



Office of Governor
TINA KOTEK

FastTrack Permitting Program

Joint Permitting Council Meeting

August 31, 2026

Joint Permitting Council - Agenda



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1. Introductions
2. JPC Logistics
 - Election of Chair/Vice-Chair
 - Adoption of the Council Charter
3. Review of HB 4084 - Intent of FastTrack Permitting Program/Duties of the Joint Permitting Council
4. Eligibility Criteria - Discussion/Potential Adoption
5. Readiness Criteria - Discussion/Potential Adoption
6. Other Business of the Council
7. Public Comment

Joint Permitting Council - Public Meeting Requirements



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The Joint Permitting Council is considered a governing body under ORS 192.610(5) as, as such, is subject to Oregon's Public Meeting law.

You are encouraged to visit the [Oregon Government Ethics Commission](#) website for public meeting trainings if interested

You can also review the [Department of Justice Public Records and Meetings Manual](#)

Or reach out to the Governor's office and we are happy to assist

Prosperity Roadmap



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Governor Kotek announced her **Prosperity Roadmap** in early December in response to the economic headwinds facing Oregon.

The Prosperity Roadmap is intended to guide the state's economic development efforts - not just to address the challenges Oregon is facing today, but to build an Oregon where economic opportunity is within reach for everyone.



Why the Roadmap?



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Coordinated statewide action can help reverse trends:



OREGON'S PROSPERITY ROADMAP

- **Slowing population growth**
 - Recent estimates showed a downward revision in in-migration and retention
- **Elevated unemployment**
 - Oregon's unemployment rate was expected to remain elevated through 2026
- **Business outmigration**
 - Businesses were leaving Oregon, job creation had been revised downward



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Vision and Goals

Retain and Grow Businesses

- Reduce barriers to investment
- Strengthen partnerships with the business community

Catalyze Job Creation

- Target high-value/opportunity industries
- Enhance/expand workforce development programs

Accelerate Economic Growth

- Modernize economic development systems
- Promote Oregon – particularly around global trade and investment





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Six Strategic Initiatives

- 1) Recruit Additional Leadership and Expertise to Grow and Drive the Roadmap
 - Chief Prosperity Officer
 - Governor's Prosperity Council
- 2) **Establish a new FastTrack Program***
- 3) Reduce Barriers to Investment and Growth*
- 4) Modernize and Strengthen Oregon's Economic Development Tools*
- 5) Explore Targeted Tax Changes to Spur Living Wage Job Creation, Increase GDP**
- 6) Partner with Businesses and Communities for Results

* Components Included in 2026 Legislation

**Discussion Expected during 2027 Legislative Session

2026 Legislative Session



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The Governor passed her Prosperity Roadmap bill (HB 4084):

- **FastTrack Permitting Program** to encourage large-scale investment and accelerate project timelines.
- **Permit Audits** to increase transparency, reduce delays, and build trust and predictability for businesses choosing to invest in Oregon.
- **Enterprise Zone Modernization** that expands access to this opt-in program to unlock greater investment opportunities statewide.
- **Investment** in industrial lands site readiness and other economic development programs to address critical funding gaps and support projects statewide.

FastTrack Permitting Program



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FastTrack was created with intention - encourage major investment in Oregon's economy. FastTrack will assist with attracting investment by:



Creating transparency and predictability in the permitting process



Providing a single point of contact for qualified projects



Developing clear timelines for all parties in the permitting process



Establishing accountability measures

FastTrack Permitting Program



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HB 4084 did the following:

- Created the FastTrack Permitting Program and established the Joint Permitting Council (located in the Office of the Governor)
- Established eligibility criteria for the program
- Established a review process for the applications into the program



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Joint Permitting Council

- HB 4084 Defined membership of the JPC. Membership is appointed by the Governor.
- JPC is 13 members: 11 of the members are state agencies representatives, 2 members are those that have experience with economic development.
- JPC is designed to be the implementing arm of the FastTrack Permitting Program – this body reviews applications approved into the program by the Governor, establishes a lead agency for ongoing work, and helps to develop a Cooperative Project Plan for each project.
- JPC is also required to provide annual reporting of its work to the Governor and DAS. Reporting includes a description of each project administered under the program and up-to-date results.



