

Opportunities in the northern and western portions include access to primary roadways and some existing development in close proximity to these major roads. The western portion has some wildlife corridors that connect hunting areas to Puget Sound, which limits development potential in these areas. The eastern and southern portions of this District have little potential for development and are constrained by hunting areas and Tribal forests.

The analyses of these Planning Districts were used to inform the creation of **Map 2-9**, the Future Land Use Map.

Previous Land Use and Zoning

As part of the 1994 Comprehensive Plan, the Comprehensive Plan Land Use Map (**Map 2-8**) was created showing existing and anticipated land uses throughout the Reservation. These land uses were as follows:

- Conservation (460 Acres)
- Forestry (6,656 Acres)
- Recreation (1,375 Acres)
- Rural Agriculture (1,266 Acres)
- Residential (9,476 Acres)
- Residential/Commercial (251 Acres)
- Industrial (1,920 Acres)
- Commercial (831 Acres)

Zones for the Reservation are created through the Tulalip Tribes Zoning Ordinance (Ordinance #80) which includes the Tulalip Official Zoning Controls Map. These zones define the height, bulk, and dimensional standards that apply to properties within the exterior boundaries of the Reservation. Use restrictions within the zones dictate what land uses are permitted, conditionally permitted, or not allowed within each zone. The Comprehensive Plan is implemented through Ordinance #80.

Future Land Use

Much has changed since the 1994 Comprehensive Plan, including economic expansion, population growth, and continued development on the Reservation. These changes have brought about unique challenges and opportunities to the Reservation therefore new land use categories have been created to better meet the needs of the Reservation Community.

More land use categories were created to differentiate the areas of low, medium, and high density residential development. The previous “Residential” land use designation is now “Low Density Residential”, “Medium Density Residential”, or “High Density Residential”.

Additionally, the “Institutional” land use category was created to direct future expansion of public administration, educational, health care, and other institutions within the Reservation. The “Conservation” land use designation is also a new addition, intended to preserve and protect unique lands from development pressures. These land use categories did not exist in the 1993 Comprehensive Plan – Land Use Map or the 1994 Tulalip Comprehensive Plan.

The Future Land Use Map (FLUM) is the physical expression of the policies and land use demand contained in this Plan. The FLUM (**Map 2-9**) combines the Land Suitability Analysis, Tribal plans for future housing and other identified housing needs, identified employment needs, natural and cultural resource preservation, master planning processes from the Tribe, the QCV master plan, and other plans related to future development on the Reservation. With land use planning for development and resource preservation, the location and amount of the future demand for land can be estimated.

Needs accommodated in the Future Land Use Map include:

- Retention of natural, cultural, and spiritual places
- Designation of land for future housing to provide for population growth
- Designation of land for economic development to help create jobs and strengthen the Reservation economy
- Designation of land for the expansion of governmental services

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

- **Low Density Residential Lands** – a supply of 5,728 acres are designated for low density residential use. The average expected residential density for this land use designation is one dwelling unit/five acres. These are areas not intended to be served by water and sewer systems in the near future and are mostly already developed as large-lot residential. The local roads in these areas should be constructed at rural road standards with a lower level of maintenance than more heavily used roadways. This land use designation covers approximately 27% of the Reservation.
- **Medium Density Residential Lands** – a supply of 2,700 acres are designated for medium density residential use. The average expected residential density for this land use designation is four dwelling units/acre. These areas are designated for medium density development with community water and sewer services provided. This medium

