

# Starting a Business in Unincorporated Hood River County

## Business Siting Guide



Presented by the  
Hood River Economic Development Working Group  
Updated January 2019

# How to Site a Business in Unincorporated Hood River County

*This handout was prepared to help you move through the various local permitting processes to site a business in the unincorporated areas of Hood River County.*

**Step 1:** Contact Hood River County Planning to determine if the business type is one that can be permitted or expanded at the location you desire and to determine what permitting process applies to your situation. Ensure that you understand all the fees, taxes and System Development Charges that will apply to your process.

Some businesses (even in existing buildings or homes) could require a full land use decision process (e.g. conditional use permits, home occupation permits, National Scenic Area or commercial land use permits). This process may require a formal application, which takes approximately six weeks to complete.

Once the land use decision process is completed (or if that process is not required) you may need to then apply for a land use permit that is associated with a building permit. This type of process takes approximately two weeks and consists mainly of site development requirements (building height, setbacks, etc.). If no construction will take place, you likely will not need this type of permit.

**Contact:** Hood River County Planning  
601 State Street    Plan.dept@co.hood-river.or.us  
Hood River, OR 97031    www.co.hood-river.or.us  
541-387-6840

**Step 2:** Contact Hood River County Building to determine if building 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. The County will provide you with a building permit application form and, if necessary, direct you to the appropriate service providers (sewer, water, etc.) to get their signatures on the application form. The Building Codes review process typically takes about two to three weeks to complete and can be processed simultaneously with the Planning land use review.

**Contact:** Hood River County Building  
601 State Street    Plan.dept@co.hood-river.or.us  
Hood River, OR 97031    http://co.hood-river.or.us  
541-386-1306



Photo by Frey

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**Step 3:** Contact Mid Columbia Building Code Services if any electrical or plumbing work is needed as part of your development; they are responsible for issuing permits and performing inspections for all electrical and plumbing work.

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



**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 Mid-Columbia Economic Development District to discuss what incentives may be available through the Hood River-Cascade Locks Enterprise Zone. Note: This must be done prior to starting to construct or alter a building in order to qualify for the incentives.

**Contact:** MCEDD  
515 E 2nd Street, The Dalles OR  
541-296-2266

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

<b>Contact:</b> Hood River Electric Coop. 3521 Davis Drive Hood River, OR 541-354-1233; <a href="mailto:hrec@hrec.coop">hrec@hrec.coop</a>	<b>Pacific Power</b> 888-221-7070
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**Step 7:** Contact Northwest Natural if natural gas is available and desired.

**Contact:** Northwest Natural  
800-422-4012

\*\*\*PLEASE SEE ATTACHED SHEET FOR SERVICE PROVIDERS' CONTACT INFORMATION\*\*\*\*

## Contact Information for Agencies and Special Districts in Hood River County

### **Hood River County Environmental Health Department:**

A permit could be required for a septic system, food or lodging establishment, and some others.

541-387-6885; 1109 June Street, Hood River OR 97301

**Fire Districts:** The Fire Department will sign the building permit application and pre-drawn site plan indicating that the building site and roadway are adequate for fire truck access. Check with your fire department for all requirements. Prior to occupancy a final inspection may also be required from the appropriate fire district.

West Side: 541-386-5551

Wy'East: 541-354-1648

Parkdale: 541-352-6092

**City of Hood River Public Works:** All new dwellings and structures to be built in the Urban Growth Area are required to obtain a signature from the City of Hood River Public Works; fees for water, sewer, and Parks & Recreation will be required at this stage. Please contact the City for their fee schedule for these services.

541-386-2383; 918 18th Street, Hood River, OR 97031

**Hood River County Public Works:** A driveway permit is required if the driveway access is off of a County road. If the property requires utilities such as gas, water, electrical, etc. an underground installation permit will be required. Permits may require a performance bond, unless work is completed by a licensed contractor. Additional requirements may be assessed at the time of submitting your application.

