



## **AGENDA**

### **Joint Permitting Council**

**September 22, 2026**

**1:30PM to 3:00PM**

**Link:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Nzg4Mzk1MmMtOWI4MS00NGZmLTkzMTMtMDEzZGJhMDQ1NWQy%40thread.v2/0?context=%7b%22Tid%22%3a%22aa3f6932-fa7c-47b4-a0ce-a598cad161cf%22%2c%22Oid%22%3a%223a56f698-f861-413d-bad2-86062e30e197%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzg4Mzk1MmMtOWI4MS00NGZmLTkzMTMtMDEzZGJhMDQ1NWQy%40thread.v2/0?context=%7b%22Tid%22%3a%22aa3f6932-fa7c-47b4-a0ce-a598cad161cf%22%2c%22Oid%22%3a%223a56f698-f861-413d-bad2-86062e30e197%22%7d)

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1. Welcome
2. Approval of Meeting Summary
3. Public Comment
4. Ground Rules Discussion
5. Charter Language (Discussion/Approval)
6. Readiness Criteria (Discussion/Approval)
  - Public comment specific to readiness criteria.
7. Readiness Assessment Process (Discussion)
8. Roundtable/updates
9. Adjourn

## **Joint Permitting Council Meeting #1 Notes**

Date & Time: Monday, August 31<sup>st</sup>, 2026 @ 2PM to 3:30PM

### **1. Member Introductions**

### **2. Agenda Overview**

### **3. JPC Logistics**

- Motion to Elect Chair & Vice-Chair
  - Chris Cummings, BizO has offered to serve as Vice-Chair.
  - Council has agreed to move forward with election of Vice-Chair.
  - Kaitlin Lovell was elected as Chair of JPC.
- JPC Charter Discussion
  - Generation of the Annual Report
    - I. Staff will be assigned to support the operations of the Council, including the development of the Annual Report.
    - II. Other options may include creating a sub-group.
- Voting Process
  - Concerns were expressed regarding voting with a partial quorum.
  - If the majority is not present, the Council should delay voting before we have at least seven members present during critical decision-making.
  - Revisit Article 4, Section 3.
  - Charter will be updated for the next meeting.
  - *Proxies* - Council decided that there will not be proxies because individually named council members have been appointed by the Governor.

### **4. Review of HB 4084**

- FastTrack Permitting Program
- JPC Structure, Purpose, and Scope
  - Preliminary Schedule
    - I. August/September – Start Up
    - II. September/November – Solicitation
    - III. November/January – Selection
    - IV. January/March – Cooperative Agreement Negotiation & Execution
    - V. March, TBD – Project Delivery

### **5. Eligibility Criteria**

- Baseline Requirements:
  - Meet the Capital Investment Thresholds.
    - I. 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).

- Have more than one regulatory approval from one or more state agencies.
- Advance job creation or GDP through a targeted industry as defined by BizO.
  - I. This will be identified through the NAICS Codes.
- Meet the readiness criteria as established by the Council.
- Demonstrate land-use compatibility.
- Project applications may not be renewals of existing permits.
- Must meet any other criteria established by the Council.
- Potential Amendments to Requirements:
  - Regulatory Approval from State Agencies – What does this entail? Are we focusing on permitting, or the construction/land-use related to infrastructure?
  - Renewals and Regulatory Approvals will be reviewed as needed. For now, the baseline

## 6. Readiness Criteria

- Applicants must be able to demonstrate the following:
  - Pre-Development Completion Thresholds
    - I. What does this mean?
      - a. Preliminary design/engineering is underway along with development timeline that has been identified.
      - b. Property control (ownership/lease/option) is secured.
      - c. Identification of environmental needs/requirements has been completed.
  - Project Maturity/Financing
    - I. What does this include?
      - a. Committed or conditionally committed financing for the full project budget – submittal of a capital stack summary.
      - b. Organizational capacity to move development forward and operationalize – and demonstrated market indicators driving viability of the project.
      - c. Project schedule that identifies all project phases and demonstrates substantial completion within 24 months.
  - Local Government/Utility Provider Readiness
    - I. What does this look like?
      - a. 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.

