

September 2009



# Comprehensive Land Use Plan

Prepared by the  
Tulalip Tribes Community Development Department  
and the  
Tulalip Tribes Planning Commission

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THE TULALIP TRIBES BOARD OF DIRECTORS

RESOLUTION NO. 2010- 201

**WHEREAS**, the Board of Directors is the governing body of the Tulalip Tribes under the Constitution and Bylaws of the Tribes approved by the United States Commissioner of Indian Affairs and the Secretary of the Interior on January 24, 1936, pursuant to the Act of June 18, 1934 (48 Stat. 984, 25 U.S.C. § 476), and is authorized under Tulalip Const. Art. VI(1)(A) and (L) to take this action; and

**WHEREAS**, on April 3, 2010, the Tulalip Tribes Board of Directors approved "2009 Tulalip Tribes Comprehensive Land Use Plan" by ordinance at its regular Board meeting for April 2010, thereby repealing the 1994 Tulalip Comprehensive Plan and adopting the 2009 Tulalip Tribes Comprehensive Land Use Plan; and

**WHEREAS**, the 2009 Tulalip Tribes Comprehensive Land Use Plan amending Ordinance #78 was not received by the Bureau of Indian Affairs (BIA) within 10 days after the Board's action of April 3, 2010; and

**NOW THEREFORE BE IT RESOLVED**, the Tulalip Tribes Board of Directors hereby ratifies its prior enactment of the "2009 Tulalip Tribes Comprehensive Land Use Plan", adopted by ordinance of the Tulalip Board of Directors on April 3, 2010, thereby amending prior Ordinance #78.

ADOPTED by the Board of Directors of the Tulalip Tribes of Washington at a regular meeting assembled on the 3 of June, 2010, with a quorum present, by a vote of 4 FOR and 0 OPPOSED

SIGNED:



Melvin Sheldon Jr., Chairman

ATTEST:



Marie Zackuse, Secretary

Approved pursuant to 09 DM 8,  
230 dm 1, 3 IAM 4, 4a



Superintendent

Date

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*“If we fail to embrace the protection and preservation of our land, the Tulalip Reservation will only be a memory...”*

*Bill Shelton, Tulalip Planning Commission Chairman  
February 2009*

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## ACKNOWLEDGMENTS

Thank you to all those involved with the creation of the Tulalip Tribes Comprehensive Land Use Plan. Thanks to all the Tribal departments involved with the making of this plan and all the past contributors including Planning commissioners, Board members, and Community Development staff. Special thanks to the following:

### **Board of Directors:**

Melvin R. Sheldon, Jr. Chairman  
 Marie Zackuse, Vice Chairwoman  
 Chuck James, Treasurer  
 Marlin Fryberg, Jr. "sxwilus", Secretary  
 Stanley G. Jones, Sr. "Scho hallem", Board Member  
 Glen Gobin "ti čətǵ", Board Member  
 Tony Hatch "guucqidəb", Board Member

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## **ACRONYMNS AND ABBREVIATIONS**

AASHTO – American Association of State Highway Transportation Officials  
BIA – The United States Bureau of Indian Affairs  
BMPs – Best Management Practices  
Board of Directors – The Tulalip Tribes Board of Directors  
CC&Rs – Covenants, Conditions, and Restrictions  
Census – The United States Census  
CFP – Capital Facilities Plan  
CIP – Capital Improvement Program  
Comprehensive Plan, Plan – The Tulalip Tribes Comprehensive Land Use Plan  
Elders – Enrolled Tribal members that are 62 or older  
EPA – The U.S. Environmental Protection Agency  
FIRES – Finance, Insurance, Real Estate, and Services employment category  
Fish Hatchery – Bernie Kai-Kai Gobin Fish Hatchery  
GDP – Gross Domestic Product  
GIS – Geographic Information Systems  
GMA – Washington State Growth Management Act  
GNP – Gross National Product  
GOV/ED – Government and Education employment category  
gpd – Gallons of water per day  
gpm – Gallons of water per minute  
HUD – U.S. Department of Housing and Urban Development  
I-5 – U.S. Interstate Highway #5  
IHS – Indian Health Service  
IRR – Indian Reservation Roads  
LIDAR – Light Detection and Ranging  
LOS – Level-of-Service  
MANU – Manufacturing employment category  
Master Plan – The Tulalip Reservation Master Plan  
mgd – Millions of gallons of water per day  
MPO – Metropolitan Planning Organization  
NAAQS – National Ambient Air Quality Standards  
NAHASDA - Native American Housing and Self-Determination Act  
Natural Resources – The Tulalip Tribes Natural Resources Department  
Ordinance #80 – The Tulalip Tribes Zoning Ordinance  
PM – Particulate Matter  
PSRC – Puget Sound Regional Council  
PUD – Pubic Utilities District  
QCV, Village – The Consolidated Borough of Quil Ceda Village  
Qu – A deep aquifer of the Reservation

