Van Ness Feldman LLP
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LIBERTY QUIHUIS

ASSOCIATE



CONTACT

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PRACTICES

Land Use

EDUCATION

Seattle University School of Law
Arizona State University

BAR AND COURT ADMISSIONS

Washington State Bar
U.S. District Court for the Western District of Washington

Professional Background

Liberty provides counsel to both public and private-sector clients on federal, state, and local land use and environmental regulations. Her work focuses on navigating complex permitting and land use approval processes for development projects and she has extensive experience advising clients on a variety of environmental statutes such as the Washington State Environmental Policy Act (SEPA), the Land Use Petition Act (LUPA), the Shoreline Management Act (SMA), and the Growth Management Act (GMA). She assists developers, landowners, and municipalities throughout the lifecycle of land use matters, from early regulatory analysis to developing permitting strategy, working with jurisdictions to obtain permits, and through administrative proceedings, such as appeals to city and county Hearing Examiners, the Pollution Control Hearings Board, and the Shorelines Hearings Board, and appellate litigation.

Prior to joining the firm, she served as the Law Clerk to the Honorable Judge Gregory Miller of the Anchorage Superior Court in Anchorage, Alaska.

Representative Experience

- Represented one of the largest home building companies in the United States, with land use counsel on entitlements, land use appeals, and a development agreement in support of a highly complex 750-lot development in Washington State.
- Represented a national home building company, with land use counsel on projects throughout the Pacific Northwest. Supported the development team with entitlements and successfully defended an appeal of a highly complex development.
- Represented developer in an appeal related to preliminary plat conditions. Participated in all aspects of the appeal.
- Advised on strategic land use, environmental permitting, and regulatory review for the operation of a liquified petroleum gas export terminal in Washington state, including resolution of complex compliance disputes with the County.
- Advised an international fund manager for renewable energy on land use, permitting, environmental review, and litigation defense for major clean energy generation project in Washington State.
- Represented Puget Sound Energy on regulatory compliance, permitting, and litigation related to its Tacoma LNG facility.
- Advised one of Canada's largest publicly traded power generators on permitting and regulatory strategy to convert a coal-fired facility into a natural-gas peaker plant, ensuring reliable power supply and supporting Washington's transition away from coal generation.
- Successful representations in state court Public Records Act litigation to prevent disclosure of trade secret records and to pursue unlawful withholding of public records.
- Represented a large commercial office park in an appeal challenging environmental review and shoreline permitting for Washington State Department of Transportation highway project.

Awards and Honors

"Best Lawyers in America: Ones to Watch" by *Best Lawyers*

Land Use and Zoning Law, 2026-2027

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Articles and Presentations

- Permitting Strategies in the Northwest 2025, The Seminar Group, Seattle WA, 10/02/2025
- Permitting Strategies in the Northwest 2023, The Seminar Group, Seattle WA, 12/06/2023

Alerts

- Supreme Court Limits Clean Water Act Permit Requirements in *San Francisco v. EPA*, 03/10/2025
- U.S. Supreme Court's *Sackett* Decision Prompts Conforming WOTUS Rule, 09/11/2023
- U.S. Supreme Court Narrows WOTUS, Limiting Scope of Clean Water Act, 05/30/2023
- UPDATED: Biden Administration Redefines "Waters of the United States," Expanding Regulation Under Clean Water Act, 01/18/2023
- Army Corps Finalizes 41 Nationwide Permits for Activities in Jurisdictional Waters and Wetlands, 01/13/2022