

Starting a Business in the City of The Dalles



**Presented by the
Wasco County Economic Development Commission
July 2015**

Siting a Business in an Existing Building

This handout was prepared to help you move through the various local permitting processes to site a business in the City of The Dalles. For resources on how to form a business, visit www.cgcc.edu/sbdc or stop by the Small Business Development Center at Columbia Gorge Community College.

Step 1: Contact the City of The Dalles Community Development Department to determine if the use is permitted in that zone and to get a permit for any additions. This office is also your stop for any floodplain, sanitation and historical building permits. (Exterior alterations to historic buildings require a permit. Ask about possible financial benefits for improving historic buildings.) They will also have information about possible Urban Renewal financing to help with improvements. All new businesses are required to fill out a Proposed Change in Use Application from this office.

Contact: The Dalles City Hall
313 Court Street
541-296-5481, ext. 1125
www.ci.the-dalles.or.us/community_dev

Step 1-A: If you will be making building modifications or if your use is more intense than the previous use, the Community Development Department will set up a Pre-Application Meeting with you to discuss the project. The Fire Marshall, Building Codes, and utilities are also invited to this meeting.

Step 2: Contact the local Fire Marshal to determine if any fire, life or safety upgrades on the building are required.

Contact: Mid-Columbia Fire and Rescue
1400 West 8th Street
541-298-9445
m CFR.org

Step 3: Contact Mid-Columbia Building Code Services to determine if permits are required. Generally, a permit is required to construct, enlarge, alter, repair, move or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, convert or replace any electrical, gas, mechanical or plumbing system.

Contact: Mid-Columbia Building Codes Services
1113 Kelly Avenue, The Dalles, OR
541-298-4461 or 866-520-6206
www.mccog.com/building.htm



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Step 4: Contact the Oregon Department of Environmental Quality if you are remodeling an existing building and suspect there might be hazardous materials. The proper removal of hazardous materials is essential. Potential hazardous materials include asbestos, underground fuel tanks, hazardous waste, water quality, used woodstoves, or dust problems.

Contact: Oregon DEQ Office at Columbia Gorge CC
400 E. Scenic Drive, The Dalles, OR
541-298-7255

Step 5: Call The City of The Dalles to discuss what incentives may be available through The Dalles/Wasco County Enterprise Zone or the Urban Renewal District. Note: This must be done prior to starting to construct or alter a building in order to qualify for the incentives.

Contact: The Dalles City Hall
313 Court Street
541-296-5481, ext. 1125
www.ci.the-dalles.or.us/community_dev

Step 6: Contact the appropriate electrical service provider to set up your power access.

Contact: Northern Wasco PUD
2345 River Road
The Dalles, OR 97058
541-296-2226

Step 7: Contact Northwest Natural if natural gas is available and desired.

Contact: Northwest Natural
800-422-4012

Step 8: Set up broadband access. To find a provider that fits your needs, please visit Gorgebroadband.org's Wasco County page: gorgebroadband.org/connect/wasco-county.php.



Constructing a New Building for Your Business

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Step 1: Contact the City of The Dalles Community Development Department to determine if the use is permitted in that zone and to initiate a planning permit. This office is also your stop for any floodplain and sanitation permits and information about Urban Renewal financing.

Contact: The Dalles City Hall
313 Court Street
541-296-5481, ext. 1125
www.ci.the-dalles.or.us/community_dev

Step 2: Once you have a tentative site plan, set up a Pre-Application Meeting with the Community Development Department. They will also invite the Fire Marshall, Building Codes, and utilities to this meeting.

Step 3: Contact the local Fire Marshal to determine if any fire, life or safety upgrades on the building are required.

Contact: Mid-Columbia Fire and Rescue
1400 West 8th Street
541-298-9445
mcfcr.org

Step 4: Contact Mid-Columbia Building Code Services to initiate a building permit.

Contact: Mid-Columbia Building Codes Services
1113 Kelly Avenue, The Dalles, OR
541-298-4461 or 866-520-6206
www.mccog.com/building.htm



Constructing a New Building for Your Business

Step 5: Call The City of The Dalles to discuss what incentives may be available through The Dalles/Wasco County Enterprise Zone or the Urban Renewal District. Note: This must be done prior to starting to construct or alter a building in order to qualify for the incentives.

Contact: The Dalles City Hall
313 Court Street
541-296-5481, ext. 1125
www.ci.the-dalles.or.us/community_dev

Step 6: Contact the appropriate electrical service provider to set up your power access.

