

Exhibit J

From: [Lisa Key](#)
To: [Todd Whipple](#)
Cc: [Save](#); [Shannon Schutz](#); [Permit Center](#); [Luke Michels](#); [Amy Mullerleile](#); [Lance Mueller](#)
Subject: RE: [EXT] -RE: 3776 Legacy Ridge F
Date: Monday, July 7, 2025 5:57:00 PM
Attachments: [image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Hi Todd-

We are getting closer on this Reasonable Use Exception request.

You have provided a defensible argument that the denial of this request would deny the reasonable use of the subject property, and I think the reduction in impact to the geo-hazardous areas based upon your revised plan lays the foundation for finding that this is the minimum impact necessary to allow the reasonable use of the property.

That said, we offer the following comments:

- The current plans show the roadway profile grades steeper than the City's design standards (8.0%) in many locations. The plans should be modified to our current standards to show accurately what grading will be required in the geohazard areas. If grades or any other design standards cannot be met, it should be discussed and justified in the RUE request.
- After the grading plan is revised, Budinger needs to review the most recent grading plan and modify their Geohazard Evaluation and Engineering Report accordingly (all of their reports are currently based on old plans). They can make the judgement call whether they have enough data with the previous explorations or whether additional exploration is needed. This is not only for the western part of the site, but also for the NE and SE portions of the site that were changed after Budinger's original report/exploration.
- In order for me to make the required finding detailed in City Development Code 10-6B-2(B)(1)(c), the revised Geotech Engineer needs to make a finding in their report that the proposed construction "will not result in any damage to other property and will not threaten the public health, safety, or welfare on or off the property", This statement can be conditioned on specific geo-hazard mitigations as may be identified by the engineer stamping the Geohazard Evaluation and Engineering Report.

Please let me know if you have any questions.

Lisa D. Key
City of Liberty Lake
Community Development Director



22710 E. Country Vista Drive
Liberty Lake, WA 99019
(509) 755-6708

Website: www.libertylakewa.gov

From: Todd Whipple <toddw@whipplece.com>
Sent: Friday, June 27, 2025 1:06 PM
To: Lisa Key <LKey@libertylakewa.gov>
Cc: Save <save@whipplece.com>; Shannon Schutz <sschutz@whipplece.com>; Permit Center <permitcenter@libertylakewa.gov>; Luke Michels <lmichels@libertylakewa.gov>; Amy Mullerleile <amullerleile@libertylakewa.gov>; Amy Mullerleile <amullerleile@libertylakewa.gov>; Lance Mueller <lmuller@libertylakewa.gov>
Subject: RE: [EXT] -RE: 3776 Legacy Ridge F

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Lisa,

I will check with Shannon, but I believe that this go around, this is a more correct version since she had to insert all of the other plats and measure all of the perspective values. One of the biggest changes was probably in Legacy D, but I'll visit with her and see what's what.

It will probably be Monday.

Sincerely,
Whipple Consulting Engineers, Inc.

Todd R. Whipple, PE
President

toddw@whipplece.com

[Whipple Consulting Engineers, Inc.](#)

Phone: 509.893.2617 | Fax: 509.926.0227



From: Lisa Key <LKey@libertylakewa.gov>
Sent: Friday, June 27, 2025 12:41 PM
To: Todd Whipple <toddw@whipplece.com>
Cc: Save <save@whipplece.com>; Shannon Schutz <sschutz@whipplece.com>; Permit Center <permitcenter@libertylakewa.gov>; Luke Michels <lmichels@libertylakewa.gov>; Amy Mullerleile <amullerleile@libertylakewa.gov>; Amy Mullerleile <amullerleile@libertylakewa.gov>; Lance Mueller <lmuller@libertylakewa.gov>
Subject: [EXT] -RE: 3776 Legacy Ridge F

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Todd-

In your prior submittal for this minor modification, you indicated that that the private road tracts were only 11.66 acres(see below); this submittal indicates that private road tracts are only 9.25 (see PP1, Site Data); your e-mail below indicates that the private road tracts are 14.5 acres, the same as proposed for the original plat.

SITE DATA		
PARCEL NUMBER	55163.9218 55211.9189	
ZONING	R1	
DENSITY [MIN] [MAX]	4	6
ALLOWED DENSITY	409	614
	SF	AC
PHASE D PROJECT AREA	392,414.79	9.01
PHASE F PROJECT AREA	4,072,137.08	93.48
PROJECT AREA	4,464,551.88	102.49
PHASE D NUMBER OF LOTS	4	
PHASE F NUMBER OF LOTS	64	
NUMBER OF LOTS	68	
NUMBER OF TRACTS	6	
	SF	AC
AREA OF LOTS	2,654,015.83	60.93
AREA OF TRACTS	1,302,672.79	29.91
AREA OF PRIVATE ROAD TRACT	507,863.25	11.66
MIN LOT AREA	13,397.83	0.31
MAX LOT AREA	133,771.04	3.07
IMPERVIOUS AREAS		
	SF	
PAVEMENT	252,027.80	
SIDEWALK AND CONCRETE	68,203.93	
CURB AND GUTTER	266,666.85	
TOTAL IMPERVIOUS AREA	586,898.58	
SERVICE PROVIDERS		
FIRE DISTRICT	SPOKANE VALLEY FIRE	
WATER SERVICE	LIBERTY LAKE SEWER DIST.	
SANITARY SEWER SERVICE	LIBERTY LAKE SEWER DIST.	