Qva – A middle aquifer of the Reservation  
Qvr – A shallow upper aquifer of the Reservation  
Reservation, Tulalip – Tulalip Indian Reservation  
RETAIL – Retail Trade employment category  
RTPO – Regional Transportation Planning Organization  
SCCTP – Snohomish County Comprehensive Transportation Plan  
Section 184 – Indian Home Loan Guarantee Program  
State – Washington State  
TDM – Transportation Demand Management  
TIP – Transportation Improvement Program  
TOTEMP – Total number of jobs  
Tribal members – Enrolled members of the Tulalip Tribes  
Tribe – The Tulalip Tribes  
TTHAP – Tulalip Tribes Housing Assistance Program  
TTPO – Tribal Transportation Planning Organization  
UAs – Urban Areas  
Utility – The Tulalip Tribes Utility Department  
Vision Plan – The Tulalip Bay Vision Plan  
WSESD – Washington State Employment Security Department  
WSSHSP – Washington State’s Strategic Highway Safety Plan: Target Zero  
WTCU – Wholesale Trade, Transportation Services, Communication, and Utilities  
employment category

## **GLOSSARY**

<b>Accessory Dwelling Unit</b>	A secondary residence on a single lot, where a primary residence already exists. An accessory dwelling unit is attached or detached from the primary residence and provides the basic requirements of shelter, heating, cooking, and sanitation.
<b>Amtrak Cascades</b>	Amtrak Cascades (originally named Cascadia) is a passenger train route operated by Amtrak in partnership with the states of Washington and Oregon in the Pacific Northwest of the United States and Canada. It is named after the Cascade mountain range that the route parallels.
<b>Apartment</b>	A room or combination of rooms designed for use as a dwelling, and located in a building with other such units. ‘Apartment house’ is any building or portion thereof which contains three or more dwelling units.
<b>Aquifer</b>	A geologic formation that is water bearing. A geological formation or structure that stores and/or transmits water, such as to wells and springs. Use of the term is usually restricted to those water bearing formations capable of yielding water in sufficient quantity to constitute a usable supply for human uses.
<b>Aquifer Recharge Area</b>	The land surface area that transmits surface and rain water through absorption into aquifers. Aquifer recharge areas allow precipitation to reach an aquifer by infiltration. Recharge areas are often much smaller than the total aquifer area and are therefore very important to the aquifer. Artificially increasing runoff in a recharge area through paving or clearing can devastate an aquifer.
<b>Baseflow</b>	Water flow in streams that is sustained primarily by ground-water discharge. It is not attributable to direct runoff from precipitation or melting snow.
<b>Best Management Practices (BMPs)</b>	A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals. Best management practices are techniques and measures employed during and after construction to treat surface runoff and protect receiving water quality.
<b>Buffer</b>	An area that surrounds a sensitive area (e.g. streams and wetlands) that protects the sensitive area from inadvertent and/or

secondary negative impacts. Buffers extend out from the edge of a sensitive area and serve to protect them and improve overall wildlife and fish habitats and provide erosion control, nutrient filtration, or other functions, values, and benefits that are associated with sensitive areas.

**Built Green**

An environmentally-friendly, non-profit building program for residential development. Resource-efficient site design and development practices help reduce the environmental impacts and improve the energy performance of new housing. For instance, site design principles such as saving trees, constructing onsite stormwater retention/infiltration features, and orienting houses to maximize passive solar heating and cooling are basic principles in construction of Built Green homes.

