

# Cape Meares Community Plan

## August 2023



CAPE MEARES  
COMMUNITY ASSOCIATION

*Developed in partnership with Tillamook Coast Visitors Association*

| Community Planning Process |               |  |
|----------------------------|---------------|--|
| Meeting                    | Date          | Activities   |
| Information meeting        | May 20, 2023  | Goals of the community/destination management process, how the process works, the deliverables |
| Workshop #1                | July 17, 2023 | Values; strengths, weaknesses, opportunities, threats (SWOT); desired assets/projects          |
| Workshop #2                | July 9, 2023  | Deeper dive into projects/categories   |
| Workshop #3                | July 29, 2023 | Clarification on categories; Why, Who, How, Challenges, Funding, Priorities of each project    |

| Term                 | Definition                             | Term              | Definition                           |
|----------------------|--|-------------------|--------------------------------------|
| Short-term projects  | 1-3 years to complete                  | ODOT              | Oregon Department of Transportation  |
| Medium-term projects | 3-6 years to complete                  | OPRD              | Oregon Parks and Recreation          |
| Long-term projects   | 6-10 years to complete                 | TCVA              | Tillamook Coast Visitors Association |
| CMCA                 | Cape Meares Community Association      | TLT               | Transient Lodging Tax                |
| ODFW                 | Oregon Department of Fish and Wildlife | yellow highlights | May qualify for TLT funding          |

## CMCA Vision, Purpose, and Mission: tools to guide our decision-making

### Vision: a coherent expression of our shared values

*(from Cape Meares community plan, 2002, revised 2023)*

1. a place where safety, security, adequate utility services and pedestrian friendly streets and byways exist.
2. a place where a quiet, natural, beach atmosphere is found on individually-owned properties, along the streets, and on public property.
3. a place where the environment and beauty of the natural setting is prized.
4. a village made up of private residences with NO commercial activity, respecting appropriate zoning and construction codes.
5. a place that has a community spirit and friendly atmosphere, while respecting individual privacy and rights, and the property of both residents and visitors.
6. a place where visitors and those involved in the rental of local properties respect and adhere to all applicable laws, policies, and community values.
7. a place that is committed to preserving its village feel and special qualities through seeking the opinions of its permanent and intermittent residents, and conveying those opinions collectively and democratically to county and state agencies.
8. a place where the community has built resilience and prepared for emergencies.

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### Purpose: how the Board helps the community realize its vision

*(from CMCA Bylaws, adopted May 13, 2023)*

- a) actively support community projects of an educational, scientific, charitable or historic nature undertaken for the public benefit and to engage in any lawful activity permitted by IRC section 501(c)(3) organization and for which such corporations may be organized pursuant to Chapter 65 of the Oregon Revised Statutes.
  - b) promote ecologically sound stewardship of the community's natural resources including acquiring property or interests in property by gift, purchase or otherwise, including conservation easements, and managing such property to conserve and protect it in perpetuity in accordance with the conservation values of stewardship and preservation of the Cape Meares community and its surrounding natural areas.
  - c) create a forum and a voice for the community with which to stay in communication with the local and state governments, particularly in regard to land management, conservation, and emergency services.
  - d) provide a cohesive center within the community where traditions may be celebrated and individuals are brought together with neighbors to build and nourish supportive community bonds.
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Mission: the Board's filter for selecting and steering projects

⇒ How does this activity foster the community and/or to care for the place?

## Proposed Projects, 2023

| BARBARA BENNETT COMMUNITY CENTER (Value: Community Engagement)             |   |           |   |   |         |                |
|--|---|-----------|---|---|---------|----------------|
| What   | Why   | Who Leads | How   | Challenges  | Funding | S/M/L/Priority |
| Develop plan for financial resilience; consider options for upgrading shed | Maintain community center for future by funding for long-term maintenance | CMCA      | <ul style="list-style-type: none"> <li>• Create financial plan for long-term sustainability</li> <li>• Develop new fund for maintenance</li> <li>• Determine if community center will benefit from solar panels</li> <li>• Research historical status of community center building</li> <li>• Get estimate on shed repairs and cost of materials and labor and decide how to proceed</li> </ul> | <ul style="list-style-type: none"> <li>• Financial security and resiliency for the long-term</li> </ul> | CMCA    | Short-term     |

