

Memo

DATE: 5/19/2022
TO: Bill Molnar, *Director*
FROM: Derek Severson, *Senior Planner*
RE: Croman Mill Site Monthly Grading Permit Inspection

Building, Planning and Code Compliance conducted the scheduled monthly inspection for the grading permit for the Croman Mill site on Thursday, May 19th. In addition, Planning staff are making at least two drive-by visits to the site each week to observe site work in progress.

Staff met with the property owners' representative Mike Montero and the contractor from Johnny Cat, Inc. Johnny Cat provided staff with April load logs which indicated that 170 cubic yards of contaminated granite and asphalt, 374 cubic yards of organic materials, and 1080 cubic yards of asphalt grindings were removed from the site during the month of April. On-site, staff observed that recent work has focused on the "Re Run Piles" at the southeastern limits of the area covered by the permit, and that a substantial amount of material has been removed from this area since the last inspection.

Erosion control measures were in place at the perimeter of the work area, and the on-site crew indicated that they were aware of and in communication with Ashland Fire & Rescue about fire season work restrictions and weed abatement requirements. They have a water source on site to address fire requirements and mitigate dust, will have a water truck on site when work is occurring, and are suspending site work during periods of heavy wind to avoid creating dust. As was discussed at the March 30th site inspection, work has shifted to this southern portion of the property in response to a tentative plan from potential buyers Townmakers, LLC who are in negotiations to purchase and develop the property once an Oregon Department of Environmental Quality (DEQ) required clean-up plan has been approved and implemented and land use approvals obtained. The tentative plan is to develop this southern end of the property first, and the piles currently in place are not suitable as fill and need to be removed to facilitate development.

The owners' representative provided staff with an update on the status of DEQ's review of the clean-up plan, explaining that the property owners are now under contract with SES Engineers to implement the clean-up plan. SES and Townmakers will be on site beginning May 25th, and the owners are working with DEQ to obtain "no further action" letters for the site areas as they are cleaned up to coincide with Townmakers' plans for phased development of the site.

Planning staff have been in regular communications with both the owners' team and Townmakers, and staff anticipate that a second pre-application conference to consider a more detailed re-development plan will be conducted in early summer. The most recent discussions with the buyers have suggested they are looking at simplifying the current zoning for the property, and that they are likely to propose a single zone and a more form-based approach, and anticipate that the development will include 500 new residential units, 171,600 square feet of light industrial space, and 133,500 square feet of retail, office and other commercial space at final build-out.



SE "Re Run" Piles



“Re Run” Piles are processed twice to clean and separate materials



Wood & Large Debris Removed from Site when Pile is 150 c.y.

