

Exhibit 3

Local Zoning Approvals

OLIVER COUNTY
Planning & Zoning Board
115 W Main St | PO Box 188 | Center, ND 58530

☒ Building
☐ Conditional Use

PERMIT NUMBER**1078****Issued to: NORTH PLAINS CONNECTOR, LLC****For: TRANSMISSION LINE****Location: VARIOUS****Conditions: NONE****NOTE:**

This permit will expire one year from the date of issuance if the authorized work has not begun, unless an extension has been granted by the Oliver County Planning & Zoning Board and Oliver County Board of Commissioners.

Changes in plans or specifications shall not be made without obtaining approval of the Oliver County Planning & Zoning Board and Oliver County Board of County Commissioners. This permit may be voided or revoked if any of the application information is found to have been misrepresented, erroneous, or incomplete.

This permit may be voided or revoked if the applicant does not satisfy all conditions set forth in the Oliver County Zoning Ordinance and if the applicant does not satisfy any additional conditions deemed necessary by the Oliver County Planning & Zoning Board and the Oliver County Board of County Commissioners. Failure of the applicant to comply with any conditions will constitute a violation of the ordinance under Section 18 and all penalties under Section 18.3 apply.



Authorized Issuing Official (County Commissioner)

2-10-2024

Issue Date



MORTON COUNTY

STATE OF NORTH DAKOTA

PERMIT NO. PZ26-SU-D

Morton County Special Use Permit

The Board of Morton County Commissioners has granted a special use permit (SUP) for an energy conversion facility, as detailed in application materials submitted to Morton County on March 30, 2026, on Lot 1, Block 1 North Plains Connector Subdivision in SW¼ Section 2, Township 135N, Range 84W, Morton County, with the following conditions:

- 1) Permit holder must submit to Morton County a complete stormwater management plan that meets the approval of the County Engineer, before the permit holder will be allowed to begin grading the site and before the permit holder will be allowed to obtain a building permit.
- 2) Permit holder must execute a Road Use Agreement that meets the approval of the County Engineer, before the permit holder will be allowed to begin grading the site and before the permit holder will be allowed to obtain a building permit.
- 3) Project construction must begin within five years of issuance of the SUP or the SUP is void without further action of the Board of County Commissioners, subject to the Zoning Administrator's ability to grant extensions of two (2) months for good cause shown in writing. "Construction" means clearing of vegetation, excavation, or other substantial physical alteration of the land.
- 4) Prior to issuance of a building permit and prior to construction, the permit holder must submit an emergency operations plan that meets the approval of the County Emergency Manager.
- 5) All outdoor lighting must be shielded to be directed toward the ground and contained within the defined site boundary.

This permit shall be valid for the life of the project, with the two following exceptions:

- a) condition 3 above
and
- b) violation of any conditions of the permit, or violation of any other applicable laws or regulations, shall result in automatic suspension of the permit until the use is brought back into compliance.

Permissions granted by this permit do not supersede other applicable federal, state and local regulations.

Approved by the Board of Morton County Commissioners on June 23, 2026.

Attest:

A handwritten signature in cursive script, reading "Natalie Pierce".

Natalie Pierce
Director of Planning and Zoning



MORTON COUNTY

STATE OF NORTH DAKOTA

PERMIT NO. PZ26-V-A

Morton County Variance

The Board of Morton County Commissioners has granted a height variance on Lot 1, Block 1 North Plains Connector Subdivision in SW $\frac{1}{4}$ Section 2, Township 135N, Range 84W, Morton County.

The variance grants permission on the above described property to exceed the 50 foot height limit in the Industrial Zoning District. The valve halls, which have been detailed on the site plan submitted to Morton County, as part of an application packet, on March 30, 2026, are allowed to extend to a height of no greater than 100 feet.

All local, state and federal regulations still apply to the subject property.

Approved by the Morton County Board of County Commissioners on June 23, 2026.

Attest:

A handwritten signature in black ink, which appears to read "Natalie Pierce".

Natalie Pierce
Director of Planning and Zoning