| BEACH ACCESSIBILITY (Values: Sense of Place and Community Engagement) |     |           |     |            |         |                |
|---|-----|-----------|-----|------------|---------|----------------|
| What  | Why | Who Leads | How | Challenges | Funding | S/M/L/Priority |

|                                    |  |   |   |  |   |            |
|------------------------------------|--|---|---|--|---|------------|
| Bench on Pacific entrance to beach | Bench is not accessible; needs clear path for those with mobility issues | County public works or OPRD, with request from CMCA | <ul style="list-style-type: none"> <li>• Clear and level ground for easier access on Pacific</li> <li>• Use appropriate materials to ease access</li> </ul> | <ul style="list-style-type: none"> <li>• Scheduling – county is under-staffed</li> </ul> | <ul style="list-style-type: none"> <li>• County Public Works</li> <li>• Cost of gravel or bricks</li> </ul> | Short-term |
|------------------------------------|--|---|---|--|---|------------|

**COMMUNITY EDUCATION (Value: Sense of place + Community engagement)**

| What                             | Why   | Who Leads                         | How   | Challenges   | Funding   | S/M/L/Priority |
|----------------------------------|---|-----------------------------------|---|--|---|----------------|
| Encourage “dark skies” practices | Community prefers the stars and moon to bright lights | CMCA                              | <ul style="list-style-type: none"> <li>• Encourage residents (full- and part-time) to place downward, shielded lighting</li> <li>• Encourage STRs to do the same; county may be able to help with new ordinance rules</li> <li>• Maintain spirit of community, not mandates</li> </ul>  | <ul style="list-style-type: none"> <li>• Enforcement of STRs</li> </ul>  | <ul style="list-style-type: none"> <li>• Cost of information brochure (TCVA can help fund)</li> </ul>   | Short-term     |
| Garbage/ recycling services      | Community wants it; stewardship program               | County waste management with CMCA | <ul style="list-style-type: none"> <li>• Recycling updates coming to the state, effective July 1, 2025. Get prepared and educated about changes</li> <li>• Consider creating a community recycling center; volunteers take to county recycling center; new state programs will include a recyclables pick-up schedule</li> <li>• Ask Master Recyclers to conduct a class</li> <li>• Decide if need option for garbage picked up on the beach</li> </ul> | <ul style="list-style-type: none"> <li>• Garbage left on beach; locals pick it up – where to dispose of it?</li> <li>• How does OPRD help in this effort?</li> </ul> | <ul style="list-style-type: none"> <li>• Needed for larger recycling carts; new recycling rules may result in carts being provided</li> <li>• OPRD provide funding or supplies for daily beach cleanups?</li> </ul> | Short-term     |

|                       |                           |                                 |  |  |   |            |
|-----------------------|---------------------------|---------------------------------|--|--|---|------------|
| Fireproofing property | Need prevention education | CMCA with fire district trainer | <ul style="list-style-type: none"> <li>• Ask fire chief or other expert to conduct community info meeting</li> <li>• Provide education materials to homeowners on value of being proactive on fire prevention</li> </ul> | <ul style="list-style-type: none"> <li>• Not everyone will do it!</li> </ul> | <ul style="list-style-type: none"> <li>• Cost of information brochure (TCVA can help fund)</li> </ul> | Short-term |
|-----------------------|---------------------------|---------------------------------|--|--|---|------------|

**PEDESTRIAN SAFETY (Value: Community Engagement)**

| What   | Why  | Who Leads                             | How  | Challenges  | Funding   | S/M/L/Priority |
|--|--|---------------------------------------|--|---|---|----------------|
| Pedestrian lane or path along Bayocean Road from lake to beach | Pedestrian safety on very narrow road; dangerous to walk or bike | CMCA working with county public works | <ul style="list-style-type: none"> <li>• Offer alternative parking at Bayocean near fishing dock</li> <li>• Add signs or road painting –‘Watch for Pedestrians’</li> <li>• Summer traffic lighted sign warning of pedestrians and bikes on road (short-term visuals)</li> <li>• Place traffic mirrors on sharp corners</li> <li>• Recommend to ODOT and county that pedestrian safety is high priority as county-wide transportation systems plan is revised</li> <li>• Painted crosswalks to alert drivers</li> </ul> | <ul style="list-style-type: none"> <li>• County public works schedules and funds</li> </ul> | County Public Works; possibly from a Bike Path fund | Medium-term    |
| Reduce speed messaging   | People ignore speed limit; dangerous on narrow roads in area     | County public works                   | <ul style="list-style-type: none"> <li>• Paint “slow down” on road at various points and help county determine where on the road the warning is painted</li> <li>• Place 25 MPH speed signs at eye level</li> <li>• 3-way stop sign at Cape Meares Loop Road (county confirmed)</li> <li>• “Residential Area” signage</li> </ul>   | <ul style="list-style-type: none"> <li>• County public works schedules and funds</li> </ul> | County Public Works                                 | Short-term     |



