



AGENDA

Joint Permitting Council

August 31, 2026

2:00PM to 3:30PM

Registration Link: <https://events.gcc.teams.microsoft.com/event/1f5a1ae1-9cde-47e9-8b3e-39e18d90e43c@aa3f6932-fa7c-47b4-a0ce-a598cad161cf?source=copyLinkLegacyShareLinkDialog>

1. Introduction
2. JPC Logistics
 - Election of Chair/Vice-Chair
 - Adoption of the Council Charter
3. Review of House Bill 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 Comments
8. Adjourn

Tina Kotek
Governor



Briefing Memo

To: Joint Permitting Council
From: Sarah Means
Date: August 21, 2026
Topic: FastTrack Permitting Program – Kick Off Meeting Information

Executive Summary

The Joint Permitting Council (JPC), established under HB 4084 (2026), has the charge of administering the FastTrack Permitting Program. August 31, 2026 will be the first meeting of the JPC and, as such, there will be a several items up for discussion and potential decision. To help with the discussions during the initial meeting, the key topic areas on the agenda are addressed below.

JPC Membership/Chair/Vice-Chair

HB 4084 (2026) granted the Governor the authority to appoint members of the JPC. Governor appointed members effective June 1, 2026. During the appointment process, members were randomly assigned terms. Those are as follows:

JPC Member	Term
Elizabeth Papadopoulos, ODOT Rep	6/2026 - 12/2029
Brenda Bateman, DLCD Rep	6/2026 - 12/2029
Janine Benner, ODOE Rep	6/2026 - 12/2029
Kaitlyn Lovell, DSL Rep	6/2026 - 12/2029
Shannon Davis, DEQ Rep	6/2026 - 12/2029
Ivan Gall, OWRD Rep	6/2026 - 12/2027
Jonathan Sandau, ODA Rep	6/2026 - 12/2027
Chris Cummings, OBDD Rep	6/2026 - 12/2027
Sarah Reif, ODFW Rep	6/2026 - 12/2027

Satish Upadhyay, DAS Rep	6/2026 - 12/2026
Ruarri Day-Stirrat, DOGAMI Rep	6/2026 - 12/2026
Shawna Peterson At Large Rep	6/2026 - 12/2027
Matthew Ruettgers At Large Rep	6/2026 - 12/2026

HB 4084 (2026) also requires the JPC to elect a Chair and Vice-Chair. The legislation doesn't elaborate on the duties of the Chair/Vice-Chair other than to say they should have the duties and powers necessary for the performance of the functions of said offices as the Council determines.

As such, staff has developed a Council Charter that outlines several key aspects of the JPC including roles and responsibilities. The Charter generally reflects exactly what was in HB 4084, but in minimal instances such as defining the duties of the Chair/Vice-Chair and other staff of the JPC, it provides some additional detail for consideration. The Charter is included as an attachment to this memo and the JPC will be asked to review and approve at the August 31, 2026 meeting.

Chair/Vice-Chair Elections

HB 4084 (2026) requires the JPC elect a Chair and Vice-Chair. One of the first actions at the August 31, 2026 meeting will be for the JPC to take action to nominate and vote for a Chair and Vice-Chair.

Eligibility and Readiness Criteria

Eligibility Criteria

The Joint Permitting Council (JPC), established under HB 4084 (2026), has the charge of administering the FastTrack Permitting Program. As part of that, the JPC is required to establish eligibility criteria for the program. HB 4084 (2026) already has established eligibility criteria for the program. The JPC is tasked with determining if there is a need for additional criteria or further refining the existing criteria.

Eligibility criteria were listed in the legislation. Those criteria are as follows:

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;
6. Applications to the Council may not be renewals of existing permits; and
7. Meet any other Council-established requirements consistent with the Act.

The list of criteria provided by the legislation appears to be sufficient, though it is necessary to refine the “readiness criteria” to provide clarity to both the JPC and applicants to the program. Staff is suggesting the JPC continue with the eligibility criteria as written in HB 4084 and not make any modifications.

