

# Week One Workshop Summary

## Overview

The first Pioneertown Community Workshop for the San Bernardino Community Plans Continuum took place on September 13, 2016 from 6:00 – 8:30pm at the Pioneertown Motel. The meeting consisted of an informational PowerPoint presentation by San Bernardino County Land Use Services (LUS) and Michael Baker International and several interactive exercises, including a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis, a Values and Aspirations discussion, and the drafting of preliminary goals and objectives. The SWOT and Values and Aspirations are presented as written by workshop attendees. Changes were made to remove specific names, titles or inappropriate comments or to simplify a comment.

## SWOT Analysis

### Strengths

- Creativity
- Diversity
- Good neighbors
- Diverse population
- Not much County
- Proximity to major cities such as Palm Springs and Apple Valley
- No apartments-condos
- Environment
- Quiet
- Starry skies
- Rustic area
- Peaceful Setting
- Unique History
- Small, rural
- Not much crime
- Private lands w/BLM outskirts & dirt roads
- Unique place
- Good people here
- Weather
- History
- Sense of freedom
- Non commercial
- Beautiful
- The people
- Independent spirit
- Natural surroundings
- Live and let live community
- Surreal geography
- Look and feel of the place dirt roads
- Has been safe
- Wildlife
- Light Pollution (porch and flood lights left on after dark). Turn them off when the dog

- is done going potty or you have gone back into the house. Don't leave on overnight. Cover the light so it doesn't cause light pollution. We moved out here to see the stars in the sky.
- No Airbnb or other similar companies, it causes more traffic, and people building houses just for Airbnb and party noise past 10:00 PM
- Legalize electric golf carts to drive in Pioneertown
- No franchise or chain stores. No Dollar General either.
- We pay Special Districts Water \$76.00 every two month and standby fees from homeowners that don't have meters. We are pure profit to them, and for 20 some years can't get water to Pioneertown. The money for the bottle water should come out of CSA-W4 funds to cover the cost of the water. ½ gallon a day per person isn't enough water for one person to drink and cook with
- The person driving sideways on private property to widen our roads (Minna Gombell, Annie Oakley, Mountain View and Wyandot Road) needs to stop. The roads are wide enough to pass each other and we like the country look!
- Community (independent, tight knit, diverse, engaged, competent)
- Dark skies
- Open space
- Privacy
- Quiet
- Low crime

- Own post office
- Iconic landscape
- Clean air
- Western heritage
- Town history
- Tradition of water conservation
- Low traffic
- County Scenic Byway
- Dark skies (night)
- Peace
- Peace and quiet
- Sparse population
- Unity
- Mane street good
- Low (very) crime
- Sense of community – small town neighbors
- Old western town
- Pappy & Harriet’s
- Tourism

### Weaknesses

- H2O
- Water
- Waters
- Vehicles drive too fast
- County used to leave dirt at PT rd. to regrade-fill our dirt roads
- Poor roads
- Fire station not ‘manned’ (open w/vol.) insurance rates
- Community as a whole is not informed and counted in
- No covenants or restrictions of property
- Newbies – rentals don’t like, ‘get’, respects the town as is
- Slow police response
- Illegal dumping
- Communication & community spirit
- No road maintenance
- Road boundary restored
- Mane Street flooding
- Water supply issues
- Fire protection
- Lack of organization
- Lack of voice
- No organization against unwanted progress
- Neglected by County
- Too many bright lights at night
- No recycle pickup

- Slow response times for emergency services
- Insufficient land use protections/zoning
- Special district drinking water moratorium
- High desert sphere of influence
- Non maintained dirt roads
- Getting too popular – losing local feel, safety
- Lack of enforcement of existing regulations (Noise, Dark sky)
- No local EMS (response time)
- Cell/internet service
- Illegal trespassing (OHU, hikers)
- None if we don’t get water which has been years in the works and still no water
- Like to have city water. Been waiting 20+ years
- Prolonged medical assistance (response to “911” calls)
- No bathrooms for tourists
- Too much division about how the community operates
- No parking on both sides of the streets for Pappy & Harriet’s

### Opportunities

- Keep growth smaller
- Small scale community
- Community driven business
- Bowl
- Bowling alley
- Crafts downtown
- H2O
- Fire station
- Non-profit community group
- Celebrate existing culture
- Hiking
- Mom and Pop shops
- Tourist areas and restrictions
- Opportunity to protect the land
- Community events
- Birding
- More appropriate small businesses on Mane
- World class horseback riding
- Better conditions of approval on CUP (local focus)
- Better GIS information
- Rural desert standards
- Water survey
- Wildlife corridor studies
- Better zoning (more appropriate density)



- Recognizing existing commercial
- Local planting Plans
- Better dark sky ordinance
- Restrict Pioneertown boundary
- Keeping the town looking old west as it was planned
- Golf cart friendly opportunity
- Include suburbs
- No paved streets
- No streetlights
- Repair and restore old business for new businesses
- The right for people who own property to be able to build on them with water or without water – growth is good
- We need all the committees to be able to have a voice. We all have the same Post Office and talk to each other
- Need a better community the way it was

### Threats

- Box stoves
- Motels
- Apts. , condos halfway housing
- Airbnb, CampBNB regulation
- Lack of regulations of property use
- Low income designation
- People coming in don't get or respect this town – atmosphere peace
- Lack of Fire stations
- Fire!
- Weed abatement lacks
- No solar fields, towers, electrical poles
- Protected Joshua trees are being cut
- Unprotect Joshua trees
- Light pollution
- Big \$ interference from outside interest
- Big development
- Off road vehicles