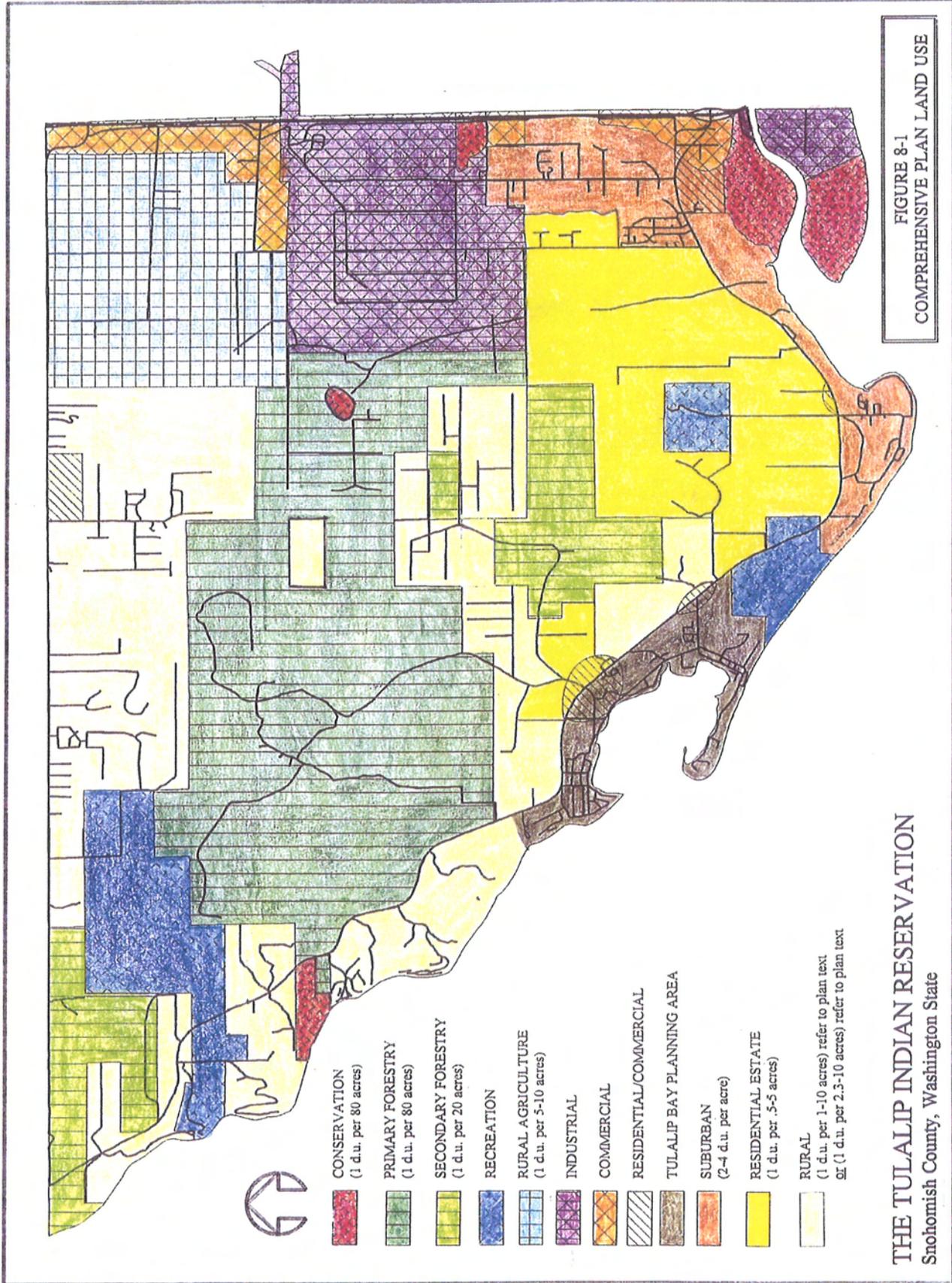


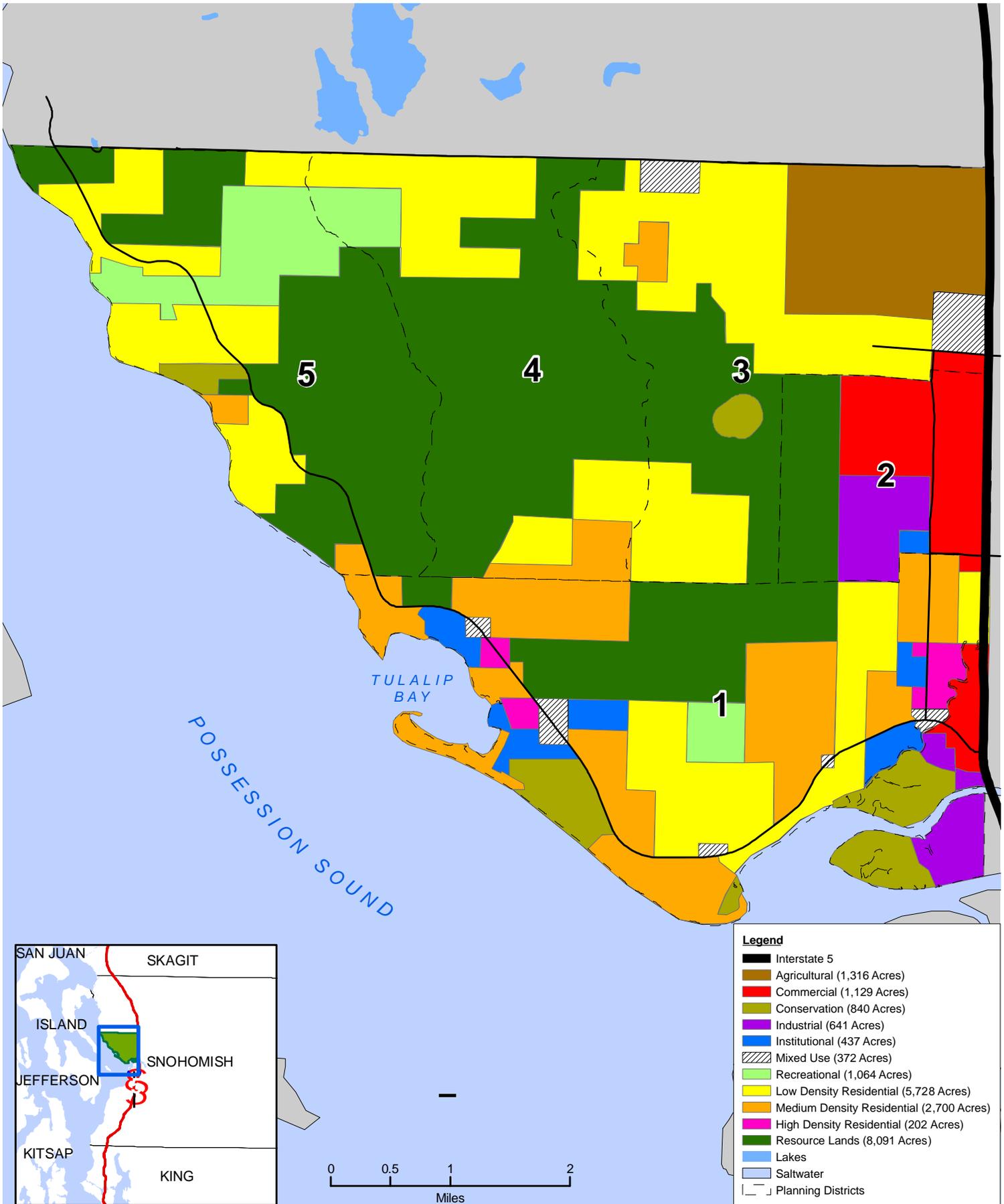
FIGURE 8-1
COMPREHENSIVE PLAN LAND USE

THE TULALIP INDIAN RESERVATION
Snohomish County, Washington State

Map 2-8 1994 Tulalip Comprehensive Plan - Land Use Map

- CONSERVATION
(1 d.u. per 80 acres)
- PRIMARY FORESTRY
(1 d.u. per 80 acres)
- SECONDARY FORESTRY
(1 d.u. per 20 acres)
- RECREATION
- RURAL AGRICULTURE
(1 d.u. per 5-10 acres)
- INDUSTRIAL
- COMMERCIAL
- RESIDENTIAL/COMMERCIAL
- TULALIP BAY PLANNING AREA
- SUBURBAN
(2-4 d.u. per acre)
- RESIDENTIAL ESTATE
(1 d.u. per .5-5 acres)
- RURAL
(1 d.u. per 1-10 acres) refer to plan text
or (1 d.u. per 2.3-10 acres) refer to plan text

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Map 2-9 Future Land Use



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 April 28, 2009

Disclaimer:
 Tulalip Data Services (TDS) provides this data "as is."
 TDS does not make any guarantees or warranties concerning
 the accuracy of the information contained in the geographic data.
 TDS assumes no liability or responsibility for errors or inaccuracies.

Data Source:
 Tulalip Tribes Community Development,
 Tulalip Data Services GIS

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density housing will make the cost for provision of water, sewer, and roads more efficient. This land use designation covers approximately 11% of the Reservation.

- **High Density Residential Lands** – a supply of 202 acres are designated for high density residential use. All of this high density land is located within two areas – along Tulalip Bay and 27th Avenue Northeast – and will be serviced with the infrastructure necessary to support higher population density. The average expected residential density for this land use designation is ten dwelling units/acre. This land use designation covers approximately 1% of the Reservation.
- **Mixed Residential/Commercial/Institutional Lands** – a supply of 372 acres are designated for a mixture of high density residential, retail- and service-oriented commercial, and institutional uses. This land use designation covers approximately 2% of the Reservation.
