CITY OF MEDFORD
BUILDING SAFETY | JULY 2026

MEDFORDOREGON.GOV









MEDFORD
BUILDING SAFETY

FEATURED PROJECTS

- **LilPantry.** A project to convert a vacant building located at 765 S. Riverside Avenue into a LilPantry convenience store is currently in review. The project valuation is $400,000.

- **Muchas Gracias & Starbucks.** A permit has been issued to convert the Starbucks, on Delta Waters, into a Muchas Gracias restaurant. The project valuation is $79,000.

- **Pastabilities.** The Kids Unlimited project, Pastabilities Unlimited, is underway. The project is to convert a building into a kitchen and offer take out pasta. This drive-through restaurant will be located on N. Riverside Avenue. This project gives youth a chance to learn and earn a wage while helping to feed their community.



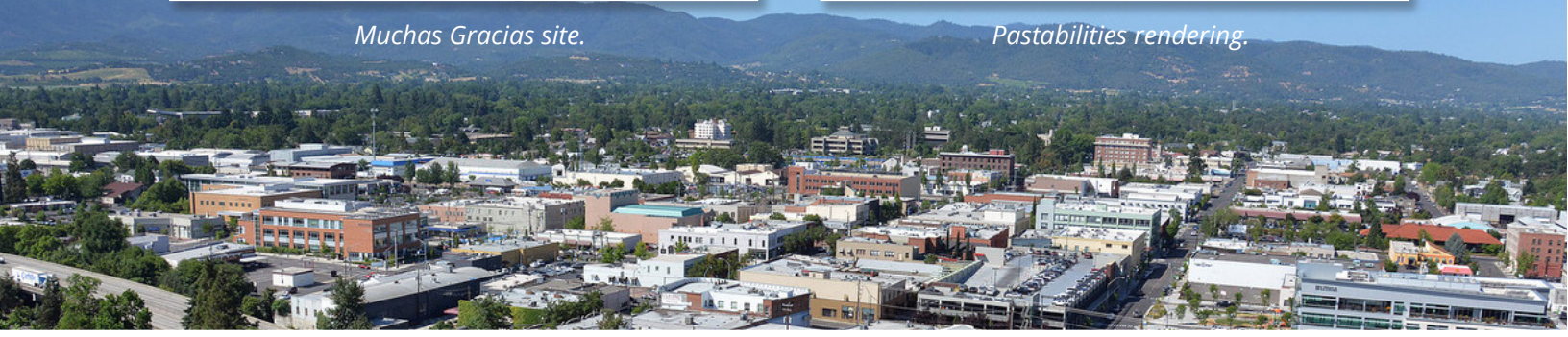
LilPantry site. 765 S. Riverside Avenue.



Muchas Gracias site.



Pastabilities rendering.



BUILDING SAFETY PROGRAM HIGHLIGHTS

- Some staff members met property owner, developer, and Downtown Medford Association Executive Director at the new Elements hotel site and were given a grand tour of the property as construction progresses.
- Staff met with the Medford Terminal Expansion project architects to review applicable code requirements and discuss timelines and procedures to support an efficient and expedited review process.
- Staff met with the Architect for Rogue Retreat Crossings to discuss code requirements for future development.
- Staff met with the Architect to discuss code path and strategies for reuse of the former and vacant Cracker Barrell building.
- Staff met with Golden Rule Reentry program staff to consult on development for transitional housing for program participants.





Touring the new Elements hotel site downtown.



Old Cracker Barrel location.



Current Medford Terminal view.

BUILDING SAFETY PROGRAM HIGHLIGHTS (CONTINUED)

BUILDING SAFETY DIRECTOR – COMMUNITY ENGAGEMENT

Council Goal 4.3: Consulting with downtown businesses

- Met with RV Mall representatives to plan and discuss the future of the mall under new ownership.
- Met with the owner of the Sparta Building to discuss potential uses for the vacant space.



Rogue Valley Mall.



Sparta Building downtown.

JULY 2026 BUILDING SAFETY DEVELOPMENT STATISTICS

- Developers submitted 34 new single family residential (SFR) permit applications; project valuation $11,631,487
- Developers submitted 17 new commercial permit applications; project valuation $4,053,735
- 244 Building permits were generated; project valuation $13,232,900

PERMIT APPLICATIONS FOR SIGNIFICANT DEVELOPMENTS

- Lil Pantry, Riverside Avenue; project valuation $400,000

ACQUISITION OF PERMITS FOR SIGNIFICANT DEVELOPMENTS

- None

BUSINESS LICENSE PROGRAM HIGHLIGHTS

- The short-term rental compliance campaign officially rolled out in July. 76 unlicensed properties have currently been identified and letters have been sent to property owners. 20% of property owners replied in the first week. Calls and applications continue to come in.
- There were *100 new business licenses* issued in the month of June.

ORDINANCE COMPLIANCE PROGRAM HIGHLIGHTS

Council Goal 20.5: Launch a blight program focused on distressed housing areas or neighborhoods

- **Medford Police Citizen's Academy.** Staff participated in the Medford Police Citizen's Academy and presented program information.
- **Staff has applied for a $30,000 City Council Initiative Fund grant**. If awarded, funds will be utilized to develop a renovation reimbursement grant program to help qualifying candidates bring properties into compliance. Potential recipient property owners have already been identified.
- Staff worked closely with the **Sky 7 Market** owners to bring the storefront into compliance.



Sky 7 Market Before.



Sky 7 Market After.

CASE OVERVIEW Y-T-D 7/31/26

167 properties have been identified since the property assessments began in October 2025.

DESCRIPTION	TOTAL
Assessed: Identified, infraction summary	0
Closed	44
Open: Letter mailed	5
Pending: monitoring – requires follow-up &/or direction	22
Referred: Responsibility of another department	13
Vacant property – no blight – record only	23
Penalties Assessed	3
In Progress: Working with property owner/work in progress	43
In Compliance: Rectified code infractions	36
Property Lien	1

BUDGET AND COUNCIL ITEMS	
Budget	None
Potential Study Session & G3 Topics	None
Potential Council Agenda Items	None

City of Medford | Building Safety Department
200 S. Ivy St. # 277, Medford, OR 97501

MEDFORD
BUILDING SAFETY

0826 H782