**PUBLIC SAFETY (Value: Community Engagement)**

| What                              | Why  | Who Leads                                    | How   | Challenges   | Funding                            | S/M/L/Priority        |
|-----------------------------------|--|--|---|--|------------------------------------|-----------------------|
| Fire station in Cape Meares       | Need for a permanent fire station in Cape Meares, above tsunami zone | CMCA and Tillamook Fire District             | <ul style="list-style-type: none"> <li>• Develop contingency plan if current fire station becomes unavailable</li> <li>• Research possible locations - must be above 30 feet in elevation</li> <li>• Use the fire station as a triage center in emergencies</li> <li>• Is there a building that can be donated for the purpose that meets criteria of being above tsunami zone</li> </ul> | <ul style="list-style-type: none"> <li>• Tillamook Fire District is underfunded; may not be able to add a satellite station</li> <li>• Current station house is privately owned; a new owner may not allow it to continue access</li> <li>• Possible private donors? Cape Meares residents?</li> </ul> | Difficult to fund                  | Long-term             |
| Communications during emergencies | In case power, internet, cell signals out                            | Cape Meares Emergency Preparedness Committee | <ul style="list-style-type: none"> <li>• "Text Out" phone option with satellite device (Garman)</li> <li>• Neighborhood captains manage phones</li> <li>• 5G networks will soon be standard</li> </ul>  | <ul style="list-style-type: none"> <li>• 5G networks may not be available in rural areas for some time</li> </ul>  | Seek an emergency management grant | Short- to medium-term |



**ENFORCEMENT (Value: Sense of place)**

| What  | Why  | Who Leads  | How  | Challenges   | Funding   | S/M/L/Priority         |
|---|--|--|--|--|---|------------------------|
| Develop communication plan for topics below | Keep residents and visitors informed                                   | CMCA and TCVA  | <ul style="list-style-type: none"> <li>• Work with CMCA on Good Neighbor window clings and brochures</li> <li>• CMCA adds information to website</li> <li>• Signage</li> </ul>   | <ul style="list-style-type: none"> <li>• Ensuring all residents and 2<sup>nd</sup> homeowners have the info</li> <li>• STRs have info</li> </ul>                           | TCVA can fund “Good Neighbor” signs/clings for community homes and near beach | Short-term             |
| Illegal camping                             | May be on private property or in forests where trash and waste is left | Locals report illegal camping; CMCA and TCVA for info pieces                         | <ul style="list-style-type: none"> <li>• Encourage reporting to OPRD and/or sheriff’s office</li> <li>• Phone number or website for community members to report</li> <li>• Post “no trespassing signs” near areas of activity</li> <li>• Entry sign to Cape Meares: “no overnight camping”</li> <li>• Place rules information/link on Cape Meares community website</li> </ul> | <ul style="list-style-type: none"> <li>• Beware of approaching campers; may not be safe</li> <li>• OPRD allows camping on beach, but not within sight of homes.</li> </ul> | TCVA can fund “Good Neighbor” signs/clings for community homes and near beach | Short-term and Ongoing |
| Beach fires                                 | Can create fires in forests, dunes or residential areas                | Locals report unsafe fires, or fires during burn bans; CMCA and TCVA for info pieces | <ul style="list-style-type: none"> <li>• Report to fire district, OPRD, etc.</li> <li>• Communicate burn ban dates</li> <li>• Post sign banning “50 feet from dune” “not on driftwood”</li> <li>• Know the rules – beach fires OK at what distance</li> <li>• Place rules information/link on Cape Meares community website</li> </ul>   | <ul style="list-style-type: none"> <li>• People will build fires anyway, but may not know the safety rules</li> </ul>  | TCVA can fund “Good Neighbor” signs/clings for community homes and near beach | Short-term and Ongoing |
| STRs  | Community safety; are they rented or squatters                         | Locals report issues to STR agencies or hotline; CMCA and TCVA for info pieces       | <ul style="list-style-type: none"> <li>• Call new hotline or STR owner/manager: 503-850-0402</li> <li>• Publish hotline number on Cape Meares community website (DONE)</li> <li>• County needs to enforce signage on STRs with contact info</li> <li>• Monitor and advocate for enforcement on STR owners</li> </ul>   | <ul style="list-style-type: none"> <li>• 31 permits, not all active</li> <li>• Some homes without permits or on Air BnB with no local oversight</li> </ul>                 | TCVA can fund “Good Neighbor” signs/clings for community homes and STRs       | Short-term and Ongoing |