**Capital Facility**

A structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes including, but not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, schools, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

**Capital Improvement Program**

A short-range program, usually five or six years long with annual updates, for capital expenditures. It includes a listing of capital projects, priorities, estimated costs, identification of methods of financing, and a time schedule for completion. Capital improvements can include public land, facilities and buildings such as sanitary and storm sewer facilities, water systems, roads and highways, sidewalks, and parks and open space. A capital improvement program is one of the major tools for implementing comprehensive plans through infrastructure enhancement

**Clustered/Village Housing**

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, preservation of environmentally sensitive areas or in a relatively undisturbed state.

**Comprehensive Plan**

A long-range plan, adopted by a governmental entity, as the policy guide for decisions about its future growth and development. This type of plan consists of a vision for the community, background data, goals, policy statements, standards and programs for guiding the physical, social, and economic development of a community. A comprehensive plan usually

includes a variety of elements or chapters that focus on different subject areas within the plan.

<b>Community Well</b>	A public water system that serves at least 25 residents throughout the year; comprised of one or multiple wells or reservoirs.
<b>Culturally Sustainable Areas</b>	Those areas on the Reservation that have historically been culturally significant including longhouses, fishing camps, burial sites, spiritual areas, prayer sites, fresh water locations, gathering areas with medicinal plants, and other cultural uses; are currently used for cultural practices; and that need to be protected for future cultural practices. These culturally sustainable areas are typically nearby to freshwater or saltwater areas and have been used by area tribes since time immemorial.
<b>Density</b>	The number of families, persons or dwelling units per unit of land, usually expressed as "dwelling units per acre." There are several different ways of measuring density, including: <ul style="list-style-type: none"> <li>• <u>Net density</u> – Dwelling units per site area after removing areas for dedication, covenants, open space, or otherwise unbuildable area.</li> <li>• <u>Gross density</u> – Dwelling units per site area before removing areas for dedication, covenants, open space, or otherwise unbuildable area.</li> </ul>
<b>Developable Land</b>	Land that is suitable for development after subtracting areas that are protected from development by regulation.
<b>Domestic Well</b>	A water-well used to supply water for the domestic needs of an individual residence or systems of four or fewer service connections.
<b>Drainage Basin</b>	The largest single watershed management unit that combines the drainage of a series of sub drainage basins.
<b>Dwelling Unit</b>	One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family and/or permitted tenants as living accommodations independent from any other family. A dwelling unit must contain suitable provisions for eating, sleeping, cooking, and sanitation.
<b>Environmentally Sensitive Areas</b>	Those areas, designated, mapped and regulated by environmentally sensitive area regulations. These areas have existing site conditions that require development standards to minimize specific on-site and off-site adverse environmental

impacts including stream siltation, hill-slides, and reduction of wildlife habitat. Environmentally sensitive areas include wetlands, riparian corridors, steep slopes, slide-prone areas, areas subject to liquefaction during seismic events, hazardous waste sites, floodplains, and wildlife habitat areas.

<b>Fee Simple</b>	An interest in land, being the broadest property interest allowed by law.
<b>Fire Flow</b>	The amount and pressure of water necessary to extinguish the largest probable fire in an area.
<b>Future Land Use Map</b>	An officially-adopted map, that geographically and specifically locates future land uses that have been established in the land use element. These land use designations act as categories describing the future general character of these areas on the Future Land Use Map and not all the permitted, conditional, and accessory uses that may be found in these areas.
<b>Glacial Outwash</b>	Stratified material, chiefly sand and gravel deposited by melt-water streams in front of the margin of a glacier.
<b>Glacial Till</b>	The mixture of rocks, boulders, and soil picked up by a moving glacier and carried along the path of the ice advance. The glacier deposits this till along its path — on the sides of the ice sheet, at the toe of the glacier when it recedes, and across valley floors when the ice sheet melts.
<b>Green Industries</b>	The business sector that produces goods or services, which compared to other, generally more commonly used goods and services, are less harmful to the environment.
<b>Ground-disturbed Areas</b>	Areas that have been significantly altered by humans and that are distinguishable from undisturbed habitat via available orthophotos (aerial photography).
<b>Home Occupation</b>	A business use conducted as a customary, incidental and accessory use in the resident's dwelling unit, attached garage or detached building. Regulations of home occupations usually restrict the percentage of the unit that can be used for the occupation, exterior evidence of the business, the amount of parking needed, and traffic generated.
<b>Human Capital</b>	The knowledge, skills, and experience developed in people that make them economically productive.