- b. Infrastructure requirements known including energy sources, water supply, transportation access, and other critical infrastructure required to complete the project.
- Suggestions on Environmental Needs/Requirements:
  - I. DLCD Input:
    - a. A project located within a local jurisdiction (city or county) that has demonstrated support for fast-track projects via an adopted resolution with clear permit approval timelines and funding commitments.
    - b. A project located on property that the local jurisdiction (city or county) has committed to serve with infrastructure via an adopted capital improvement plan.
    - c. A project that either:
      - Is located on property that is not encumbered by natural resource, cultural resource, or natural hazard conditions; or
      - Has included site-based mitigation plans in its development pro forma.
    - d. A project located on property for which the local jurisdiction (city or county) has adopted a local wetlands inventory (LWI) or can submit one with the fast-track application.
    - e. Applications can demonstrate land-use compatibility by proposing uses consistent with existing local zoning.
    - f. Applicants that are able to submit letters of support from adjacent property owners can further reduce the risk of land-use conflicts.
    - g. A project located within a local jurisdiction (city or county) that has confirmed that the project is consistent with the local comprehensive plan and zoning ordinances.
  - II. ODFW Input:
    - a. Having a pre-application meeting may be useful in identifying/determining mitigation plans.
  - III. DOGMI Input:
    - a. Land-use pathway should come first, then finance pathway.
  - IV. ODA Input:
    - a. Having a permit dependency matrix may help resolve determining the scale and identifying the completion timeline.

- V. Overall Input: Expanding the criteria for environmental needs is recommended, based off of DLCD's proposed action. A working draft will be circulated between agencies so that a finished document is prepared for a motion to vote on what to amend.

- FastTrack Application Process

- Pre-Application Meeting (Optional, Encouraged).
  - I. May include: Sub-Committee, Chair/Vice-Chair, etc.
  - II. This has been moved forward as a "Requirement", not optional.
- Application submitted to JPC.
- Council will review for eligibility concurrent with Regional Solutions review. Findings will be reported to Governor.
  - I. Projects will be voted on eligibility by the Council, which will go to the Governor for her to make a decision on an application.
- If eligible, Governor will approve or deny.
- If approved, the application will be moved forward to JPC for lead agency assignment and development of CCP (Cooperative Project Plan).

## **7. Other Business of the Council**

- Moving Forward:
  - A revised Charter will be sent out to Council Members.
  - Amendments to the Readiness Criteria will be reviewed and added as needed.

## TOOLS for EFFECTIVE CONVERSATIONS

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### **JOINT PERMIT COUNCIL PURPOSE**

The JPC is responsible for developing and implementing expedited permitting for high value economic development projects while continuing to protect and steward Oregon values. What we learn will lead to improved processes for future projects regardless of whether they are part of the FastTrack process.

### **DISCUSSION PROTOCOLS**

- ◆ Approach the discussion with curiosity and a willingness to hear others' views so you may solve problems together
- ◆ When you do speak:
  - Speak as though you are right
  - Listen as though you may be wrong
  - Maintain a professional tone and approach to the discussion
- ◆ Separate the people from the problem: be hard on the problem and easy on the people
  - Speak for yourself/your organization and let others do the same
- ◆ Treat each other with respect by listening to each other's thoughts without interjecting words—or body language
- ◆ Let the facilitator or chair know when you would like to speak or ask a question. When meeting online, please do so by raising your electronic hand. When in person, please do so by turning your name card.
- ◆ Focus on what is important to you and what you need, rather than on an argument for the sake of arguing
- ◆ Speak again only after others who want to have done so
- ◆ If your question or comment has already been said, don't say it again unless you need further clarification or unless you want the group to know that more than one person shares a point of view
- ◆ Give others a chance to finish their statements before asking or interjecting something new
- ◆ Hold side conversations at the break...or in the hall
- ◆ Put your cell phones and other tools into silent or vibrate mode and look at them only if you are expecting an emergency

## **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 approval by a majority of all Council members..

**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:

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.