Readiness Criteria

The intent with the FastTrack Permitting Program is to assist high impact projects that are ready to move forward in Oregon. It is essential that this program is utilized by projects that are ready to go. Therefore, in addition to the eligibility criteria listed above, it is important to provide clarity on the readiness criteria to ensure both the JPC and a potential applicant to the FastTrack Permitting Program fully understand the expectation of readiness. Below are some suggestions for the JPC to review as it relates to further refinement of the readiness criteria:

Applicants must demonstrate the following:

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.

Staff is asking the JPC to discuss the proposed readiness criteria, adjust as necessary, and adopt at the August 31, 2026 meeting. Please note, HB 4084 (2026) requires these criteria be adopted no later than October 1, 2026.

Application Review Process

HB 4084 (2026) defines the review process for applications being made to the FastTrack Permitting Program. That process is defined as follows (taken directly from HB 4084 (2026)):

An applicant for the fast track permitting program shall submit a project application to the council. The council shall:

(A) Review the application to determine if the project meets the eligibility criteria established under subsection (2) of this section and report the findings to the Governor; and

(B) Forward the application to the Regional Solutions Program created under ORS 284.754.

(b) The Regional Solutions Program shall review the project, for consistency with regional economic development priorities as established under ORS 284.754, Comprehensive Economic Development Strategies or other similar sources, and report to the Governor with a recommendation about whether to advance the project. The report may include additional local or regional dynamics for the Governor to consider.

(c) The Governor shall review each application forwarded by the council and the Regional Solutions Program and determine whether to approve the application.

(d) The Governor may not approve an application if there are 15 projects currently in progress under the fast track permitting program.

(4) If the Governor approves a project application for the fast track permitting program, the council shall:

(a) Develop and approve a cooperative project plan for the project that:

(A) Includes intermediate and final completion dates for all state regulatory approvals;

(B) Provides for a shorter timeline than existing timelines for permitting or other relevant timelines for permitting established through policy, law or regulation; and

(C) Is consistent with analyses completed by the regulating agencies identifying opportunities to streamline the approval process for the permit, eliminate any unnecessary steps or barriers, reduce the incidence of incomplete applications and eliminate any obsolete or unnecessary approval processes.

(b) Identify a lead agency that will provide monthly updates on the project to the council.

(c) Include in the plan any other elements deemed necessary by the council.

Staff is proposing the application will come directly to the JPC email that is monitored by staff in the Governor's Office. Once an application comes in, staff will do an initial review to ensure required information is included with the submittal. If that is the case, staff will then draft a report along with the application materials to be reviewed by the Council at its next meeting. Concurrently, staff will forward the application to the appropriate Regional Solutions Coordinator for their review and comment. If it's determined by the Council the project is eligible, staff will forward that recommendation, along with any other comments to the Governor for her final decision.

Staff has developed a draft standardized application form that will be available on the FastTrack Permitting Programs website. The form is attached for your review and comment. Please note we will work internally to have this be a user friendly webform.

If a project is accepted into the FastTrack Permitting Program, the JPC (as noted above) has the obligation to develop and approve a cooperative project plan for the project that includes specific items (listed above). Staff will begin to develop a template for the cooperative project plan that can be utilized by the JPC. If there are additional elements that the JPC would like to see in a cooperative project plan, we are able to have those discussions.

Pre-Application Meeting

While HB 4084 (2026) didn't specifically call out a pre-application meeting as a specific step in the broader application process, it is generally considered a best practice as many who are responsible for processing permits know. As such, it is something the JPC can consider doing and it is referenced in a few of the documents in case the group wants to move in that direction.

Staff would suggest that if the JPC does want to include a per-application meeting as an offering to potential applicants, we discuss an appropriate process and structure. For instance, staff can still be the point of contact for such a request, but a discussion about who from the JPC participates in a pre-application meeting would be a question to consider ahead of setting this up as an option.

