



**CITY OF REDMOND**  
Community Development Department

411 SW 9<sup>th</sup> Street  
Redmond, OR 97756  
541-923-7724

[www.redmondoregon.gov](http://www.redmondoregon.gov)

**REDMOND URBAN AREA PLANNING COMMISSION**

411 SW 9<sup>th</sup> Street-COUNCIL CHAMBERS Redmond, OR 97756

**Wednesday, November 12, 2025 5:30 PM**

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the meeting, pre-register at [planredmond@redmondoregon.gov](mailto:planredmond@redmondoregon.gov) (must pre-register before 3:00 PM on November 12, 2025)

Stream the meeting live at: [www.redmondoregon.gov/PlanningCommissionLive](http://www.redmondoregon.gov/PlanningCommissionLive)

**Agenda**

<b>RUAPC Members</b>	
<p>Tobias Colvin, Chair</p> <p>Norman Schultz, Vice- Chair</p> <p>Heather DeWolf</p> <p>Mercedes Cook-Bostick</p> <p>Michael Rogers</p> <p>Tom Kuhn</p> <p>Ben Schimmoller</p> <p>Ex-Officio Vacant</p>	<p><b>I. CALL TO ORDER / INTRODUCTIONS</b></p> <p><b>II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA</b></p> <p><b>III. APPROVAL OF MINUTES</b> a. October 1, 2025 b. October 8, 2025</p> <p><b>IV. PUBLIC HEARING</b> a. Horizon Pointe: Planned Unit Development, Tentative Subdivision, Conditional Use (File Nos.: 711-24-000216-PUD, 711-25-000086-SUB, 711-25-000087-CU)</p> <p><b>V. NEXT MEETING – November 19, 2025</b></p> <p><b>VI. COMMISSIONER COMMENTS</b></p> <p><b>VII. ADJOURN</b></p> <p>Please note that these documents are also available on the City's website <a href="http://www.redmondoregon.gov">www.redmondoregon.gov</a>; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 541-923-7751 or email <a href="mailto:Kelly.morse@redmondoregon.gov">Kelly.morse@redmondoregon.gov</a></p> <p>The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or <a href="mailto:access@redmondoregon.gov">access@redmondoregon.gov</a>. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.</p>

**Regular Meeting Minutes**

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/RUAPC>

**CALL TO ORDER / INTRODUCTIONS**

Chair Colvin called the meeting to order at 5:30 pm.

Present: Chair Tobias Colvin, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Heather DeWolf, Tom Kuhn, Michael Rogers, Ben Schimmoller

Excused: None

Staff Present: Kyle Roberts, Planning Director; Sarah Vowell, Associate Planner; Jamie Buddenbohn, Planning Permit Coordinator

Others Present: Eve Ponder, Patrice Lans, Travis Brody, Debra Peterson, Larry Peterson, Evan Lagendorfer, David Force, Joey Shearer

**CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were none.

**APPROVAL OF MINUTES**

- a. July 9, 2025
- b. July 23, 2025

**Commissioner Rogers moved to approve the July 9, 2025, and July 23, 2025, minutes as presented. Vice Chair Schultz seconded the motion, which passed 7 to 0. (Ayes: Colvin, Schultz, Cook-Bostick, DeWolf, Kuhn, Rogers, Schimmoller. Nays: None.)**

**PUBLIC HEARINGS**

- a. High Desert Ranch: Annexation, Planned Unit Development, Tentative Subdivision, Conditional Use (File Nos.: 711-25-000113-ANN, 711-25-000114-PUD, 711-25-000115-SUB, 711-25-000116-CU)

Chair Colvin asked if any Commissioner had pre-hearing contacts, ex parte observations, or conflicts of interest to disclose.

Vice Chair Schultz disclosed that he is employed by Larry and Debra Peterson and noted he has not discussed the development in any detail with them at all.

Commissioner DeWolf disclosed previous involvement with the Applicant in an acquisition manner, which did not go through. She offered to recuse herself if the Applicant wished.

Commissioner Rogers disclosed he works for a national bank and may incidentally make mortgages in the area but noted the likelihood is very low given the bank has no physical presence in Redmond.

Chair Colvin opened the public hearing at 5:36 pm.

Joey Shearer, Planner, AKS Engineering & Forestry, requested on behalf of applicant Lennar to continue the hearing and proposed October 8, 2025, at 5:30 pm. The project team is actively working on additional evidence and arguments to address requests for additional information presented in the Staff report.

