort and the developer's thoughtful approach. I first met with Bill Doherty and his team in September 2022 to discuss the project and share feedback. It was immediately evident that Mr. Doherty is sincere in his desire to create a truly special resort experience that is visually stunning, respectful to surrounding property owners, and worthy of the historic nature of the site and the Town of Paradise Valley. We have remained in regular communication since that first meeting.

I am fully supportive of Walton Global's proposal and their efforts to transform and revitalize the SmokeTree property into a modern boutique luxury resort. From the outset, they have taken an approach that is transparent, communicative, and sensitive to the needs of their neighbors. Most importantly, they've demonstrated an uncanny willingness to listen. The result of their efforts is a beautiful boutique resort that is certain to become a treasured destination in the Town of Paradise Valley for both residents and visitors alike.

As a long-time resident and business owner in Paradise Valley, I am truly excited for Walton's vision for the SmokeTree Resort to become reality.

Sincerely,

A handwritten signature in dark ink, appearing to read "Clay Coady", written in a cursive style.

Clay Coady  
Resident, Paradise Valley  
Owner, Applewood Pet Resort

**From:** [James Shough](#)  
**To:** [Paul Michaud](#); [Jill Keimach](#); [Mayor Jerry Bien-Willner](#)  
**Subject:** Fwd: Smoke Tree  
**Date:** Tuesday, March 21, 2023 9:39:06 AM

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Dear Paul

Thanks for the call Per our other email and discussion RE set back variance of 50 feet

I am very concerned about My surgery center On the 3rd floor. We have ha six operating rooms with four state of art equipped for Knee hip and any other full-service surgeries that are performed at any Hospital.

We have 18/24 max recovery time post-surgery. allowed to stay at PVMC depending on when surgery... The quiet enjoyment of a surgeon performing and patients recover time will affect quiet enjoyment and possibly a surgery performance.

100 feet set back will go along way to prevent. and help with our quiet enjoyment ..

**From:** [Gary Stougaard](#)  
**To:** [Paul Michaud](#); [James Shough](#); [gstougaard@gmail.com](mailto:gstougaard@gmail.com)  
**Cc:** [Mayor Jerry Bien-Willner](#); [Jill Keimach](#); [Lisa Collins](#)  
**Subject:** RE: Smoke Tree Resort Special Use Permit Amendment  
**Date:** Monday, March 20, 2023 2:44:21 PM

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Thank you Paul.

If I remember correctly, I believe that we were limited to height of no more than 24 feet for any of the resort structures at Andaz. Maybe all of our structures were considered "Accessory Structures" or have the rules changed since 2014-15?

If not, perhaps I should be more concerned about my memory!?

Regardless, I think we all want to see the Smoketree property revitalized – in a manner that works for everyone.

We are happy to participate as necessary throughout this process.

Thanks again for your prompt response.

Gary Stougaard

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**From:** Paul Michaud <[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)>  
**Sent:** Monday, March 20, 2023 2:26 PM  
**To:** James Shough <[REDACTED]>; Gary Stougaard <[REDACTED]> m>  
[REDACTED]  
**Cc:** Mayor Jerry Bien-Willner <[jbienwillner@paradisevalleyaz.gov](mailto:jbienwillner@paradisevalleyaz.gov)>; Jill Keimach <[JKeimach@paradisevalleyaz.gov](mailto:JKeimach@paradisevalleyaz.gov)>; Lisa Collins <[LCollins@paradisevalleyaz.gov](mailto:LCollins@paradisevalleyaz.gov)>  
**Subject:** Smoke Tree Resort Special Use Permit Amendment

Mr. Shough and Mr. Stougaard:

Thank you for commenting and I am welcome to discuss this in a phone call. This application is in beginning phases of the review process. See my responses below:

1. The height of 36 feet comes from the [Special Use Permit Guidelines](#) for principal buildings.

The guidelines are different for medical and resort (see below and the attached link). These are guidelines so based on the specific nature of the site and request the Town may approve something less or more.

