



PLANNING COMMISSION NOTICE OF DECISION

File: SP25-03 and VR25-01 – Type III Site Plan / Variance review

Location: 38-1W-16AA-2101; 100 South C Street

Land Use District: General Industrial (G-I)

Date Notice Mailed: November 19, 2025

Date of Hearing: November 10, 2025

I. OWNER/APPLICANT

Summit Partner Properties LLC
100 C St
Phoenix, OR 97535

II. AGENT

Lois De Benedetti
PO Box 238
Rogue River, OR 97537

III. PROJECT INFORMATION

The Planning Commission has tentatively approved a Site Plan and Variance request to rebuild a 31,000 ft² industrial structure with abutting parking, loading and landscaping at the Summit Beverage Facility.

Copies of the Final Order, application, all documents and evidence submitted, and applicable criteria and standards are available for review at the Phoenix Community and Economic Development Department. Copies may be provided at the cost of 25 cents a page. Application materials and supporting documents can also be found at <http://phoenixoregon.gov/current-planning>

This decision may be appealed to the City Council if a Notice of Appeal is filed within 14 days of the date this notice was mailed and with the required fee in accordance with Chapter 4.1.5 (H) of the Phoenix Land Development Code. Appeals proceed according to the following procedures:

IV. APPEAL PROCESS

4.1.5 (H) Appeals.

Type III decisions may be appealed to the City Council as follows:

1. Notice of appeal. Any person with standing to appeal may appeal a Type III Decision by filing a Notice of Appeal according to the following procedures;
 - a. A Notice of Appeal shall be filed with the Planning Department within 14 days of the date the Notice of Decision was mailed;
 - b. The Notice of Appeal shall contain:
 - (1) An identification of the decision being appealed, including the date of the decision;
 - (2) A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
 - (3) A statement explaining the specific issues raised on appeal;
 - (4) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period;
 - (5) Filing fee.
2. Scope of appeal. The appeal of a Type III Decision by a person with standing shall be limited to the specific issues raised during the written comment period, unless the City Council allows additional evidence or testimony concerning any other relevant issue. The City Council may allow such additional evidence if it determines that such evidence is necessary to resolve the case;

Date Mailed: November 19, 2025. The appeal period will expire 14 days after the mailing of this notice; the decision will be final on December 4, 2025.

Please contact Jeff Wilcox, Senior Planner at jeff.wilcox@phoenixoregon.gov -or- 541-535-2050 Ext 318 with any questions pertaining to this Notice of Decision.