**Commissioner Schimmoller moved to continue the hearing for the proposed High Desert Ranch Planned Unit Development, Tentative Subdivision, and Conditional Use applications to Wednesday, October 8, 2025, at 5:30 pm. Commissioner Rogers seconded the motion, which passed 7 to 0. (Ayes: Colvin, Schultz, Cook-Bostick, DeWolf, Kuhn, Rogers, Schimmoller. Nays: None.)**

#### **CODE AMENDMENTS**

Planning Director Roberts presented neighborhood-oriented Code Amendments via PowerPoint and noted City Council had directed Staff to work with the Commission on a small, focused Code amendment package for adoption by the end of the calendar year. He reviewed the priority Code topics of alley standards, townhouse setbacks, useable open space, fire evacuation routes, and planter strip landscaping as well as next steps.

Commissioner questions were addressed about townhome garage requirements, minimum lot sizes, private alley ways, fitting one vehicle in a setback, and widening driveways to fit two cars.

Commissioners and Staff discussed the possibility of reducing or eliminating required green spaces for townhomes to be used for parking instead, noting ultimately the City will require both the green space and more parking space.

Commissioner comments noted City Council's discussion of the Code amendments included interest to ensure alignment with the Great Neighborhood Principles, as well as support for 20-ft setbacks for townhomes, which would necessitate revising the single-family home minimum setbacks. The Commission should keep in mind that if Code-required minimum R-5 densities were not met, more high-rises would likely result. Caution was urged regarding prohibiting turf because artificial turf would be acceptable and require no water.

Chair Colvin stated the Commission will form subcommittees to work on the Code amendments to bring recommendations to the full Commission at its October 29, 2025, work session to work toward a consensus to forward to Council. One subcommittee will focus on alley-load and



**Regular Meeting Minutes**

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/RUAPC>

**CALL TO ORDER / INTRODUCTIONS**

**Chair Colvin** called the meeting to order at 5:30 pm.

Present: Chair Tobias Colvin, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Michael Rogers, Ben Schimmoller, Heather DeWolf (arrived at 5:32 pm)

Excused: Tom Kuhn

Staff Present: Kyle Roberts, Planning Director; Jamie Buddenbohn, Planning Permit Coordinator

Others Present: Kevin Aas, Carla Aas, Evan Lagendorfer, Ben Wilson, Jon Morse

**CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were none.

**PUBLIC HEARINGS**

- a. High Desert Ranch: Annexation, Planned Unit Development, Tentative Subdivision, Conditional Use (File Nos.: 711-25-000113-ANN, 711-25-000114-PUD, 711-25-000115-SUB, 711-25-000116-CU) – Continued

Planning Director Roberts stated Staff is requesting the public hearing be continued to October 22, 2025, at 5:30 pm to review additional materials provided today by the Applicant, who had been granted a continuance at the October 1, 2025, Commission meeting.

Commissioner DeWolf joined the meeting at this time.

**Commissioner Rogers moved to continue the public hearing on High Desert Ranch to October 22, 2025, at 5:30 pm. Commissioner Cook-Bostick seconded the motion, which passed 6 to 0. (Ayes: Colvin, Schultz, Cook-Bostick, DeWolf, Rogers, Schimmoller. Nays: None.)**

**NEXT MEETING – October 22, 2025**

**COMMISSIONER COMMENTS**

There were none.

**ADJOURNMENT**

The meeting adjourned at 5:33 pm.



**Re: Horizon Pointe Hearing**

---

**From** Luke Pickerill <lukep@mtvistahomes.com>

**Date** Wed 11/5/2025 15:45

**To** Kyle Roberts <kyle.roberts@redmondoregon.gov>

**Cc** Megan Peninger <megan.peninger@redmondoregon.gov>; Jackson Harger <jacksonh@mtvistahomes.com>; Bill Waggoner <billw@mtvistahomes.com>; Rick Harrison <rharrison@rhsdplanning.com>; Kristyn Wiltermood <kristynw@mtvistahomes.com>

[EXTERNAL]: This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Kyle. We request a continuance of the Horizon Pointe Hearing from November 12th to December 3rd at 5:30.

Thanks for your help!

We plan to utilize the following at the presentation:

- Power Point or PDF Slide Deck
- Video File
- Enscape 3d Walkthrough (No software needed)

Ideally we will have the ability to plug our computer in with an HD connection. If needed we can also coordinate with IT directly and come over early or days ahead to test the system.

We will make sure and get you all files not later than the 18th.

Sincerely,

Luke Pickerill  
CEO



c: 818-391-9541  
[www.mtvistahomes.com](http://www.mtvistahomes.com)

389 SW Scalehouse Ct., Suite 110  
Bend OR 97702

Principal Broker for PacWest Realty Group  
Licensed in the State of Oregon