- Water supply
- Fire
- Danger of inappropriate development
- Snow storm
- Growth
- Too much tourism risks displacing permanent community
- Tourism
- Invasive species (mustard, hipsters) increases fire damage
- BLM – visitor – management
- Illegal OHU
- Renewable energy/corridor
- Isolation during flood – protect roadbed
- Fire
- Wildfires
- Increased building
- Decreased groundwater
- Increase traffic
- Water drainage on Mane Street
- Lot of outsiders for B&B (weekend party houses)
- Don't want persons outside Pioneertown speaking for Pioneertown
- No dirt bikes
- Trespassing on personal property at anytime
- No Solar fields
- No boundary expansion Pioneertown residents only<sup>7</sup>
- Abandoned buildings must be open for business
- Threat of annexation
- Threat concern annexation by Yucca Valley
- No big business or franchises
- Airbnb in residential areas no consistent with town
- No Airbnb's

## Values and Aspirations

### Values

- Quality of Life
- Freedom
- Quiet
- Family
- People, Community & Visitors
- Beauty of rocks
- Beauty of desert
- Wildlife
- Dark nights
- Creative spirit
- Aesthetic
- Ability to create
- Western history
- Old buildings
- History
- Western Culture
- Independent businesses
- Keeping it weird and real
- Sense of community
- Property owners rights
- Look and feel of Pi-Town
- Live and let live notion
- Dirt roads
- Tourism in Pioneertown
- Fresh air and blue sky
- Dark skies
- Community history
- Having space yet community
- Hiking opportunities
- Open containers on Mane Street
- Sense of freedom and wild west
- Managed growth
- Distinguish between bed & breakfast and whole house weekend rental
- Wildlife
- Hiking
- Weather
- Peace and quiet (serenity)
- Space between folks
- Buffer to more urban area (mts.)
- Proximate to services
- Community (social events)
- Neighbors look out for each other
- Post Office
- We desire limited growth
- Limited growth

- Keep Pi-Town the way it is
- If you own the land you should be able to build on it
- No mobile homes
- Clean and safe environment
- Peace and quiet
- Close knit community
- Peace and quiet
- Lots of open space
- Dirt roads

### Aspirations

- Water
- Barn parties
- Barn dances in Sound Stage
- More local business opportunities
- Coffee shop
- General store market
- Micro Brewery and bathrooms
- Management of the Monument
- Properly appointed horse trails
- More communication
- Community meetings
- Friends of Pi-town???
- More Mane Street development
- Restoration of original buildings
- Keep this area small and visually unchanged and western in style
- Keep dirt roads
- Better cell service and internet access
- Maintain the culture of the town
- Safe water with adequate supply
- Manage growth grow slow
- Official Mane Street walking area
- Water for every property
- Responsive local government
- Bowling alley
- General Store
- No formula commercial
- Better communication services
- Further protection of conservation areas
- Pappy & Harriet's remains sensitive to community impact
- Paved roads improved with flood protection
- Better fire presence (familiarity with area, addressing, old mapping confusion with dispatchers)
- Street signs – way finding

- Marking the scenic highway
  - Street signs
  - Sustainable artist colony on Mane Street
  - Pioneertown's bowling alley opened up
  - No paved roads or street lights
  - No more wells drilled
- Single home on a single lot (limit size of home)
  - Underground utilities
  - Pi-Town historic museum
  - Museum restore old buildings
  - Cleanup abandoned cabinet



## Goals and Objectives

### *Goal 1: To increase business opportunities.*

- Objective: Prioritizing water meters to new businesses.
- Objective: Increase tax incentive programs for new businesses.
- Objective: Historical preservation for new businesses.

### *Goal 2: Increase Community Members Communication/Involvement.*

- Objective: Community events (fun).
- Objective: Community clean-up.

### *Goal 3: Appointed Horse Trails (properly) & Trails in general.*

- Objective: Appropriate signage.
- Objective: Information kiosk (trails, map of town & of local businesses).

### *Goal 4: Maintain authentic western themed rural desert lifestyle.*

- Objective: Address dark skies/light pollution.
- Objective: Limit size/type of development.
- Objective: Maintain dirt roads.
- Objective: Preserve existing buildings.
- Objective: Restrain and control growth.
- Objective: Maintain look of community.
- Objective: Bring history awareness forward.

### *Goal 5: Managed Tourism.*

- Objective: Limit vacation rentals by absentee owners.
- Objective: Maintain independent business.
- Objective: Encourage quiet recreation.

### *Goal 6: Build Community.*

- Objective: Create a mechanism for better communication.
- Objective: More community events for the community.

### *Goal 7: Strive for a Sustainable Community.*

- Objective: Establish community recycling method.
- Objective: Protect local vegetation and wildlife.
- Objective: Restrict off road vehicle use.
- Objective: Restrict use of drones.

### *Goal 8: Create a Community Plan with appropriate land uses and boundary respecting conservation values*

- Objective: GIS layers.
- Objective: Emergency service education.

### *Goal 9: Complete Water Project.*

- Objective: Obtain funding for project within 2 years.

### *Goal 10: Get Bowling Alley Open.*

- Objective: Community needs assistance acquiring property.

*Goal 11: Develop Regulations for Short-Term Rentals.*

*Goal 12: Speed Limits on Dirt Roads.*

*Goal 13: Fix Pi-Town Road (potholes).*

*Goal 14: Require Pappy & Harriet's to Restrict Off-Highway Parking.*

*Goal 15: No expansion of existing water district.*

*Goal 16: Educate to local quality of life.*

