

Planning & Zoning Commission
Adopted June 10, 2026 Resolution PZC-20260610
Board of Trustees Approved Resolution 2026-24

THE LAST GREAT PLACE



Figure 1-Creede Area Fall 2025

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MAPS

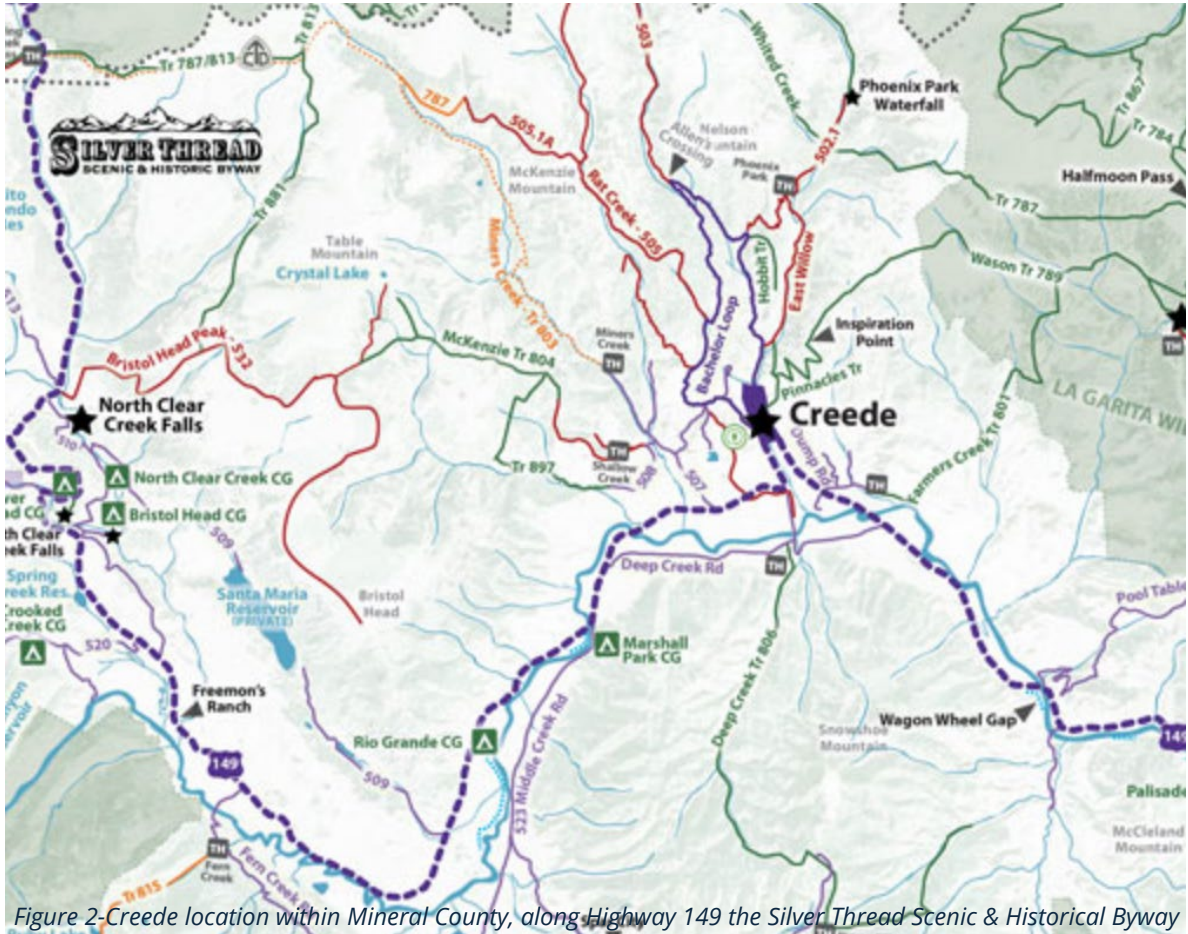


Figure 2-Creede location within Mineral County, along Highway 149 the Silver Thread Scenic & Historical Byway