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Joint Permitting Council - Scope

- Reviews applications submitted into the program to determine eligibility – Make recommendation to the Governor
- Accept applications approved by the Governor into the FastTrack Permitting Program
- Identify a Lead Agency for applications within the FastTrack Permitting Program
- Develop a Cooperative Project Plan for each application in the FastTrack Permitting Program
- Submit an annual report to Governor and DAS describing the status of each project administered in the previous year under the FastTrack Permitting Program

Preliminary Schedule





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Questions?



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Eligibility Criteria

Projects must meet the following criteria to be approved to enter the FastTrack Permitting Program

- Capital Investment Thresholds
- More than one regulatory approval from one or more state agencies
- Be part of a targeted industry cluster as defined by OBDD
- ***Satisfy readiness criteria established by the Joint Permitting Council***
- Demonstrate land-use compatibility
- Applicants may not be renewals of existing permits
- ***Meet any other criteria established by the Joint Permitting Council***



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Decision Point for the JPC

Additional Eligibility Criteria?

- 1. Meet capital investment thresholds by location ($\geq$ \$100M in a metropolitan service district UGB area; $\geq$ \$50M outside such UGBs but not in nonurban counties; $\geq$ \$25M in nonurban counties under ORS 653.026);
- 2. Require more than one regulatory approval from one or more state agencies;
- 3. Advance job creation or GDP growth through a target industry cluster, as defined by OBDD;
- 4. ***Satisfy readiness criteria established by the Council;***
- 5. Demonstrate land use compatibility;
- Applications to the Council may not be renewals of existing permits; and
- Meet any other Council established requirements consistent with the Act.



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Decision Point for the JPC

Readiness Criteria

Pre-Development Completion Thresholds

- Preliminary design/engineering is underway along with development timeline identified
- Property control (ownership/lease/option) is secured
- Identification of environmental needs/requirements

Project Maturity/Financing

- Committed or conditionally committed financing for the full project budget – submittal of a capital stack summary
- Organizational capacity to move development forward and operationalize - and demonstrated market indicators driving viability of the project.
- Project schedule that identifies all project phases and demonstrates substantial completion within 24 months.

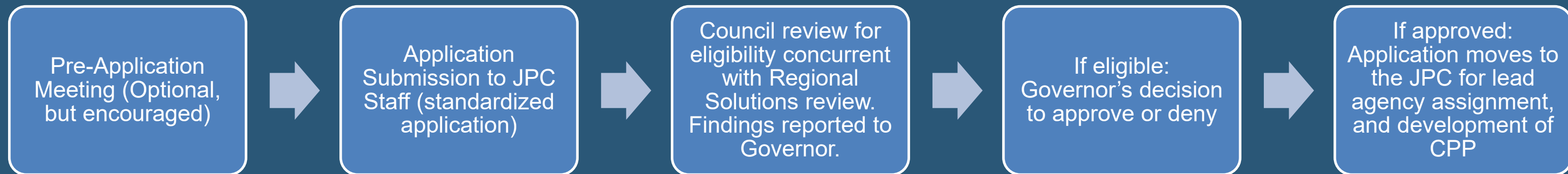
Local Government/Utility Provider Readiness

- Local jurisdiction (city/county) permit(s) schedule to include utility/energy providers, including evidence of completed pre-application conference (or similar) and/or approvals already received.
- Infrastructure requirements known including energy sources, water supply, transportation access, and other critical infrastructure required to complete the project.



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Application Review Process





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JPC - Pre-Application Meeting Discussion

Is this something the Council would like to implement?



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JPC - Cooperative Project Plan Discussion

Cooperative Project Plan for each application in the FastTrack Permitting Program should include:

- Lead Agency responsible for providing monthly updates on the project to the Council.
- A list of all permits for the Project along with applicable agency and point of contact.
- A permitting schedule that specifies the following:
 - Intermediate and final deadlines for all state agency regulatory approvals, and
 - To the greatest extent practicable, expected dates for federal and local permit reviews and approvals.

**Permit schedules should reflect the intent for expedited approvals for the FastTrack Permitting Program and reflect analysis completed by agencies to streamline permit approval processes
- Any other elements deemed necessary by the Council

Other Business of the JPC



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1. Ongoing meeting schedule
2. What additional information is needed from staff

Public Comment



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FastTrack Permitting Program

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