Next Steps

Please review the provided documentation ahead of the August 31, 2026 meeting and be prepared to discuss and move these recommendations forward.

Attachments:

1. Joint Permitting Council Charter
2. FastTrack Program Application

FastTrack Permitting Program: Joint Permitting Council — Charter

(Draft for Adoption at Meeting #1)

Article I. Name, Purpose, and Authority

Section 1. Name.

The body shall be known as the Joint Permitting Council (“Council”).

Section 2. Purpose.

The Council’s purpose is to administer the FastTrack Permitting Program that enables eligible economic development projects to obtain expedited regulatory approvals from Oregon state agencies, consistent with the requirements, processes, and limits set forth in HB 4084 (2026), Sections 1–3.

Section 3. Legal Authority and Placement.

The Council is established within the Office of the Governor and operates pursuant to the authority granted by HB 4084 (2026), Section 1.

Article II. Membership, Terms, and Appointments

Section 1. Composition.

The Council consists of **one representative from each** of the following agencies:

- Department of Transportation (ODOT)
- Department of Land Conservation and Development (DLCD)
- State Department of Energy
- Department of State Lands
- Department of Environmental Quality (DEQ)
- Water Resources Department
- State Department of Agriculture
- Oregon Business Development Department (OBDD)
- State Department of Fish and Wildlife (ODFW)
- Oregon Department of Administrative Services (DAS)
- State Department of Geology and Mineral Industries (DOGAMI); and
- Two members with knowledge and experience in economic development, all appointed by the Governor.

Section 2. Terms and Service.

Members serve four-year terms and at the pleasure of the Governor. Vacancies are filled by the Governor for the remainder of the unexpired term; members may be reappointed.

Section 3. Compensation.

Members do not receive compensation or reimbursement for expenses.

Article III. Officers**Section 1. Chair and Vice Chair.**

At its first meeting and annually thereafter (or as the Council determines), the Council shall elect a Chair and Vice Chair from among its members, with duties and powers necessary to conduct Council business.

Section 2. Duties.

- **Chair:** Presides at meetings, sets agendas, represents the Council, and oversees workplan execution.
- **Vice Chair:** Performs Chair duties in the Chair's absence and supports coordination of working groups.

Article IV. Meetings and Quorum**Section 1. Meeting Cadence and Call.**

The Council shall meet at times and places specified by the Chair or a majority of members. Meeting cadence shall be determined by the Council and be responsive to the duties and expectations required of the group.

Section 2. Quorum.

A majority of members constitutes a quorum for the transaction of business.

Section 3. Voting.

Actions of the Council require a majority vote of the members present at a meeting with a quorum.

Article V. Staffing and Support**Section 1. Staffing Authority.**

The Council may employ staff, including but not limited to a Permitting Specialist, to support program administration, project coordination, and reporting.

Section 2. Duties of the Staff/Permitting Specialist.

- Coordinate intake and initial screening checks;
- Facilitate interagency timelines, issue escalation, and monthly reporting;

- Maintain records and data for annual reporting to the Governor and DAS.

Article VI. Fast-Track Permitting Program Implementation

Section 1. Program Administration.

The Council shall administer a fast-track permitting program allowing eligible projects to obtain expedited regulatory approvals from state agencies.

Section 2. Eligibility Criteria — Scope and Timeline.

The Council shall establish eligibility criteria. The criteria must, at minimum, require that a project:

8. 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);
9. Require more than one regulatory approval from one or more state agencies;
10. Advance job creation or GDP growth through a target industry cluster, as defined by OBDD;
11. Satisfy readiness criteria established by the Council;
12. Demonstrate land-use compatibility;
13. Applications to the Council may not be renewals of existing permits; and
14. Meet any other Council-established requirements consistent with the Act.

Section 3. Application, Review, and Approval Flow.