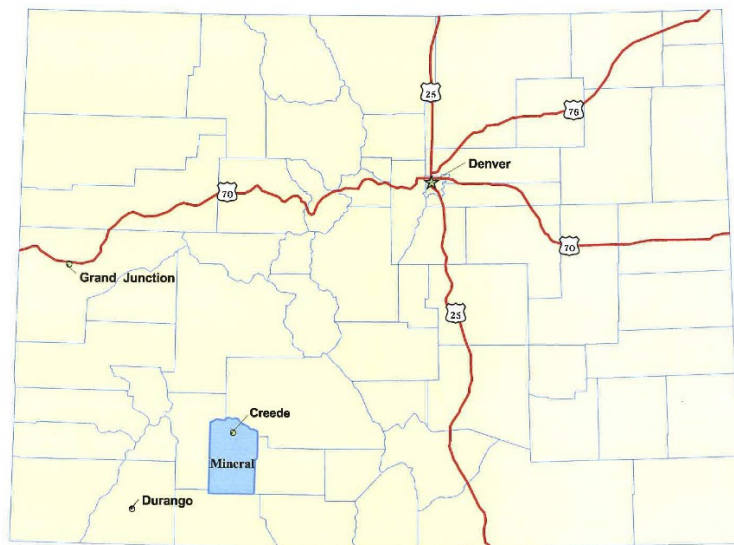


Figure 3-Map of Colorado

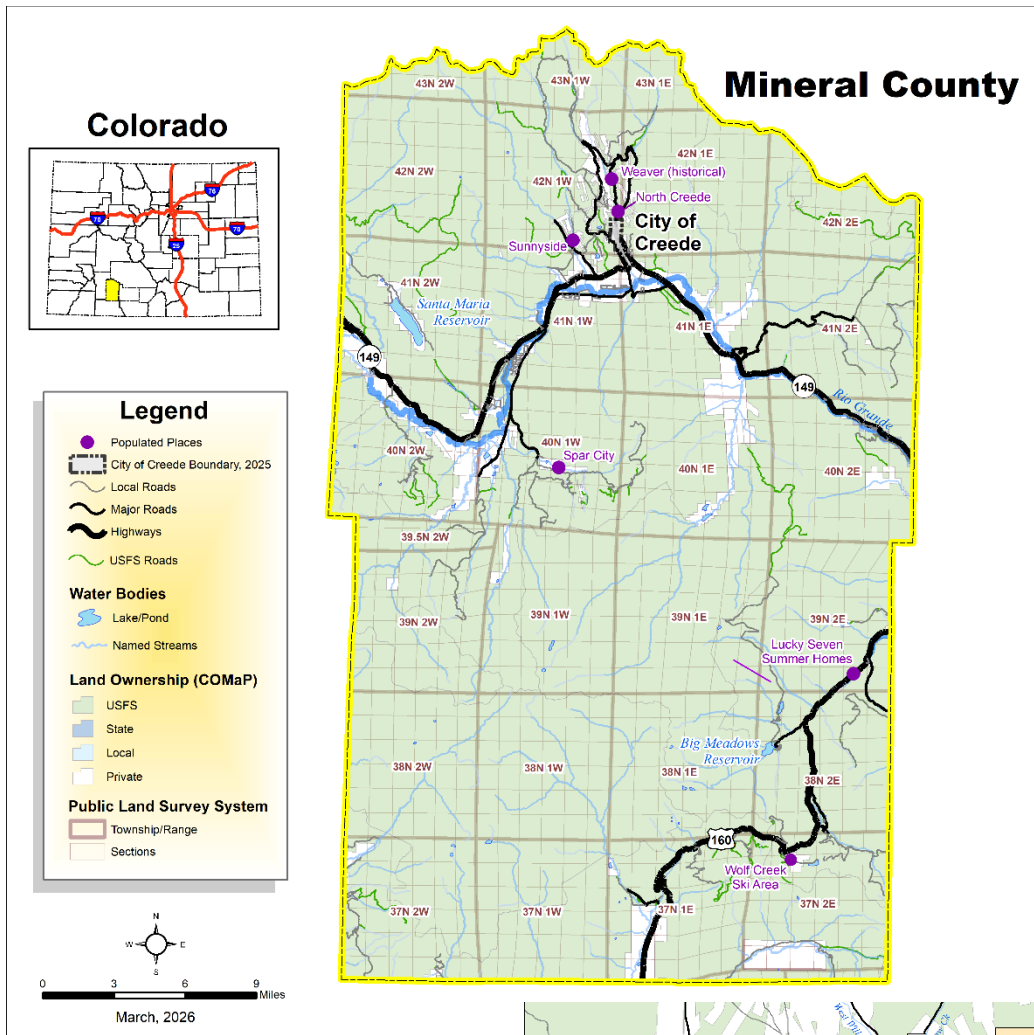


Figure 4-Mineral County (Barracough/SLV)