(continued on next page)

**ENFORCEMENT (continued)**

| What                                   | Why  | Who Leads   | How   | Challenges  | Funding   | S/M/L/Priority         |
|--|--|---|---|---|---|------------------------|
| Fireworks                              | Banned, but still happens; can cause fires; scares animals | Locals report see/hear illegal fireworks; CMCA and TCVA for info pieces | <ul style="list-style-type: none"> <li>• Call 911</li> <li>• Include information on community website “what to do”</li> <li>• Hire a security firm on 4<sup>th</sup> of July days</li> </ul>                                      | <ul style="list-style-type: none"> <li>• Sheriff’s office may not respond – July 4<sup>th</sup> a busy week</li> </ul>  | Can county fund security teams? Who else can fund?  | Short-term and Ongoing |
| Motorized vehicles on beach and trails | Not allowed except in Tierra del Mar                       | OPRD; citizens who witness it   | <ul style="list-style-type: none"> <li>• Call sheriff or OPRD</li> <li>• Have sign stating “no motorized vehicles, motorcycles or bikes”</li> <li>• List types of vehicles not allowed on beach, link on local website</li> </ul> | <ul style="list-style-type: none"> <li>• Will sheriff or OPRD be able to respond?</li> </ul>  | TCVA can fund “Good Neighbor” signs/clings for community homes and near beach   | Short-term and Ongoing |
| Visitor Impact                         | Problems of trash, sanitation, parking                     | CMCA  | <ul style="list-style-type: none"> <li>• Develop process and plan for community to manage impact</li> </ul>   | <ul style="list-style-type: none"> <li>• Current trash receptacles are seasonal. Are they in the right spot?</li> <li>• Different views on managing impact of parking, trash and sanitation</li> <li>• Can county pick-up trash more frequently in summer?</li> <li>• County enforces STR garbage rules?</li> </ul> | <ul style="list-style-type: none"> <li>• County Public Works</li> <li>• May need funding for professional mediation of impact issues</li> </ul> | Ongoing                |

**INFRASTRUCTURE (Value: Sense of Place and Community Engagement)**

| What               | Why  | Who Leads            | How  | Challenges  | Funding                                  | S/M/L/Priority |
|--------------------|--|----------------------|--|---|--|----------------|
| Septic tanks       | Aging systems; STR usage; no enforcement of faulty systems | CMCA                 | <ul style="list-style-type: none"> <li>Educate on impact of water usage and water quality</li> <li>Educate on septic maintenance</li> <li>Provide community with information on qualifying for septic improvement funds – on website or with flyer</li> </ul>  | <ul style="list-style-type: none"> <li>Finding funds for those who don't qualify for grants</li> <li>Homeowners unwilling to make improvements</li> </ul> | Grants – research what is available      | Long-term      |
| Culvert Assessment | Facilities not maintained                                  | CMCA                 | <ul style="list-style-type: none"> <li>Discuss with County Public Works</li> <li>Discuss with Oregon Fish and Wildlife (erosion protection)</li> <li>Ask Salmon Superhighway and TEP to assess</li> </ul>  | <ul style="list-style-type: none"> <li>Getting action</li> <li>Getting funding – Salmon Superhighway relies on donations</li> </ul>                       | County; Tillamook Estuaries Partnership? | Long-term      |
| Fix potholes       | Local access roads in bad shape                            | Community volunteers | <ul style="list-style-type: none"> <li>Create map of roads and potholes needing filled</li> <li>Do a community pothole filling day</li> <li>If materials needed, contact County public works</li> <li>Ask county to deliver materials near potholes</li> </ul> | <ul style="list-style-type: none"> <li>Be sure to communicate with neighbors of repair schedule</li> </ul>  | County Public Works                      | Ongoing        |

