



AGENDA

Joint Permitting Council

October 14, 2026

3:00 PM to 4:30 PM

Link to Register:

https://us06web.zoom.us/webinar/register/WN_mTWL6sNcRaWCAKfcM_yrgg

1. Welcome – Chair Lovell
2. September 22nd Meeting Summary (Approval)
3. Public Comment
4. Presentation on Target Industry Clusters, Damon Runberg, Economist, Business Oregon (Informational Item)
5. Presentation on Proposed Fast Track Process (Discussion/Approval)
6. Roundtable/Updates
7. Adjourn

Joint Permitting Council Meeting #2 Summary

Date & Time: Tuesday, September 22nd, 2026 from 1:30PM to 3PM (via Teams)

Council Members in Attendance:

- Kaitlin Lovell, Chair, Department of State Lands
- Chris Cummings, Vice-Chair, Business Oregon
- Brenda Bateman, Director, Department of Land Conservation and Development
- Janine Benner, Director, Oregon Department of Energy
- Shannon Davis, Deputy Director, Oregon Department of Environmental Quality
- Ivan Gall, Director, Oregon Water Resources Department
- Sarah Reif, Habitat Division Administrator, Oregon Department of Fish and Wildlife
- Matthew Ruettgers, Community Development Director, City of Albany
- Jonathan Sandau, Deputy Director, Oregon Department of Agriculture
- Satish Upadhyay, Deputy Director, Oregon Department of Administrative Services
- Shawna Peterson, Chair, Eastern Oregon Border Economic Development Board

Staff Present:

- Annette Liebe, Natural Resources Advisor, Governor's Office
- Sarah Means, Workforce, Higher Education, and Economic Development Advisor, Governor's Office

1. Agenda

- Welcome/Introductions
- Public Comment
- Effective Discussion Protocols (Discussion)
- Charter Language (Discussion/Approval)
- Readiness Criteria
- Readiness Assessment Process (Discussion)
- Roundtable/Updates
- Adjourn

Chair Kaitlin Lovell opened the meeting, confirmed the agenda, and facilitated introductions. New participants included Chris Cummings (Business Oregon). Several members joined remotely or while traveling.

Public comment was offered but none was provided.

2. Effective Discussion Protocols & “North Star” Statement

Members reviewed meeting communication protocols to establish mutual expectations for engagement, collaboration, and respectful communication. The “North Star” statement was highlighted:

The JPC is responsible for developing and implementing expedited permitting for high-value economic development projects, while protecting Oregon’s values and ensuring processes are transferable across agencies and future projects.

Members expressed comfort with using these protocols moving forward.

3. Charter Revision, Article IV Section 3

A proposed charter clarification was presented:

Actions of the Council require approval by majority, with a minimum of seven unanimous votes to advance decisions when a quorum is present.

The Council unanimously adopted the revised Charter.

4. Eligibility Criteria Review

Annette Liebe reviewed statutory eligibility criteria, including:

- Capital investment thresholds
- Requirement for multiple regulatory approvals
- Alignment with target industry clusters (Business Oregon to provide future presentation)
- Readiness criteria
- Land use compatibility
- Exclusions for permit renewals
- Additional Council-established requirements

No changes to statutory criteria were proposed at this time.

5. Readiness Criteria Discussion

Members engaged in a detailed discussion to refine readiness criteria. Key themes:

Readiness Criteria Buckets (Confirmed by Vote):

- Pre-development Completion
 - Preliminary engineering and design
 - Property control
 - Environmental permits and regulatory requirements identified.
- Project Maturity & Financing
 - Capital stack clarity

- Organizational capacity
- Market indicators
- A project schedule demonstrating operations can begin within 24 months after all permits are obtained (later discussed for possible adjustment to 36 months)
- Local Government & Utility Provider Readiness
 - Documented local jurisdiction support
 - Timelines for local permitting
 - Funding commitments (to be clarified as “applicable commitments”)
 - Designated jurisdictional point of contact
 - Pre-application conference documentation
 - Infrastructure requirements identified (energy, water, transportation, access, wastewater added)

Members confirmed these three readiness buckets through unanimous vote.

6. Application Scoping Meeting (Additional Eligibility Requirement)

After extensive discussion, the Council agreed that readiness criteria should be evaluated before an applicant is formally invited to submit an application to the JPC.

The Council unanimously approved creating a mandatory “Application Scoping Meeting” involving:

- Applicant
- Regional Solutions Coordinator
- Relevant state agencies
- Local government representative

Purpose:

- Review readiness criteria
- Identify permitting needs and timelines
- Surface seasonal constraints or sequential permitting issues
- Ensure applicant is sufficiently prepared before entering fast-track consideration
- This scoping meeting replaces earlier concepts of separate “pre-meetings” and incorporates readiness assessment and early coordination.

7. Land Use Compatibility Considerations

Discussion emphasized concerns about the uncertainty caused by discretionary land-use processes.

Members recognized:

- Statute requires demonstration of land-use compatibility.

- Some projects may still face appeals or public process delays.

No additional changes were made, but members acknowledged this as a future learning and refinement area.