### **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.

**Tina Kotek**  
**Governor**



## **Briefing Memo**

**To:** Joint Permitting Council

**From:** Sarah Means, Policy Advisor, Governor's Office  
Annette Liebe, Special Assignment, Governor's Office

**Date:** September 22, 2026

**Topic:** FastTrack Permitting Program – Project Readiness Criteria

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### **Executive Summary**

The Joint Permitting Council (JPC), established under HB 4084 (2026), is responsible for standing up and administering the FastTrack Permitting Program. As a first step in developing the program, the Council is charged with establishing eligibility criteria including readiness criteria no later than October 1, 2026. This memo summarizes what the legislature adopted as eligibility criteria and feedback from members of the JPC regarding readiness. Staff recommend not adding additional eligibility criteria and recommend a suite of readiness criteria accompanied by a “Readiness Assessment” checklist/approach.

### **Eligibility and Readiness Criteria**

#### *A. Eligibility Criteria*

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.

The legislation included the following eligibility criteria:

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.

Staff Recommendation: Staff recommends that the JPC continue with the eligibility criteria as written in HB 4084 and not make any additions.

*B. Readiness Criteria and Assessment*

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. HB 4084 **also** directs the JPC to evaluate and demonstrate how state permitting agencies can streamline their approval processes, eliminate unnecessary or obsolete steps, and reduce incomplete applications. The JPC is tasked with establishing readiness criteria that recognize this balance and provide clarity regarding the expectation of readiness for potential applicants to the FastTrack Permitting Program.

At the JPC's August 31<sup>st</sup> meeting staff shared an initial draft set of readiness criteria; at that meeting Council heard from Director Bateman from the Department of Land Conservation and Development about additional ideas DLCD had related to readiness. Council members were also asked to provide their recommendations. Those thoughts and recommendations have been summarized in Attachment 1.

Staff Recommendation: In consideration of JPC input staff are proposing the following revised set of readiness criteria and approach.

*a. Readiness criteria:*

Applicants must demonstrate the following:

*Pre-Development Completion Thresholds*

- Preliminary engineering or basis of design has been completed and there is an established development timeline.

- Property control (ownership/lease/option) is secured
- Environmental permits/applicable requirements have been identified.

#### *Project Maturity/Financing*

- Committed or conditionally committed financing for the full project budget – submittal of a capital stack summary
- Demonstrated 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 operationalization can be achieved within 24 months after permits have been obtained.

#### *Local Government/Utility Provider Readiness*

- Projects should have documented support from cities or counties through defined permitting timelines, funding commitments, and a designated point of contact.
- 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.

#### Readiness Assessment

While HB 4084 (2026) didn't specifically call out a pre-meeting to assess readiness (Readiness Assessment), it is generally considered a best practice as many who are responsible for processing permits know. Staff have discussed the opportunity for the Governor's Regional Solutions Coordinators to convene readiness assessment with relevant state agencies along with the identified local government designated point of contact. The purpose of these meetings is to begin the process of documenting needed state and local permits, utility approvals and needed tribal engagement.

Staff Recommendation: Staff recommend including completion of a readiness assessment as one of the readiness criteria. If the JPC agrees, the next step for staff is to develop a checklist to facilitate this assessment. Thank you to agencies who have already provided information that will be useful for this checklist.

#### **Conclusion**

Staff recommends that the JPC continue with the eligibility criteria in HB 4084 and discuss the proposed readiness criteria, adjust as necessary, and adopt at the September 22, 2026, meeting. Please note, HB 4084 (2026) requires these criteria be adopted no later than October 1, 2026.

Attachments:

1. Summary of JPC feedback on project readiness.

## ATTACHMENT 1

### Summary of Joint Permitting Council feedback on project readiness

#### 1. Program Intent and HB 4084 Alignment

HB 4084 directs the JPC to evaluate and demonstrate how state permitting agencies can streamline their approval processes, eliminate unnecessary or obsolete steps, and reduce incomplete applications. This directive is not limited to a subset of idealized, conflict-free projects. Instead, it acknowledges that the real world is filled with complex sites and permitting challenges. Few economically meaningful development sites are “perfect” and those that are may not provide the best insight into the inefficiencies the Legislature intended the JPC to address.