| NATURAL RESOURCES (Value: Sense of Place) |                                       |           |   |                       |   |                |
|---|---------------------------------------|-----------|---|-----------------------|---|----------------|
| What                                      | Why                                   | Who Leads | How   | Challenges            | Funding   | S/M/L/Priority |
| Cape Meares Lake Management Plan          | Long-term health of lake and wetlands | CMCA      | <ul style="list-style-type: none"> <li>Explore making this effort an Oregon Solutions project (approval secured from OS for assessment to proceed)</li> </ul> | How to implement plan | Various sources, from state, region; apply for county TLT facilities grant in September | Short-term     |

| OUTDOOR RECREATION (Value: Outdoor Recreation/Wildlife) |   |                                    |   |  |   |                |
|---|---|------------------------------------|---|--|---|----------------|
| What  | Why   | Who Leads                          | How   | Challenges   | Funding   | S/M/L/Priority |
| Protection of wildlife                                  | Stewardship; No hunting in neighborhoods; no duck hunting on roads  | Community members report incidents | <ul style="list-style-type: none"> <li>Call State Police (include phone number or link on signs/clings for homes and on community website)</li> <li>Game wardens help enforce</li> </ul>  | <ul style="list-style-type: none"> <li>People still approach wildlife, often with bad results</li> <li>Bow/arrow or shotgun only is allowed on spit</li> </ul> | Include state police number on community cling/signage (TCVA funds)                             | Ongoing        |
| ODFW publicizing fishing in Cape Meares                 | Parking is an issue, makes roads unsafe for pedestrians and drivers | CMCA                               | <ul style="list-style-type: none"> <li>Make list of issues/concerns and suggest solutions</li> <li>Communicate issues with ODFW prior to stocking</li> <li>Place “sandwich boards” or lighted traffic stands during stocking dates</li> </ul> | Will ODFW make changes?  | TCVA can fund signs, such as no RVs in front of dock on lake; county has lighted traffic stands | Ongoing        |

**COMMUNICATIONS/MESSAGING/SIGNAGE (Values: Sense of Place and Community Engagement)**

| What  | Why   | Who Leads     | How  | Challenges   | Funding   | S/M/L/Priority      |
|---|---|---------------|--|--|---|---------------------|
| Develop community action plan, based on shared values | To implement plan based on community values   | CMCA          | <ul style="list-style-type: none"> <li>Develop statement of values</li> <li>Once developed, get buy-in from community</li> <li>Use it to inform discussion/decisions</li> <li>CMCA adopts action plan based on community plan</li> <li>Solicit members for action teams</li> </ul>   | <ul style="list-style-type: none"> <li>Will community members volunteer?</li> </ul>                | all volunteers  | Short-term          |
| Local Signage   | Communicate safety, history, stewardship, rules   | CMCA and TCVA | <ul style="list-style-type: none"> <li>Schedule wayfinding workshop with TCVA late September/ October</li> <li>Safety – beware of logs, King tides,</li> <li>Native peoples’ stories and other historical markers</li> <li>No RVs, No Turn-Around, No Outlet, Dead End</li> <li>No commercial services, residential area</li> <li>Community flyer/window cling with important numbers/links</li> <li>“Pack it in, pack it out” – Leave No Trace messaging</li> </ul> | <ul style="list-style-type: none"> <li>Determining sign locations and agree to verbiage</li> </ul> | TCVA funds community signage; TCVA working with Leave No Trace group on messaging | Short-term          |
| Three-way stop sign at Loop Road                      | Reduces speeding, increases safety and directs drivers toward Lighthouse and Three Capes Loop | County        | <ul style="list-style-type: none"> <li>Work with Chris Laity</li> </ul>  |  | Tillamook County Public Works   | Short-term<br>DONE! |