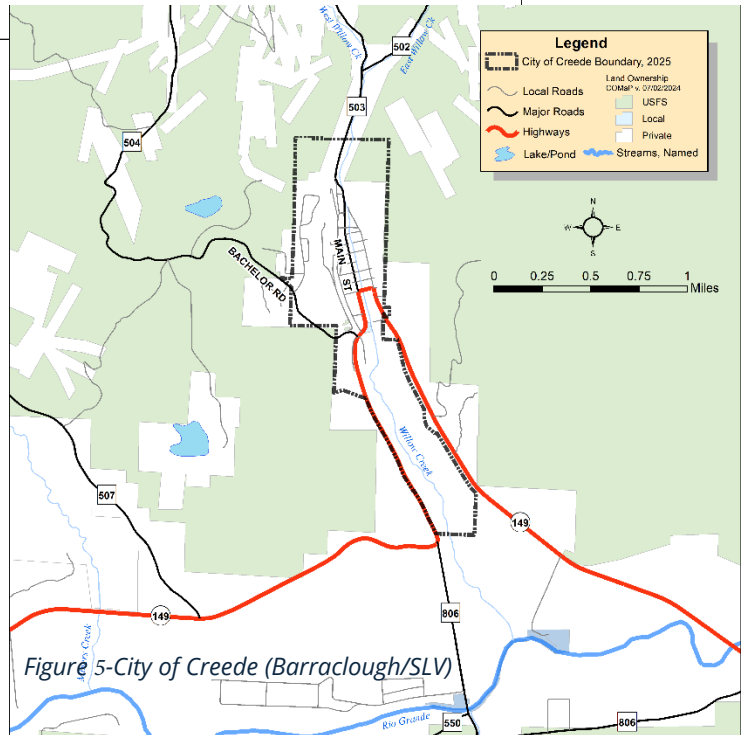


Figure 5-City of Creede (Barracough/SLV)

COMP PLAN GROUP

COMMUNITY MEMBERS INVESTED IN CREEDE

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1. MISSION VISION AND CORE VALUES

CREEDE’S MISSION

To protect Creede as The Last Great Place — an authentic, resilient, and connected community we’re proud to call home.

VISION

A stable and welcoming mountain community where residents and visitors alike find beauty, safety, and belonging through stewardship, responsibility, and thoughtful progress.

CORE VALUES

Integrity – Ethical, accountable, transparent, honest.
Community – People-first decision making, kindness and respect.
Stewardship – Protecting Creede’s beauty, heritage, and character.
Resilience – Face, adapt, and persevere through challenges.
Pride – Love for and stewardship of Creede’s authenticity.

2. EXECUTIVE SUMMARY

A Comp (comprehensive) Plan is an expression of Creede's vision for the future and strategic road map to reach that vision. Comprehensive planning is an important tool for Creede to guide future development and land use to ensure a safe, pleasant, and economical environment for residential, commercial and public activities. A Comp Plan also guides City regulation, budget and priorities. The last Comp Plan was developed in 2001. Comp Plan Group members invested in Creede gathered on several occasions to update the City of Creede's Comp Plan with plans to forward to the Planning & Zoning Commission spring of 2026.

3. COMP PLAN HISTORY

Four Corners Planning and Design Group coordinated a Comprehensive Plan dated June of 2000, for Mineral County and the City of Creede. The City of Creede Planning Commission adopted the comprehensive plan September 9, 2004, by Resolution 04-09. Mineral County officials believe that the plan was reviewed, however not formally adopted. Mineral County relies on the 1977 Comp Plan.

4. OUR CITY

The City of Creede, Colorado, a statutory town incorporated as a city in 1892, is the county seat and only town in Mineral County. The 2023 population of Mineral County was 935, and of the 935, 262 reside in Creede according to the State Demographer's office. A population of whom work and do business in Creede. The City of Creede is located



in the San Luis Valley, near the headwaters of the Rio Grande River, 21 miles west of South Fork and 51 miles east of Lake City on the Silver Thread Byway.