<b>Hydric Soils</b>	Soils that are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part.
<b>Immemorial</b>	Extending beyond the reach of memory, record, or tradition.
<b>Infrastructure</b>	Facilities and services needed to support and sustain industry, housing, commerce, and all other land use activities. It includes facilities and services for transportation, water and sewer, energy, telecommunications, recycling and solid waste disposal, parks and other public spaces, schools, police and fire protection.
<b>Section 184 (Indian Home Loan Guarantee Program)</b>	A mortgage program specifically for American Indian and Alaska Native families, tribes, Alaska Villages or tribally-designated housing entities.
<b>Level-of-Service</b>	A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.
<b>Light Detection and Ranging (LIDAR)</b>	An optical remote sensing system that uses a laser pulse to measure the distance to a target
<b>Low Impact Development</b>	Development practices that reduce negative impacts of the development on the natural environment. Examples of low impact development include, minimizing soil disturbance, topsoil removal, and vegetation clearing, limiting impervious surface area; minimizing loss of natural topographical depressions that help to store and treat stormwater to the maximum extent possible; as well as utilizing a minimum of 4” of organic materials in all landscaped areas.
<b>Lushootseed</b>	One meaning is “saltwater” and the other meaning “language”. Language, common used by the tribes of Salish Sea region, is a member of the Salish language family, whose approximately twenty surviving languages are spoken from southern Washington to central British Columbia, and from the Pacific coast eastward into Montana and along the British Columbia-Alberta border. The Lushootseed-speaking region extends along the shores of Puget Sound from modern-day Olympia to the Skagit watershed and from Hood canal to the Cascades.

<b>Major Subdivision</b>	The division of a lot, tract, or parcel into five or more lots, or any size subdivision requiring any new street or extension of governmental facilities or the creation of any public improvement.
<b>Manufactured Homes</b>	Factory-built or prefabricated housing, including mobile homes.
<b>Membrane Biological Reactor (MBR)</b>	A suspended-growth bioreactor combined with a membrane liquid/solids separation unit. Membrane biological reactors use an advanced membrane technology that treats biological wastes to a quality which in many industries is sufficient for reuse or low-cost disposal to sewers.
<b>Minor Subdivision</b>	The division of a lot, tract, or parcel into no more than four lots fronting on an existing street, not requiring the construction of any new street or public improvement, and not adversely affecting the remainder of the parcel or adjoining properties.
<b>Mitigation</b>	Measures taken to eliminate or minimize damages from development activities.
<b>Mixed-use</b>	A project that includes multiple land uses on the same development site.
<b>Mobile Homes</b>	A factory-assembled residence consisting of one or more modules, in which a chassis and wheels are an integral part of the structure, and can be readied for occupancy without removing the chassis and/or wheels.
<b>Mode of Transportation</b>	Distinct types of travel including walking, bicycling, automobile, and public transportation
<b>Non-Tribal</b>	People that are not enrolled members of the Tulalip Tribes, including other Native Americans.
<b>Off-Reservation</b>	Outside of the exterior boundaries of the Tulalip Indian Reservation.
<b>On-Reservation</b>	Inside of the exterior boundaries of the Tulalip Indian Reservation, including uplands and tidelands.
<b>Open Space</b>	Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