#### **Section 4     Resorts**

##### **1. Site Standards**

- a. *Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres which shall not be bisected by any public right-of-way.*
- b. *Except for properties that have existing special use permits for resort uses, the site shall have primary access from and frontage of at least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.*
- c. *Principal structures shall be those containing guest units or those containing guest registration areas, facility administrative offices and accessory uses. Principal structures with guest units also may contain permitted accessory uses.*
- d. *Accessory structures shall be those containing accessory uses.*
- e. *Service structures shall include those structures used for support and maintenance of the resort.*
- f. *All parking on a site shall be at the surface or underground.*
- g. *No individual retail business, office or business service shall occupy more than 2000 square feet. Entrances to any retail business, office or business service shall be from within a principal or accessory structure.*

##### **2. Bulk and Density Standards**

- a. **Maximum building height:**
  - i. *Principal Structures - 36 feet*
  - ii. *Accessory structures - 24 feet*
  - iii. *Service structures - 18 feet*
  - iv. *Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.*
  - v. *To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.*

#### **Section 5     Medical Office**

##### **1. Bulk and Density Standards**

- a. **Maximum building height**
  - i. *Principal Structures - 30 feet*
  - ii. *Accessory structures - 24 feet*
  - iii. *Service structures - 18 feet*
  - iv. *Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.*
  - v. *To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.*

2. The application request includes several areas that are not within the Special Use Permit Guidelines that will be reviewed through the application process which starts with Town Council Statement of Direction. Based on this direction the applicant may chose to make revisions. The Statement of Direction phase looks at the big picture.

- a. You are correct that the guideline setback for principal structures is 100 feet, and the proposal is half that setback (Minimum of 50 feet to the east and 44 feet to the south).
- b. You are correct that the guideline is a 25% lot coverage, and the request is 27.5% (gross)/29.5% (net).
- c. You are correct that there is a portion of the proposed 3<sup>rd</sup> floor that penetrates the

Open Space Criteria. The other metric of Open Space is from the guideline that "Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially undeveloped areas retained for resource protection or preservation purposes, a minimum of 40%" The open space is 96,271 square feet or 41.2% which would be compliant on the gross metric in the submitted plans.

3. Staff provided the applicant with several comments on their request which they have not yet responded back. This includes their parking analysis.

Regards,

Paul E. Michaud, AICP

Planning Manager

Community Development – Planning Division

6401 E Lincoln Drive

480-348-3574 (phone)

[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)

Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

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**From:** James Shough <[REDACTED]>

**Sent:** Monday, March 20, 2023 1:28 PM

**To:** Paul Michaud <[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)>; Jill Keimach

<[JKeimach@paradisevalleyaz.gov](mailto:JKeimach@paradisevalleyaz.gov)>; [REDACTED]; [REDACTED]; Mayor

Jerry Bien-Willner <[jbienwillner@paradisevalleyaz.gov](mailto:jbienwillner@paradisevalleyaz.gov)>

**Subject:** smoke tree

**External email: use caution with links & attachments**

Paul

I have read your presentation and left voice mail. I've cc Gary as we have the most exposure to the SUP.

Here are my Questions and concerns . 1 SUP height please provide section that allows 36 feet., PV medical was restricted to 30 feet . (andez 24 feet)

My view corridor is NOW completely blocked . SET backs and open space Your presentation shows

set back encroachment of 50% of the required 100Feet both east and south . This encroachment and density is contrary to open space FAR or lot coverage of 25%. once again these rules would have allowed me have 60,000 feet vs current..

Parking 1 restaurant 1/50feet based on 50/60% of total floor area 17,500 at 50% = 8750 feet = 175 space in Scottsdale 82 keys at 1.2 spaces =98 spaces Total =273. I dont see how a shared model will work. These restaurants may accommodate guests but to actually work will need 75% outside guests. .

lets discuss

James Shough  
Town & Country Camelback LLC

Phoenix, AZ 85016