On the face of it, you are proposing two new roads, in Phase F, but at the same time, the roads in Legacy Ridge 2nd Addition (Phase C) ended up being public.

I can't verify your open space calculations until you can provide me with the correct road calculation (both tracts and public roads), do not appear to jive from one submittal to the next.

Please advise.

Lisa D. Key
City of Liberty Lake
Community Development Director



22710 E. Country Vista Drive
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(509) 755-6708

Website: www.libertylakewa.gov

From: Todd Whipple <toddw@whipplece.com>
Sent: Monday, June 23, 2025 1:01 PM
To: Lisa Key <LKey@libertylakewa.gov>
Cc: Save <save@whipplece.com>; Shannon Schutz <sschutz@whipplece.com>; Permit Center <permitcenter@libertylakewa.gov>
Subject: RE: 3776 Legacy Ridge F

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Lisa,

Nothing like a sea of pdf's on your desktop, sorry about that.

Sincerely,
Whipple Consulting Engineers, Inc.

Todd R. Whipple, PE
President

toddw@whipplece.com

Whipple Consulting Engineers, Inc.

Phone: 509.893.2617 | Fax: 509.926.0227



WCE provides Land Development services
in the following areas: Land Surveying, Civil,
Structural and Traffic Engineering, Land
Planning and Landscape Architecture.

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From: Lisa Key <LKey@libertylakewa.gov>
Sent: Monday, June 23, 2025 12:58 PM
To: Todd Whipple <toddw@whipplece.com>
Cc: Save <save@whipplece.com>; Shannon Schutz <sschutz@whipplece.com>; Permit Center

<permitcenter@libertylakewa.gov>

Subject: RE: 3776 Legacy Ridge F

Todd-

You did not attach the revised Minor Map modification. It appears you inadvertently attached a document from a different project.

Lisa D. Key
City of Liberty Lake
Community Development Director



22710 E. Country Vista Drive
Liberty Lake, WA 99019
(509) 755-6708

Website: www.libertylakewa.gov

From: Todd Whipple <toddw@whipplece.com>
Sent: Monday, June 23, 2025 12:08 PM
To: Lisa Key <LKey@libertylakewa.gov>
Cc: Save <save@whipplece.com>; Shannon Schutz <sschutz@whipplece.com>
Subject: FW: 3776 Legacy Ridge F

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Lisa,

Per a recent inquiry, we have evaluated the open space commitments for the requested Minor Map modification. Attached is the revised Minor Map Modification as well as an additional sheet. This sheet is intended to mimic that sheet from the original application.

It took longer than anticipated due to having to recreate all of the previous plats electronically to determine what was constructed and what was available for open space.

The result is that the original plat had the following information, attached.

Proposed New Lots:	281
Proposed Gross Density:	1.41 du/acre
Area of Private Roads.:	Approx. 14.5 Acres
Area of Common Area:	Approx. 89.3 Acres
Area of Slopes >30%:	Approx. 38.2 Acres within proposed lots (59.6 Ac. Total)
Net Area:	Approx. 56.6 Acres

The requested change has the following calculations, also attached.

OVERALL PROJECT DENSITY CALCULATIONS	
TOTAL PROPOSED LOTS	281
	AC
PROJECT GROSS AREA	198.64
AREA OF PRIVATE ROAD TRACTS	14.5
AREA OF COMMON SPACE	90.5
PHASE 1	22.7
PHASE 2	26.5
PHASE 3	41.3
AREA OF ≥ 30%	38.2
NET AREA	55.46
PROPOSED NET DENSITY	5
SEE PP2 FOR ORIGINAL PRELIMINARY PLAT CALCULATIONS	

From this you can see that the Common open space as presented is approximately 1.6 acres larger and the net area for lots is a bit smaller at 55.46 vs 56.6.

I hope that this answers any opens space questions that you may have.

Sincerely,
Whipple Consulting Engineers, Inc.

Todd R. Whipple, PE
President

toddw@whipplece.com

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From: Shannon Schutz <sschutz@whipplece.com>

Sent: Monday, June 23, 2025 11:01 AM

To: Todd Whipple <toddw@whipplece.com>

Cc: Save <save@whipplece.com>

Subject: 3776 Legacy Ridge F

Your door is closed, so hear is the revised PPlat for Legacy F

Shannon Schutz

Drafting/Design Technician

Whipple Consulting Engineers, Inc.

Phone: 509.893.2617 | Fax: 509.926.0227



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