541-386-2616; 918 18th Street, Hood River, OR 97031

**Oregon Department of Transportation:** If a new driveway has access onto a state highway, a permit will be required from the State Highway Division. If you have any questions you can call the ODOT.

Located in Troutdale at 503-665-4006 or fax 503-655-5419

### **Sewer Districts:**

Odell 547-354-1138

Parkdale 547-352-7131

City of Hood River 547-386-2383

### **Water Districts:**

Ice Fountain 541-386-4299

Crystal Springs 541-354-1818

Odell 541-354-1885 or 541-354-1393

Oak Grove 541-490-7644

Parkdale 541-352-5577

Hood River City 541-386-2383

Aldridge 541-354-1002

### **Irrigation Districts:**

East Fork 541-354-1185

Farmers 541-386-3115

Middle Fork 541-352-6468

Mt. Hood 541-352-7620

Dee Irrigation 541-354-3248



## Business Resources in Hood River County: Business Development

*This handout provides an overview of the business services available to you as you start, grow, or relocate your business in Hood River County. This sheet was prepared by the Hood River Economic Development Working Group. Please contact Carrie at [carrie@mcedd.org](mailto: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](http://www.cgcc.edu/sbdc) ; 541-506-6120



# Business Resources in Hood River County: Business Support

## Hood River-Cascade Locks Enterprise Zone

An opportunity for businesses growing or relocating to Cascade Locks or Hood River. The enterprise zones exempt certain businesses from local property taxes on new investments. The enterprise zone is managed by Mid-Columbia Economic Development District (MCEDD). Contact MCEDD prior to making relocating or expanding to determine if you may qualify.

**Contact:** [www.mcedd.org](http://www.mcedd.org); 541-296-2266

## Port of Hood River

The Port of Hood River develops shovel-ready industrial sites, renovates industrial buildings, provides transportation infrastructure, assesses and responds to market conditions, provides community facilities that include waterfront parks and recreation sites, encourages workforce education and training, and sustains the business communities both within the Port District and the Columbia Gorge region.

**Contact:** [www.portofhoodriver.com](http://www.portofhoodriver.com); 541-386-1645

## Port of Cascade Locks

The primary purpose of the Port of Cascade Locks is to facilitate the economic development of the Cascade Locks Community. In the execution of the mission, the Port is committed to enhancing tourism for the Gorge Region and State of Oregon; creating employment opportunities for citizens of the Gorge Region; providing safe and effective infrastructure, and promoting economic growth for existing and new area businesses.

**Contact:** [portofcascadelocks.org](http://portofcascadelocks.org); 541-374-8619

## Hood River County 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 Hood River County businesses and residents.

**Contact:** [hoodriver.org](http://hoodriver.org) (541) 386-2000

**Industry Organizations:** There are a variety of industry organizations that support businesses in Hood River County and throughout the Gorge. These include:

- Columbia Gorge Technology Alliance  
[www.crgta.org](http://www.crgta.org)
- Columbia Gorge Winegrowers Association  
[www.columbiagorgewine.com](http://www.columbiagorgewine.com)
- Columbia Gorge Fruitgrowers Association  
[www.cgfg.org](http://www.cgfg.org)
- Gorge Grown Food Network [gorgegrown.com](http://gorgegrown.com)
- Gorge Cider Society [gorgecidersociety.com](http://gorgecidersociety.com)



# Business Resources in Hood River 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:** <http://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](http://www.mcedd.org); 541-296-2266

## Mt. Hood Economic Alliance

The Mt Hood Economic Alliance is a partnership between Clackamas, Hood River and Wasco counties that has gap financing loans for local businesses. MHEA provides secondary financing for businesses unable to secure (enough) financing through conventional banking.

**Contact:** [www.mthoodea.org](http://www.mthoodea.org); 503-970-3336

## Opportunity Zones

Portions of Hood River County are located in an Opportunity Zone. Qualified Opportunity Funds may invest in projects in this area and receive preferential tax treatment.

Check to see if your project is in a Zone:

<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>