Current Creede is six warm weather months of bustling activity, with marvelous events at the Creede Repertory Theatre, non-stop family fun and a mighty commerce presence along and adjacent to Main Street. The remaining six months inspire a restful time with local events, neighborly gatherings and a concentrated effort to engage creative business events to draw people back to Main Street. Business visitors are welcomed warmly in summer or winter and feel like they have just arrived back home.

5. HISTORY

About Creede, From Ute Hunting Ground to Silver Mining Boom Town

A variety of Native American peoples frequented the Upper Rio Grande Valley long before western Europeans knew of its existence. Archeological evidence reveals that Paleo-hunters camped in the high country. A later hunting-gathering group, known today as the Utes, also migrated through the San Juan Mountains according to the seasons—pushing into the high country in the summer and returning to lower, protected valleys in the winter. However, the cold mountain winters were not favorable to permanent native settlements.

After the discovery of gold in the San Juan Mountains, troops at Fort Garland moved the San Luis Valley's Ute people off their traditional lands onto reservations in the Four Corners region. Chief Ouray, who had married an Uncompahgre maiden, Chipeta, became influential in helping guide the southern Ute bands through their 19th century transitions.

Pioneers and Tourists

By the mid-1870s, tourist activities also began to thrive along the Rio Grande. Books such as Crofutt's *Gripsack Guide* or Ingersoll's *Crest of the Continent* enticed Easterners and Europeans to experience the American West. The pioneering name of Soward became associated with the Upper Rio Grande Valley in 1876 with the purchase of the Antelope Springs Stage Station and Halfway House. James Workman bought the Texas Club, now the location of Freemon's Ranch, at the stage-stop settlement of San Juan. Nearly 15 years before there was a town called Creede, a hotel opened at Wagon Wheel Gap.

Fortunes Made and Lost

(Nicholas Creede & Nephew Harvey Lester, 1870 - Creede Historical Society Archive #3069-P-434)

In 1890, the Upper Rio Grande Valley's destiny changed dramatically. Nicholas Creede discovered a high-grade silver vein on Willow Creek, a tributary of the Rio Grande. The great rush was on! The boom camp's population quickly swelled to 10,000. (There are about 800 full-time residents in Mineral County today). Slab cities and tent towns like North Creede, East Creede, String Town and Jimtown, seemed to appear overnight. Fortunes were extracted from mines with colorful names such as Amethyst, Holy Moses, Commodore, Last Chance, and Kentucky Belle.

General William Jackson Palmer and David Moffat were pioneering railroad magnates who independently shaped Colorado's transportation landscape in the late 19th/early 20th centuries. Palmer founded the narrow-gauge Denver & Rio Grande Railway (D&RG) in 1870 to connect Colorado mining towns, while Moffat created the "Moffat Road" (1903) to link Denver directly to the Northwest. In 1891, Colorado Springs railroad tycoon William Palmer *or perhaps David Moffat* extended the rail line from its terminus from Wagon Wheel Gap into Willow Creek Canyon just above present day Creede. During the ensuing boom years, two trains arrived and departed Creede daily. By 1892 over a million dollars in silver had shipped down-valley. Creede made Colorado a "boom" state once more.

(Creede Original Town Site, 1892 - Historical Society Archive #450-CRO-6c1)

Along with the prospectors and miners came gamblers, saloonkeepers and ladies of the evening. Bob Ford, reputed slayer of Jesse James, opened a dance hall and saloon. Soapy Smith, owner of the Orleans Club, soon declared himself boss of Creede. Bat Masterson, of Dodge City-Wyatt Earp fame, operated another saloon for a Denver firm. Poker Lulu Swain, the Mormon Queen, and Timberline plied their trade in “the House.” Although the Creede Candle lamented: “Creede is unfortunate in getting more of the flotsam of the state than usually falls to the lot of a mining camp,” its editor, Cy Warman, also caught the spirit and hopes of the lively community with his famous lines: “It’s day all day, in the day-time, And there is no night in Creede.”

Spar City, Stumptown, and Bachelor evolved into thriving communities. Bachelor even boasted a school. Today, Spar City is a private resort. Only nostalgic relics mark the sites of Stumptown, Weaver, and Bachelor (see Bachelor Historic Tour Loop). A series of floods and fires destroyed the original buildings in East Willow Creek Canyon. Many inhabitants moved to neighboring camps, but for only as long as it took to rebuild. The silver panic of 1893 also threatened to bring an end to Nicholas Creede’s bonanza. Fortunately, the high assay of the ores in the Creede District and other valuable minerals carried the miners through the Depression of the 1890s. Creede became the silver camp that would not die.

