

Tulalip Reservation Aerial Photo 2022

CHAPTER 2: LAND USE

Planning History and Background

The Tulalip Tribes Comprehensive Plan provides guidance for the Tulalip Reservation’s future growth and development. This plan describes the Tulalip Tribes vision for the Reservation and how they plan to achieve that vision. The comprehensive plan translates community values and needs into policies and regulations that direct the quality of growth, intensity and diversity of land use, community services, public facilities , parks and recreation, and resource lands and environmentally sensitive areas.

In 1972 Tulalip Tribal leadership worked with a consultant to create the first Comprehensive Plan for the Tulalip Reservation also known as the “Latourell Plan”. It set forth a land use plan for all lands on the Reservation, Indian and non-Indian, and outlined a series of programs and

projects designed to further the Tribes' goal of economic self-sufficiency, provide employment, income and social services, housing, and begin the development of a utility infrastructure. It also included an extensive analysis of the physical and cultural features of the Reservation and careful delineation of the goals of Tribal members. Protection of the fragile natural environment was a prominent feature of the land use plan.

In 1986 the Tribes' leadership created a Planning Commission and Planning Department to establish a tribal planning program and to update the Comprehensive Plan. This plan was adopted in 1994 followed by the adoption of a Zoning Ordinance in 1995. The next update followed in 2009 and included a deeper analysis of land suitability and development potential on the Reservation.

Since the last update of the Plan in 2009, the Tribes successfully expanded employment opportunities with new commercial enterprises within and outside of Quil Ceda Village, but housing growth has not kept up with a growing Tribal membership looking to make the Reservation their home. This new plan focuses on expanding opportunities for housing both on government and privately owned lands as well as continued investments in the utility infrastructure needed to support housing growth.

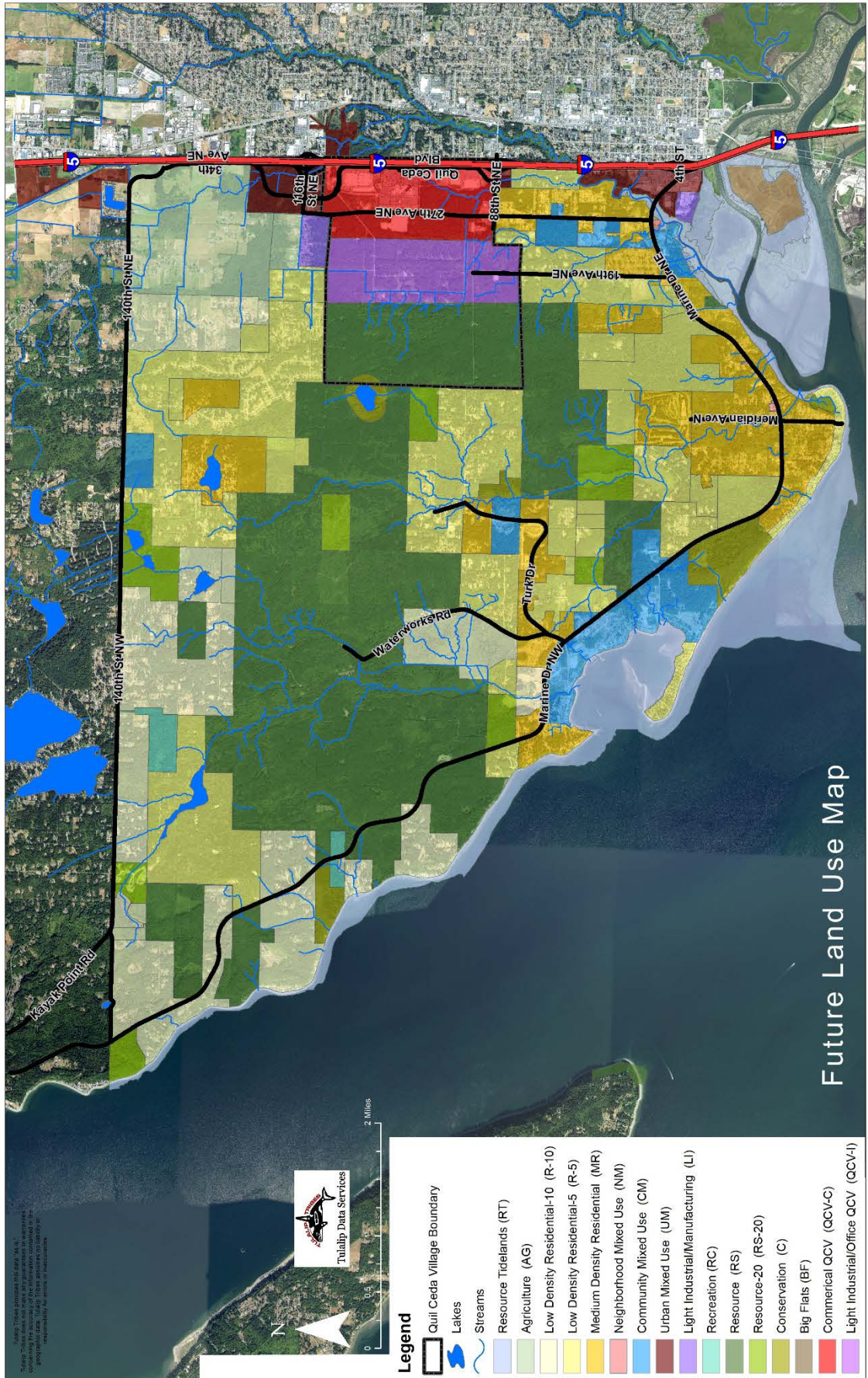
The Reservation community is also facing the impacts of climate change and the Tulalip Tribes have been monitoring conditions and preparing responses to a wide range of possible impacts and events. Many are already being felt at Tulalip and on ceded lands, such as severe weather events, drought, wildfires, sea level rise, storm surges, and flooding. This plan seeks to address climate change impacts by minimizing risk in the built environment and giving natural systems, such as forests, shorelines and streams more space to allow wildlife, salmon and other aquatic life adapt to changing conditions.