- **Agricultural Lands** – a supply of 1,316 acres are designated for agricultural purposes in the only area where significant agricultural activity takes place on the Reservation. This land use designation covers approximately 6% of the Reservation.
- **Commercial Lands** – a supply of 1,129 acres are designated for commercial uses on the Reservation. These areas are intended for general office, retail- and service-oriented commercial development. Much of this land has already been commercially-developed. This land use designation covers approximately 5% of the Reservation.
- **Conservation Lands** – a supply of 840 acres are designated as Conservation Lands on the Reservation. Designation of these areas is intended to preserve and protect areas of unique value including Spee-Bi-Dah, Ross Lake, White Rock, Priest Point, and Big Flats. This land use designation covers approximately 4% of the Reservation.
- **Institutional Lands** – a supply of 437 acres are designated for institutional uses on the Reservation. Land uses in this category include public administration, educational, health care, and other institutional uses. This land use designation covers approximately 2% of the Reservation.
- **Industrial Lands** – a supply of 641 acres are designated for industrial development. Land uses in this category include manufacturing, warehousing, light industrial, and retail storage. This land use designation represents approximately 3% of the Reservation.
- **Recreational Lands** – a supply of 1,064 acres of land are designated for recreational use on the Reservation. These areas include the Port Susan Camping Club, whose lease is set to expire in 2052, and Battle Creek Golf Course. This land use designation covers approximately 5% of the Reservation.
- **Resource Lands** – a supply of 8,091 acres are designated for resource-related uses to protect these areas from excessive development and to provide areas for natural and