Eventually Jimtown appropriated the name “Creede.” Prospectors and families alike abandoned the other camps and moved to the little town at the mouth of Willow Creek Canyon with its brick stores and electric streetlights. Following the example of Telluride, which was the first electrified community in the world, the Creede miners installed their own electric system just one week before Cy Warman penned his literary legacy about there being no night in Creede.

Hard rock mining continued as the dominant economic factor in Creede for nearly a century. In 1985, when the price of silver dropped again, the last mine, the Homestake, closed permanently. Today Mineral County is returning to its tourism roots. And Creede, the little mining camp that refused to die, shares not only its beautiful natural setting, but also its colorful heritage with thousands of visitors every year.

The People

Nature, History and Adventure define the Mineral County experience.

The full-time population of Mineral County is only about 800, with our summer visitors adding a very substantial seasonal increase (to around 5000). It's an interesting mix of the old mining and ranching families rich in local tradition, and the newcomers (meaning anyone not born in Mineral County, even if you've lived here 30 years), who have added a certain cosmopolitan nuance to an old mining camp.

Fewer than half the folks live in Creede, the county seat and the only incorporated "municipality" in Mineral County. Creede is a tiny town with a charming old-west business district tucked into the mouth of a high mountain canyon, site of a major 1890s silver strike. Sporting goods stores, gift shops, galleries, eateries and a repertory theatre line Creede's 6-block "downtown." Hardware and grocery stores and other services are prominent. Creede has a reputation as an arts center with

a laid-back attitude and was voted Colorado's Top Art Town in 2010. A series of festivals and events dedicated to the arts and local history occur throughout the year.

After the silver mining closed in 1985, the primary economy became tourism, with housing construction and various government employment filling the other top payroll slots. In 2011, silver mining returned to the area, and began providing jobs again, but closed down a couple years later. Fiber-optic high speed internet allows some folks to work remotely. With our limited privately held land, the residential market, especially rentals, is fairly tight. While real estate prices are climbing, they are somewhat reasonable compared to many other Rocky Mountain markets. Residential development and home building are "major" activities.

Mineral County is in a very rural area. The nearest major "big box" store is miles from Creede. Nearest large discount chain stores are about 70 miles. Local customs and culture do not place a high demand on retail services; folks accustomed to 24-hour restaurants and shops will have some adjusting to do. There is only one gas station in Creede. On the other hand, there are no traffic signals or fast food chains. But we've got great local sandwich builders and some innovative chefs who take pride in their work.