An applicant for the fast track permitting program shall submit a project application to the council. The council shall:

- (A) Review the application to determine if the project meets the eligibility criteria established under subsection (2) of this section and report the findings to the Governor; and
- (B) Forward the application to the Regional Solutions Program created under ORS 284.754.
 - (b) The Regional Solutions Program shall review the project, for consistency with regional economic development priorities as established under ORS 284.754, Comprehensive Economic Development Strategies or other similar sources, and report to the Governor with a recommendation about whether to advance the project. The report may include additional local or regional dynamics for the Governor to consider.
 - (c) The Governor shall review each application forwarded by the council and the Regional Solutions Program and determine whether to approve the application.

(d) The Governor may not approve an application if there are 15 projects currently in progress under the fast track permitting program.

Section 4. Cooperative Project Plans

For each approved fast-track project, the Council shall develop and approve a cooperative project plan that:

- Sets intermediate and final completion dates for all state regulatory approvals;
- Provides shorter timelines than existing permit timelines (policy, statute, rule);
- Aligns with streamlining analyses conducted by agencies (removing unnecessary steps, reducing incomplete applications, and eliminating obsolete processes);
- Identifies a lead agency to provide monthly updates to the Council; and
- Includes any additional elements deemed necessary by the Council.

Section 5. Annual Reporting.

By the schedule set in Council procedures, the Council shall submit an annual report to the Governor and DAS describing the status of each project administered under the fast-track program in the previous year.

Article VII. Ethics, Conflicts of Interest, and Transparency

Section 1. Ethics Compliance.

Members shall comply with all applicable Oregon ethics, public meetings, and public records laws.

Section 2. Conflicts of Interest.

Members must disclose any potential conflicts related to projects under review and recuse where appropriate.

Section 3. Transparency.

Meeting agendas, minutes, and adopted program materials should be made available consistent with public records and meetings requirements.

Article VIII. Adoption and Amendments

Section 1. Adoption.

This Charter shall be adopted by a majority vote of the Council at a meeting with a quorum.

Section 2. Amendments.

The Council may amend this Charter by majority vote at any regular or special meeting, provided the proposed amendment is noticed in advance.

FastTrack Intake Form

To encourage major investments in Oregon's economy, House Bill 4084 established the FastTrack Permitting Program for qualified economic development projects in any of Business Oregon's targeted industry sectors. Projects may qualify when making a minimum investment based on the project location and seeking permit approvals from more than one state agency or multiple permit approvals from one state agency. FastTrack will support up to 15 projects at a time with the potential to create jobs and grow Oregon's GDP. If accepted into the FastTrack Program, projects will be sent to the Joint Permitting Council where a lead agency will be identified and a cooperative project plan, that includes clear timelines and expectations of all project parties, will be developed and implemented.

Please fill out all fields to apply for the FastTrack Permitting Program. The Office of the Governor will contact you after reviewing your submission.

Contact Name *	Title *
Email *	Phone Number *
Applicant/Company Name	Applicant/Company Address
Project Name	Project Municipality
Project County	Project Address
Link to Project Address (e.g. Google Maps)	Industry
Project Description *	
Expected Total Project Cost *	Expected Total Permanent Jobs Created *

Expected Temporary Jobs Created * Please specify duration and industry.	Expected Start Date for Construction *
Expected Total Project Duration (Months)	Required State Permits (List All) *
Please list any additional permitting needs, including local/regional/federal permits.	
Has financing been secured for the full project? If yes, please specify source and amount. Are there currently funding gaps? *	
For any funding sources with a spending deadline, please specify the source and amount.	
For this project, which state permits have you already applied for? *	
What utility provider(s) will need to be, or already have been, consulted for this project to be constructed? *	
Did you complete a pre-application meeting for the FastTrack Permitting Program? If so, when?	
Have you conducted any public outreach or engagement for this project to date? If not, are there any public engagement efforts planned?	
Please provide any additional comments regarding the project's overall timeline, intended outcomes, or qualification for FastTrack review.	

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