cultural resources on the Reservation. This land use designation covers approximately 36% of the Reservation.

To varying degrees, development will be restricted within all land use designation areas based on site-specific constraints. These constraints include – but are not limited to – the availability of water, access to the transportation system, steep slopes, unsuitable soils for development, and the presence of wetlands.

To implement these land use designations, the zoning code will be evaluated to describe the new zones in terms of use, development density allowed, and infrastructure requirements. Through an update of Tribal Ordinance #80 the Tulalip Official Zoning Controls Map for the Tulalip Reservation would be revised to guide the anticipated land uses present in the Future Land Use Map. It is anticipated that land use changes will occur gradually over time, and changes to zoning will preclude and guide changes in land use identified on the FLUM.

Land Use Goals and Policies

Goal LU 1: **Ensure there is sufficient land and densities to accommodate population and employment growth on the Reservation.**

Policy LU 1-1: Provide a range of land uses in order to meet the needs of Reservation residents and visitors including Agricultural, Commercial, Conservation, Resource Lands, Industrial, Institutional, Mixed Use, Recreational, and Residential (Low Density, Medium Density, High Density).

Policy LU 1-2: Ensure that land use quantities, as indicated on the Future Land Use Map, are satisfactory to meet population and employment projections to 2030.

Policy LU 1-3: Differentiate between areas intended for conservation and resource-related uses and areas intended for development by designating appropriate land uses on the Future Land Use Map.

Goal LU 2: **Preserve cultural, spiritual, recreational and natural areas to provide for the long-term sustainability of the Tribe and to preserve the culture of the Tulalip peoples.**

Policy LU 2-1: Preserve areas with special natural, spiritual, and cultural values to the Tulalip Tribes and its membership.

Policy LU 2-2: Limit development in Resource Lands to protect natural resource-based industries, protect watersheds, preserve fish and wildlife habitat, and to encourage continued use of these areas for cultural activities.

Policy LU 2-3: Discourage land uses that would likely have a significant adverse affect on lands used primarily for Resource Lands or conservation.

Policy LU 2-4: Design siting standards to make allowed uses compatible with cultural and spiritual practices, conserve economic value, promote sustainable Resource Lands management, and to minimize wildfire hazard in Resource Lands.

Policy LU 2-5: Continue to promote and manage harvesting activities, such as hunting and gathering, in Resource Lands and conservation areas.

Policy LU 2-6: Preserve areas of large-parcel recreational development as future recreational areas.

Goal LU 3: **Provide areas for housing on the Reservation that efficiently-uses land and promotes quality-of-life.**

Policy LU 3-1: Promote a variety of residential densities and housing types to accommodate identified present and future housing needs.

Policy LU 3-2: Protect areas of existing homes to continue to be used as housing, except in areas where housing exists but natural hazards provide immediate danger to public safety of Reservation residents.

Policy LU 3-3: Encourage housing construction where adequate community water and sewer services, road access, fire protection, and law enforcement are available.

Goal LU 4: Sustain and enhance economic vitality and diversified employment.

Policy LU 4-1: Provide areas for commercial development, with nearby access to Interstate 5, which take advantage of these locations as prime commercial areas.

Policy LU 4-2: Designate areas for industrial development in places of existing industrial use, nearby to regional transportation corridors, and away from residential areas.

Policy LU 4-3: Designate areas for governmental functions, such as education and public administration, for the Tulalip Tribes including the Consolidated Borough of Quil Ceda Village.

Policy LU 4-4: Reduce the loss of farmland by ensuring that agricultural lands in the northeastern corner of the Reservation are protected for future agricultural use.

Goal LU 5: Ensure that future growth will have the infrastructure, public facilities, and governmental services necessary to concurrently support the growth in a timely and efficient manner.

Policy LU 5-1: 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 5-2: Encourage coordinated, consistent land use planning and capital facilities planning.