6. POPULATION

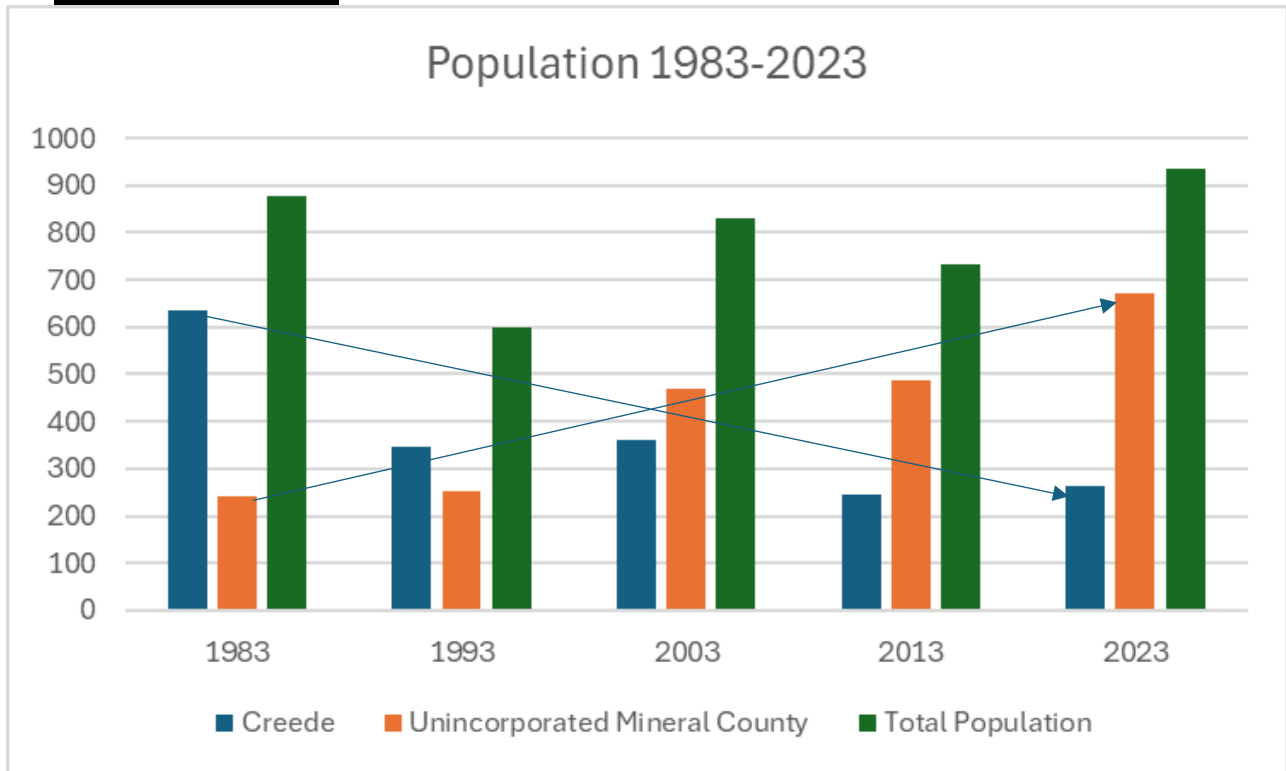


Figure 7-Population 1983 to 2023

The Population Table above identifies a decreasing Creede population while Mineral County population is increasing. Housing stock has not decreased within Creede since 1983, so this indicates second homes, vacation homes, unhabitable homes or simply vacant homes during a census.

7. NATURAL RESOURCES

Creede scenic beauty has intrinsic value. Support is sought to ensure preservation of scenic qualities and wildlife habitat.

Desired Future Conditions, Policies and Action Items

- A. **River Corridors** - 90% of wildlife species depend on riparian areas for survival. Recreation along river corridors is important for the city's tourist-based economy.
- B. **Scenic Corridors** – The Silver Thread Scenic Byway, which includes the Rio Grande-Highway 149 corridor through Mineral County, was designated as a National and State Scenic Byway in 1990.
- C. **Critical Wildlife Areas** - If wildlife populations are to remain healthy, areas that are important to wildlife for winter range, calving, migration, and nesting need to be preserved.
- D. **Ridgelines** – This plan is intended to encourage policies designed to protect the scenic character of ridgelines.