<b>Parcel</b>	A portion of land for which distinct property rights exist.
<b>Particulate Matter</b>	A collective name for fine solid or liquid particles added to the atmosphere by processes at the earth's surface. Particulate matter includes dust, ash in the exhaust gas normally observed as dark or black smoke, soot, pollen and soil particles.
<b>Potable Water</b>	Water meeting all applicable safe drinking water requirements. This is also known as culinary water or drinking water.
<b>Recharge</b>	A hydrologic process where surface water infiltrates down into the ground; renewing groundwater resources.
<b>Recharge Area</b>	A land area in which water reaches the zone of saturation from surface infiltration, e.g., where rainwater soaks through the ground to reach an aquifer.
<b>Reserved Treaty Rights</b>	Rights that the Tribes reserved to harvest hunt and gather traditional foods and medicines on open and unclaimed lands, and to harvest fish in all usual and accustomed places. They are rights that the Tribes have had and exercised since time immemorial. In the Treaty, tribal ancestors reserved those rights to ensure that the Tribe's future generations would be able to maintain and exercise Tribal traditions and customs.
<b>Reservation Community</b>	The Tulalip Indian Reservation and the Tribal and non-Tribal members that live and/or work on it.
<b>Runoff</b>	The portion of rainfall, melted snow, or irrigation water that flows across the ground surface - not infiltrating the soil or evaporating.
<b>Salish Sea Eco Region</b>	The historic tribal area of the Coast Salish peoples. The Salish Sea Eco Region includes: The Strait of Georgia, Strait of Juan de Fuca, and Puget Sound extending through what is now know as British Columbia and Washington state. This inland seaway and glacial-fed river drainage is one of the most diverse marine ecosystems in the world.
<b>Sheet Flow</b>	A flow condition during a storm where the depth of stormwater runoff is very shallow in depth and spread uniformly over the land surface. Sheet flow conditions quickly change into concentrated channel flow within several hundred feet.
<b>Single-family House</b>	Houses on individual lots, each intended to be occupied by one family.

<b>Stormwater</b>	Water that runs off surfaces such as rooftops, paved streets, highways, and parking lots. Stormwater can also come from hard grassy surfaces like lawns, play fields, and from graveled roads and parking lots.
<b>Subdivision</b>	The division of a lot, tract, or parcel into two or more lots.
<b>Subdivision Regulations</b>	Regulations adopted by local ordinance which regulate the division of land into building lots, which may include requirements for streets, utilities, site design, procedures for dedicating land for open space or for public purposes, and prescribing procedures for review.
<b>Tidelands</b>	The beds and shores of navigable tidal waters lying between the line of mean high tide and the line of extreme low tide. Generally unvegetated area which is alternately exposed and covered by the falling and rising of the tide.
<b>Townhouse</b>	Generally smaller than a single-family house, this dwelling is part of a row or complex containing multiple townhouses of similar design. Units consist of two or more floors, often with a street-level garage. Each townhouse shares at least one wall with neighbors, but has its own entrance and outdoor area. Owners have title to--and pay property taxes on--their individual unit and lot, as well as joint ownership of common areas and building exteriors.
<b>Trust Land</b>	Indian land, the title to which is held in trust and protected by the Federal government. Indian people and tribes have use of the land, but ultimate trust responsibilities for of the land remains with the Federal government.
<b>Unbuildable</b>	The portions of a development site where structures cannot be located for physical, legal, or environmental reasons. (e.g., easements, open water, steep slopes, floodplains, wetlands and stream buffers).
<b>Uplands</b>	Generally described as the dry land area above and landward of mean high tide.
<b>Watershed</b>	See: Drainage Basin.
<b>Wellhead Protection Area (WHPA)</b>	Areas of land where human activities are regulated to protect the quality of ground water that supplies public drinking water wells.
<b>Wetland</b>	An area inundated or saturated by ground or surface water at a

frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas [U.S. Army Corps of Engineers Regulation 33 CFR 328.3 (1988)].

**Category I  
Wetlands**

“Critical Value Wetlands” as described in the Tulalip Tribes Zoning Ordinance (Ordinance #80).

**Category II  
Wetlands**

“High Value Wetlands” as described in the Tulalip Tribes Zoning Ordinance (Ordinance #80).

**Category III  
Wetlands**

“Moderate Value Wetlands” as described in the Tulalip Tribes Zoning Ordinance (Ordinance #80).

**Workforce**

All the people working or available to work, as in a nation, company, industry, or on a project.

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