Therefore, readiness criteria should not exclude projects with encumbrances. On the contrary, including such projects provides an essential opportunity to:

- Demonstrate how improved state processes can materially accelerate timelines for typical Oregon development sites.
- Validate that fast-track improvements are replicable and scalable across diverse project conditions.
- Identify process inefficiencies that only become visible when a project includes natural resource, environmental, cultural, or infrastructure challenges.
- Ensure that future applicants, beyond the initial JPC-selected cohort, benefit from lessons learned in the pilot phase.

Selecting only fully-unencumbered sites may result in a fast-track pilot that does not meaningfully test or stress the permitting system, limiting the program’s value for long-term statewide reform.

- The fast-track pilot should not be limited to easy or conflict-free sites.
- Real-world complexity is necessary to meaningfully test interagency coordination and identify inefficiencies.
- Readiness criteria should evaluate both project preparedness and potential to demonstrate process improvements.

#### 2. Local Jurisdiction Readiness

- Projects should have formal support from cities or counties through adopted resolutions including a commitment that the locality will move fast alongside state agencies.
- Jurisdictions must provide defined permitting timelines, funding commitments, and a designated point of contact.

- Infrastructure service must be planned in the jurisdiction’s capital improvement plan.
- Local wetlands inventory must be adopted or can be submitted.
- Projects must be confirmed as consistent with the local comprehensive plan and zoning.

### **3. Site Conditions and Encumbrances**

- Sites may be unencumbered or have mitigation plans for environmental, cultural, or hazard constraints.
- HB 4084 requires inclusion of encumbered projects to expose real permitting inefficiencies.
- Including complex sites allows validation of process improvements and ensures broader applicability.
- Project either: (1) is located on property that is not encumbered by wildlife, natural resource, cultural resource, or natural hazard conditions, or (2) has included site-based mitigation plans in its development pro forma.

### **4. Readiness Tiering and Project Ranking**

- Create a tiered system (similar to Virginia’s Tiers 1–5).
- Tier 3 would be the minimum entry point where site has been selected, zoned and due diligence has been completed; Tier 5 is “shovel ready.”
- Tiering helps rank and prioritize projects in the event the Council receives more than 15 applications.
- Allow a structured off-ramp for stalled projects. Pennsylvania gives sponsors 30 business days to show they're still technically and financially viable when asked, then pauses the project and tolls agency obligations. Pair that with the capital stack summary and a quarterly attestation.

### **5. Application Requirements and Project Information**

- Projects should apply only after selecting a site.
- Application must include company profile, investment breakdown, land/building needs, utilities, environmental preferences, access requirements, zoning, current employment, and full project schedule.

## 6. Project/Permit Process Readiness Assessment

- Require a permit dependency matrix to map all local, state, federal, tribal, and utility steps.
- Make Readiness Assessment conferences mandatory.
- Adopt DEQ's "first conversation" checklist to ensure clarity on project scope, environmental pathways, existing authorizations, and needed permits.

### A useful DEQ "first conversation" checklist

1. **What?** What is exactly being proposed?
2. **Where?** What property/tax lots and location?
3. **Who?** Who owns, operates and will hold the permit?
4. **Why?** What is the project/activity intended to accomplish?
5. **How?** What processes, equipment and materials are involved?
6. **How much?** What are the capacities, flows, emissions, wastes, etc.?
7. **Environmental pathways?** Air, water, land, waste, groundwater, etc.?
8. **Existing authorizations?** What permits/approval already exist?
9. **Land use?** Is the proposed activity compatible with local land use?
10. **What authorization?** What DEQ permit/approval registration is needed?

**Business Oregon** project information that has been provided to determine legitimacy including but not limited to:

- Company Profile
- Project Summary broke out by Phases/\$ of investment
- Land and building requirements
- Current Employment
  - Total
  - Oregon only
- Utility needs including
  - Electricity
  - Water
  - Wastewater
  - Natural Gas
- Site requirements including
  - Access needs
  - Environmental preferences
- Zoning Project Schedule
  - Selection of Site
  - Start of Construction
  - Start of utility needs (by phase)
  - State of operation