As the exclusive homeland for the Tulalip Tribes, the Tulalip Reservation consists of approximately 22,500 upland acres and Tribal tidelands. As a sovereign nation, the Tulalip Tribes are not subject to the planning requirements of the Washington State Growth Management Act (GMA), but may engage in planning activities with local governments, who plan under the GMA to create mutually beneficial outcomes, or to avoid incompatible land use designations. Being finite in its land base, the Reservation relies on proactive planning to accommodate forecasted population and employment growth.

This plan takes a 20-year planning horizon to anticipate what future land uses will be needed on the Reservation to meet the demands of employment and population forecasts. Also figured into future land use analysis are existing locations of development, plans for housing, infrastructure improvements, and opportunities for development as well as cultural and environmental constraints that limit where development should occur. Considered together, all these factors lead to the determination of the best pattern for preservation and development on the Reservation.

Land use affects many decisions facing the Tribal Community, such as where to locate homes, businesses, or infrastructure. The Tulalip Tribes seek to maintain a balance between competing land uses within the Reservation boundaries to guide growth where it is most appropriate.

This Land Use Chapter of the Tulalip Tribe's Comprehensive Plan helps to manage tribal lands to achieve long-term goals consistent with Tribal members' needs. The act of designating land use within the Reservation and determining the appropriate use of those lands is an essential expression of the Tulalip Tribes' inherent sovereign authority.



Future Land Use

The following are descriptions of the land use designations identified on the Future Land Use Map:

Agriculture (AG)

Purpose: To promote agriculture, rural occupations, and residential uses while simultaneously respecting important fisheries and wildlife habitat values. To allow small farm and open space uses and protect water quality and stream flow.

Description: Valley floor woods, pasture, croplands, and wetlands.

Low Density Residential-10 (R-10)

Purpose: To maintain rural lifestyles, promote rural occupations, and resource uses while limiting development in coastal areas subject to slide activity, coastal erosion and sea level rise. To allow Tribal family home site development outside of hazard areas.

Description: Sparsely developed areas, groundwater recharge areas, and coastal communities without public water or sewer infrastructure.

Low Density Residential-5 (R-5)

Purpose: To maintain rural lifestyles and resource uses, and residential uses with opportunities for Tribal family home sites.

Description: Areas currently developed at rural densities with access or planned access to water infrastructure.

Medium Density Residential (MR)

Purpose: To provide for residential living at suburban residential densities that allow more compact neighborhoods.

Description: Areas that are served by Tribal water infrastructure and areas that are served by water and sewer.

