

# Memo

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**DATE:** November 17, 2022  
**TO:** Brandon Goldman, *Interim Director of Community Development*  
**FROM:** Derek Severson, *Senior Planner*  
**RE:** Croman Mill Site Grading Permit Inspection

Building Official Steven Matiaco and Senior Planner Derek Severson conducted a regularly scheduled inspection for the grading permit for the Croman Mill site/146 Mistletoe Road at 9:30 a.m. on Thursday, November 17<sup>th</sup>. In addition, Planning staff continue to make at one to two drive-by site visits each week to assess site conditions and observe any site work in progress.

Staff met on-site today with the property owners' representative Mike Montero and John Holmes, the excavation contractor from Johnny Cat, Inc. carrying out the actual sitework. No work was in progress at the time of the inspection, and the site was locked with no track-out observable near the entry.

Holmes noted that vegetation along the roadway had been cleared at the request of Compliance staff since the last site inspection, that load logs had been provided to staff as required, and that recent site work had included the removal from the site of significant areas of stockpiled organic materials and materials that were taken to the landfill, as was detailed in the load logs provided. He also explained that the slab for the old shop building was removed from the site after testing confirmed it was acceptable at the landfill. The project team is awaiting final test results for the area under the slab before filling and grading that portion of the site.

Montero explained that preliminary comments on the site testing plan have been received from the new staff person assigned at the Oregon Department of Environmental Quality (Andrew) and additional information is being prepared in response. The project team anticipates that these responses will be reviewed and an approved testing plan in place around the new year, although staffing or holiday schedules could delay this timeline.

Montero clarified that the testing done in late-August/early-September was not tied to the DEQ plan submittal, but was instead focused at the northern area of the site. Approximately 30 test holes were dug, and all samples come back with "good" results, and will help the potential purchaser and developer of the property (Townmakers, LLC) to determine whether they wish to continue with their initial plan to begin their first phase of development near Siskiyou Boulevard (which would require annexation into the city and significant utility and transportation infrastructure installation) or at the northern portion of the site which is already in the city.

There was the discussion of conducting another site visit with newly elected councilors once they've been sworn in, so that they have an understanding of the site and its clean-up needs as the Townmakers development proposal moves forward. Montero indicated that the property owners were willing to have him and Holmes coordinate a future site visit for new council members who were interested.