Northern Wasco PUD
2345 River Road
The Dalles, OR 97058
541-296-2226
www.nwasco.com

Wasco Electric Coop
105 East 4th Street
The Dalles, OR 97058
541-296-2740
www.wascoelectric.com

Pacific Power
866-870-3419
825 NE Multnomah
Portland, OR 97232
www.pacificpower.net

Step 7: Contact Northwest Natural if natural gas is available and desired.

Contact: Northwest Natural
800-422-4012

Please note that developments within the City of The Dalles are not subject to Columbia River Gorge National Scenic Area regulations.



Business Resources in Wasco County: Business Development

This handout provides an overview of the business services available to you as you start, grow, or relocate your business in Wasco County. This sheet was prepared by the Wasco County Economic Development Commission. Please contact Carrie at carrie@mcedd.org or 541-296-2266 with questions or updates.

Small Business Development Center at Columbia Gorge Community College

The SBDC's goal is to provide business and technical assistance to new and existing business owners and managers in the Mid-Columbia area. Services include:

- Free one-on-one business counseling
- Seminars and workshops
- Small Business Management (SBM) Program
- Commercial kitchen
- Customized training for business & industry
- Collaboration with Oregon State University Extension office in The Dalles, Oregon, to bring value-added services and training to farmers.

Contact: www.cgcc.edu/sbdc ; 541-506-6120



gorge innoventure

Gorge Innoventure helps new business members by guiding them through the steps of registration, patents, branding, hiring employees and finding resources like equipment and appropriate space. Innoventure offers training and mentoring through a team of hand picked mentors, Boot Camps, PubTalks and the Gorge Angel Conference.

Contact: www.gorgeinnoventure.com;
info@gorgeinnoventure.com

Business Resources in Wasco County: Business Support

The Dalles/Wasco County Enterprise Zone

An opportunity for businesses growing or relocating to The Dalles or Wasco County. The enterprise zones exempt certain businesses from local property taxes on new investments. The enterprise zone is managed by The City of The Dalles. Contact the city prior to making relocating or expanding to determine if you may qualify.

Contact: www.ci.the-dalles.or.us; 541-296-5481



Port of The Dalles

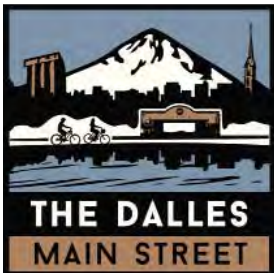
The Port of The Dalles is an Oregon special district that works to create jobs and recruit businesses by developing industrial lands. Located in the scenic Columbia River Gorge, The Dalles is an ideal location that offers both a rural setting and the convenience of modern infrastructure.

Contact: www.portofthedalles.com; 541-298-4148

The Dalles Area Chamber of Commerce

The Chamber of Commerce provides extensive networking and referral opportunities and helps its members grow and maintain a sustainable and healthy economic environment for The Dalles area businesses and residents through taking a proactive approach to addressing business' needs.

Contact: www.thedalleschamber.com (541) 296-2231



The Dalles Main Street Organization

The Dalles Main Street Organization focuses on revitalization of Historic Downtown The Dalles. The organization is a great resource for businesses considering locating in the community. The Dalles Main Street Organization also works with businesses seeking facade improvement grants in the downtown core.

Contact: www.thedallesmainstreet.org (541) 370-2966

Industry Organizations: There are a variety of industry organizations that support businesses throughout the Gorge. These include:

- Columbia Gorge Technology Alliance
www.crgta.org
- Columbia Gorge Winegrowers Association
www.columbiagorgewine.com
- Columbia Gorge Fruitgrowers Association
www.cgfg.org
- Gorge Grown Food Network
www.gorgegrown.com

Business Resources in Wasco County: Financing

State of Oregon

Business Oregon has a team of professionals to assist businesses with their financing needs. Business Oregon manages the following financing programs to assist businesses:

- Oregon Business Development Fund
- Oregon Capital Access Program
- Oregon Credit Enhancement Fund
- Business Retention Program
- Oregon Industrial Development Bonds
- Oregon New Market Tax Credit
- Entrepreneurial Development Loan Fund
- Brownfields Redevelopment Fund

Contact: www.oregon4biz.com/Business-financing-resources/



Mid-Columbia Economic Development District and Oregon Investment Board

To support businesses create and retain jobs, MCEDD provides loans for the financing needs of businesses with favorable rates, terms and requirements. In addition to the funds directly managed by MCEDD, the staff is knowledgeable about most state and federal loan and assistance programs and can help your business to access these funds and package your loan application.

Contact: www.mcedd.org; 541-296-2266