Neighborhood Mixed Use (NM)

Purpose: to accommodate small-scale commercial and institutional uses that serve nearby residential neighborhoods with appropriate design requirements to maintain a neighborhood character, integrate with, and protect existing residential uses. In order to achieve the purpose of maintaining neighborhood character and integration with the neighborhood, commercial uses are permitted at a limited scale, with limited impervious surface and other increased restrictions.

Description: Properties currently identified by the Comprehensive Plan Future Land Use Map as Neighborhood Mixed Use or adjacent to such properties. These areas are located along arterial roads or at intersections of arterial and collector roads and may be suitable for a mix of commercial, residential, and institutional uses if the necessary utility infrastructure and safe access can be provided.

Community Mixed Use (CM)

Purpose: To provide for a broad range of Tribal community uses, including government and residential uses consistent with tribal goals and needs.

Description: Areas with existing or future government facilities and a range of housing types and densities served by water and sewer infrastructure.

Urban Mixed Use (UM)

Purpose: To allow a broad range of commercial, retail, entertainment, and service-oriented uses with opportunities for multifamily housing.

Description: Areas currently in commercial use or planned for future commercial use with access to public water and sewer service.

Light Industrial/Manufacturing (LI)

Purpose: To provide for a broad range of manufacturing, technology, light industrial, and office park uses.

Description: Areas zoned for light industrial, manufacturing, and technology uses.

Big Flats (BF)

Purpose: To allow land uses that are compatible with the limitations of capped former landfill site adjacent to tidelands.

Description: Tulalip owned property in U.S. Environmental Protection Agency (EPA) designated Superfund Site status.

Recreation (RC)

Purpose: Areas set aside for outdoor recreational uses.

Description: Park lands.

Resource (RS)

Purpose: To protect and manage undeveloped shore lands and forest lands for natural resources, hatchery operations, forest products, and recreational access integral to Tulalip's culture and resource economy.

Description: Tulalip owned forest lands and undeveloped shore lands that provide cultural and recreational opportunities, clean air, clean surface and ground water, fisheries and wildlife habitat, hatcheries facilities, forest products, and mineral resources.

Resource-20 (RS-20)

Purpose: To protect and manage forest lands for forest products, recreational uses, and Tribal family home site development.

Description: Privately owned forestlands.

Resource-Tidelands (RT)

Purpose: Preserve fish and shellfish resources, their habitat, and other natural resources, and preserve access to and use of usual and accustomed fishing grounds and stations as secured for the Tribes by the Treaty of Point Elliott, and Reservation beaches for the continued use and enjoyment of Tribal members and prevent environmental damage by carefully regulating the development of tidelands.

Description: Land on the shore of the Tulalip reservation between the mean high tide and the line of extreme low tide, including all of Tulalip Bay. All permits issued shall be in compliance with Tulalip Tribal Code 8.30 – Tidelands Management Policies.

Conservation (CS)

Purpose: To protect and conserve unique areas that contain environmentally sensitive lands and culturally sensitive lands of importance to the Tulalip Tribes and the Reservation community. [Ord. 80 § 8.1, 1-9-1995].

Description: Tribally owned lands in conservation status. Unique, irreplaceable natural areas with high habitat value and cultural, historic, or archaeological significance to the Tulalip Tribes. Very restrictive use limited to eco system management, restoration activities, and low impact trails.

Quil Ceda Village Commercial (QCV-C)

Purpose: To provide for commercial, retail, and service-oriented development within the boundaries of Quil Ceda Village.

Description: Land currently and proposed to be designated for commercial, retail, entertainment, and service development within the boundaries of Quil Ceda Village.

Quil Ceda Village Light Industrial/Office (QCV-I)

Purpose: To provide for light or medium industrial, technology, and business park uses within the boundaries of Quil Ceda Village.

Description: Office, technology, light or medium industrial, and manufacturing land use within the boundaries of Quil Ceda Village.

Land Use Goals and Policies

Goal LU 1: **Recognize that the Reservation is not a commodity but rather a finite resource that provides a basis for cultural identity and a permanent homeland for the Tulalip Tribes.**

Goal LU 2: **Uphold Tribal sovereignty and treaty rights and assert self-determination through comprehensive land use planning.**

Policy LU 2-1: Regulate land to achieve long-term Tribal goals consistent with the Tribes' Vision

Policy LU 2-2: Implement policies and procedures to ensure coordination of all reservation activities with the Comprehensive Plan.