8. Cooperative Project Plan

Following Governor's selection, the applicant and agencies will jointly create a Cooperative Project Plan to:

- Establish milestones
- Provide opportunities for adjustment and/or off-ramps if applicants do not meet commitments
- Maintain clear roles and expectations
- Monitor organizational and financial capacity over time

9. Next Steps & Future Meeting Preview

For the next meeting:

- Business Oregon will present on target industry clusters.
- Staff will bring updated process documents, revised charts, and draft templates aligned with today's decisions.

Members were invited to share subject-matter experts who could assist in developing materials.

Fast Track Permitting Guidance

October 7, 2026, DRAFT

STEP ONE: Project Intake - Business Oregon to fill out Fast Track Intake

A. Project Scoping Meeting convened by Business Oregon

Outcomes:

- Understand the project, project timeline and phases,
- identify site,
- secure local jurisdiction support,
- identify utility needs,
- understand project financing (capital stack/project budget),
- assess whether the project is a candidate for Fast Track.

B. Participants:

- Company representative(s)
- Business Oregon Regional Development Officer (& Recruitment Officer)
- Regional Solutions Coordinator
- Local Jurisdiction representative(s)

C. Method: Business Oregon Request for Information.

a. Understanding the project

- i. Company Profile
- ii. Who owns, operates and will hold the permit(s)?
- iii. Current Employment
 1. Total
 2. Oregon only
- iv. What is the project/activity intended to accomplish?
- v. What is the project schedule? Does it identify all project phases and how long is the projected timeline for the project to become operational after all permits have been received?
- vi. Initial identification of local and state permits needed.

b. Project Maturity

- i. Project Summary broken out by Phases/\$ of investment
- ii. Due diligence has been completed to ensure the company has capacity and is financially viable
- iii. Market indicators support project viability

c. Pre-application conference (or similar) with the local government

- i. Initial identification of local permits
- ii. Local government/utility capacity and support

STEP TWO: Fast Track Readiness Assessment/Application: (applicant will fill out application; permit due diligence)

- A. Meeting(s) Convened by Regional Solutions Coordinator to assess readiness/application completeness

Outcomes:

- Project applicant (sponsor) receives timely information related to project development needs and expectations.
- State/local jurisdictions receive project details and can provide feedback based on status of the project.
- State agencies understand the project and can identify what permits will be needed.

- B. Participants:

- Project Representative
- Local Government Representative
- State agencies:
 - Business Oregon
 - Department of Land Conservation and Development
 - Department of Environmental Quality
 - Water Resources Department
 - Department of State Lands
 - Department of Transportation
 - State Historic Preservation Office
 - Department of Agriculture (project dependent)

- C. Application Requirements (Intake plus the following information provided by the applicant):

i. Pre-Development Completion

1. What?
 - a. What is exactly being proposed? Requires Preliminary Engineering and basis of design.
2. Where?
 - a. What property/tax lots and location? Has ownership, a lease or an option been secured for the site?
 - b. What does the applicant/local jurisdiction know about this site? (i.e. wetlands, habitat, historic resources)
 - c. Is the proposed activity located within the coastal zone? If yes, is there federal funding in the project finance plan or a federal permit required?
 - d. Is the proposed activity compatible with local land use?
 - e. Is there appropriate transportation access to the site? Are there access needs for local or state roads?

3. What Environmental Permits are needed?
 - a. What processes, equipment and materials are involved?
 - b. What are the capacities, flows, emissions, wastes, etc.?
 - c. Air, water, land, waste, groundwater, etc.?
4. Existing authorizations?
 - a. What permits/approval already exist?
- ii. Local Government/Utility Provider Readiness
 1. Local government support
 - a. Does the project have a letter of support from the relevant city or county including defined timelines for local permits, applicable funding commitments (these could also be in a development agreement) and a Designated point of contact.
 - b. Does the local government need any state permit related approvals to support this work (wastewater, water?)
 2. Plan for meeting utility needs:
 - a. Electricity
 - b. Water
 - c. Wastewater
 - d. Natural Gas Applicant Certification (to be added to the application)

STEP THREE: Eligibility Review by Joint Permit Council (Intake and Application provided to council)

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

STEP FOUR: Regional Solutions Review/Recommendation

Consistency with Regional Priorities:

1. Project aligns with regional priorities adopted by the RSAC; or
2. Project aligns with the local Comprehensive Economic Development Strategy; or
3. Project aligns with community or regional economic development plan adopted by a city, county, council of governments or economic development organization.

STEP FIVE: Governor's Review

If Approved by the Governor, then:

STEP SIX: Lead agency designation and development of Cooperative Project Plan:

Outcome: Mutually agreed upon expectations for the processing of state permits and regulatory approvals.

1. Joint Permit Council designates lead agency; lead agency to work closely with Regional Solutions Coordinator
2. Cooperative Project Plan:
 - a. Developed with project representatives, state agencies and local government designated point of contact.
 - b. Plan will identify what information is needed for a complete application for each permit type and a timeline for submitting complete applications;
 - c. Plan will identify intermediate and final completion dates for all regulatory approvals once a complete application is received
 - d. Plan must provide a shorter timeline than existing timelines for permitting or other relevant timelines established through policy, law or regulation
 - e. Eliminate unnecessary steps or barriers, reduce the incidence of incomplete applications and eliminate obsolete or unnecessary approval processes. Consider aligning/combining required public comment periods.
 - f. The cooperative project plan will include milestones and will provide opportunities to adjust or provide off ramp if eligibility changes.