

**PLANNING COMMISSION NOTICE OF DECISION**

**File: CU26-01 and SP26-02 – Type III Conditional Use and Site Plan Review**

**Location:** 38-1W-10-501; NW corner of Fern Valley and Grove Rd

**Land Use District:** Commercial Highway (C-H)

**Date Notice Mailed:** June 11, 2026

**Date of Hearing:** June 8, 2026

**I. OWNER**

Knollcrest, LLC  
4100 Payne Rd  
Medford, OR 97504

**APPLICANT**

Guggenheim Development Services, LLC  
3000 Internet Blvd, Ste 570  
Frisco, TX 75034

**AGENT**

TAIT & Associates, INC  
11280 Trade Center Dr  
Rancho Cordova, CA 95742



**II. PROJECT INFORMATION**

The Planning Commission has tentatively approved a Conditional Use permit for a Truck Stop with Fuel Sales and Convenience Store.

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:

**III. 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: June 11, 2026. The appeal period will expire 14 days after the mailing of this notice; the decision will be final on June 26, 2026.**

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