Policy LU 2-3: Maintain the Comprehensive Plan to serve as the guide for future land use and zoning decisions.

Goal LU 3: **Work to continually improve the health of watersheds, forests, and shorelines while working to protect cultural sites and be good stewards of Reservation lands.**

Policy LU 3-1: Continue to promote and manage harvesting activities, such as fishing, hunting, and gathering, in Resource and Conservation Lands.

Goal LU 4: **Ensure the community is prepared and resilient to the impacts of climate change.**

Policy LU 4-1: Mitigate sea level rise, flooding, wildfires, and other potential hazards and strengthen resilience and adaptation to the impacts of climate change through careful management of the Tribe's natural resources, including forests, shorelines, and tidelands.

Policy LU 4-2: Increase economic resilience with strategic siting and enhanced construction practices that increase preparedness and resilience to extreme weather and offer accessibility to emergency shelters and services for children, elderly, and disabled residents.

Policy LU 4-3: Encourage green building certified standards for government facilities to increase sustainability and reduce operational costs.

Policy LU 4-4: Analyze locations and status of all critical infrastructure and develop a resilient land use plan that relocates, reinforces, or replaces infrastructure in harm's way or subject to aging and failure under weather stress.

Goal LU 5: Utilize Reservation resources wisely for the common good.

Policy LU 5-1: Preserve cultural, spiritual, recreational and natural areas to provide for future generations and sustain the culture of the Tulalip peoples.

Goal LU 6: Ensure there is sufficient land and densities to accommodate Tribal Member population and employment growth on the Reservation.

Policy LU 6-1: Provide a range of land uses in order to meet the needs of all Tribal Members.

Policy LU 6-2: Ensure that land use quantities, as indicated on the Future Land Use Map, are satisfactory to meet current and future population growth and housing and employment needs for Tribal Members.

Policy LU 6-3: Track the availability of land on the Reservation to accommodate Tribal needs for housing and employment.

Goal LU 7: Develop settlement patterns on the Reservation that are culturally appropriate.

Policy LU 7-1: Establish siting standards to ensure allowed land uses are compatible with cultural and spiritual practices.

Policy LU 7-2: Provide suitable land for sustainable future development sites for housing, economic development, cultural uses, recreation, transportation, and utilities.

Goal LU 8: Provide adequate and sustainable resources for Tribal members and non-Tribal residents to live on the Reservation.

Policy LU 8-1: Prepare water, sewer, surface water, stormwater, and transportation plans that support the land uses and densities located on the Future Land Use Map.

Policy LU 8-2: Encourage coordinated, consistent land use planning and capital facilities planning.

Goal LU 9: Ensure there is sufficient land on and off the Reservation to sustain the Tribe's social, cultural, and economic needs.

Policy LU 9-1: Prioritize the acquisition of key properties to support Tulalip lifeways and traditions associated with family, home, education, arts, and community.

Goal LU 10: Provide space to develop commerce and industry so economic opportunities are expanded on the Reservation.

Policy LU 10-1: Provide areas and opportunities to locate and support economic activities that optimize revenue and provide jobs.

Policy LU 10-2: Look for strategies to foster Tulalip community economic development that is rooted in tradition, culture, and creativity.

Goal LU 11: Construct and maintain adequate and safe public systems for water, sewer, stormwater, roads, transit, and walkways for Reservation residents and visitors.

Policy LU 11-1: Consider the location and capacity of current and future roads and infrastructure when reviewing development plans and proposals.

Goal LU 12: Identify the Tulalip Bay area as the focus of Tribal life; to be owned and enjoyed by the Tulalip people, where Tulalip's heritage can be shared and passed on to future generations.

Policy LU 12-1: Maintain a healthy Tulalip Bay and provide beach access for Tribal members.

Goal LU 13: Continue Tribal reacquisition of Reservation lands with a focus on resilient lands that benefit the Tribes' priorities, infrastructure, and natural resources.

Goal LU 14: Discourage transfer of Reservation land out of Tribal ownership.

Goal LU 15: Embrace the importance of regional cooperation and establish collaborations with other jurisdictions to coordinate plans and advance a vision of healthy watersheds and Salish Sea.

Policy LU 15-1: Coordinate with Snohomish County and other local jurisdictions to plan for land use patterns that meet regional needs for people, infrastructure, and natural systems in the face of climate change.