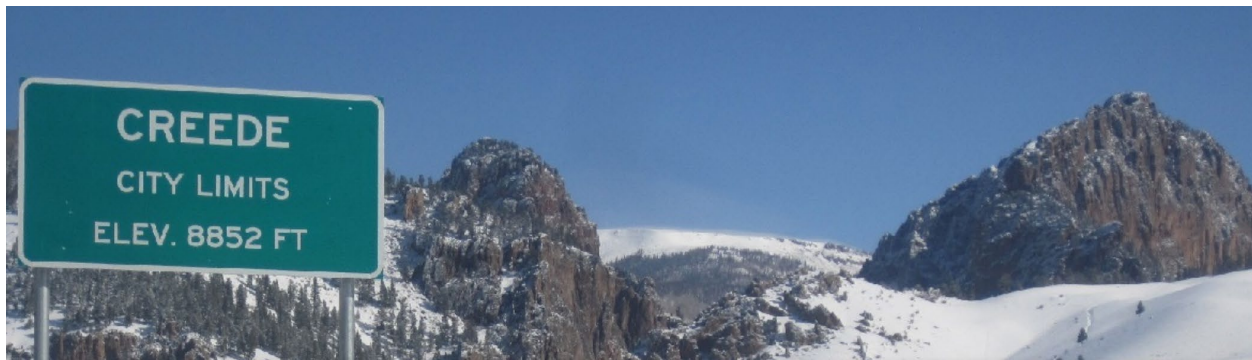
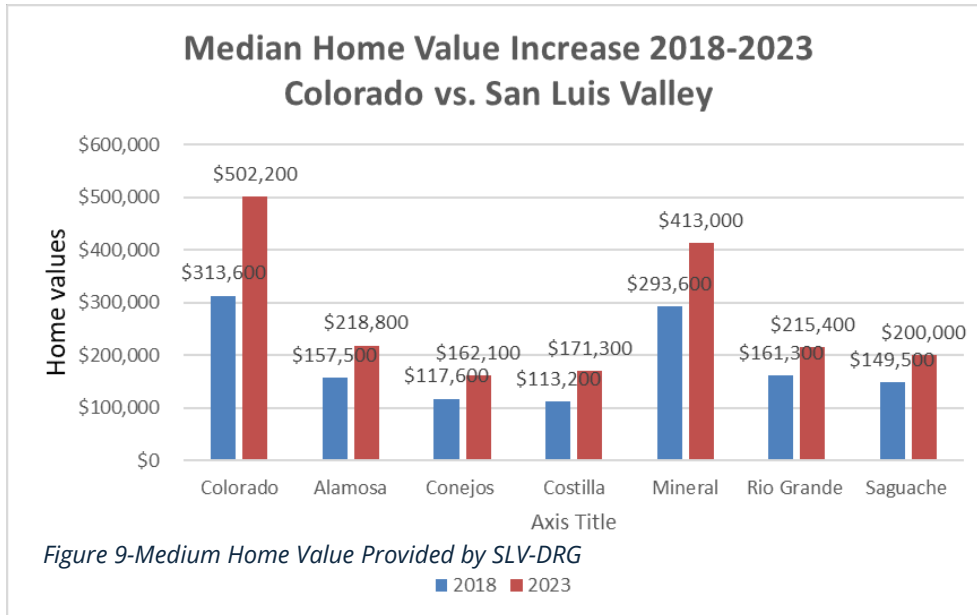


Figure 8-Creede scenic beauty

8. LAND USE, GROWTH MANAGEMENT AND HOUSING

The highest density development within the county occurs in the City of Creede, with its small lots characteristic of the City's 19th century mining town origins. Creede serves as the primary commercial and residential area. Public lands with open space, spectacular scenery and historic

allure encompass east, north and west of the City limits. These public lands provide restrictions to large developments in Mineral County and areas within Creede. However small lots within Creede do not translate to reduced housing cost. Housing is almost half the cost in Rio Grande County, less than twenty (20) miles from Creede.



The cost of housing and seasonal job market provide challenges for employers.

The City of Creede was awarded a grant by the Local Planning Capacity Grant to coordinate a Housing Needs Assessment within the City and with Mineral County and the Creede School District by December of 2026. This Housing Needs Assessment will be an update to a Housing Needs Assessment by the San Luis Valley Council of Governments completed in 2021.

Desired Future Conditions, Policies and Action Items

- A. **Infill and placial** experience is the best fit for development within city limits, such as Rancho Creede that has the infrastructure and prep ready for development. Growth directly south of the city within unincorporated Mineral County directly enhances the community and can impact water, wastewater treatment, stormwater infrastructure and resources.
- B. **New housing options** are encouraged for a livable working population along with generations of the descendants of our adventurous prospectors. Seeking a balance

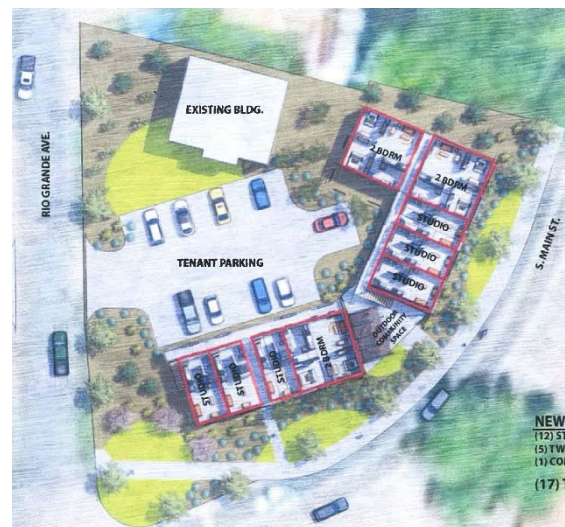


Figure 10-Rancho Creede planned affordable housing.

from bustling summer to a calm winter, housing could extend shoulder seasons. As agencies strive to recruit professionals, housing options would incentivize the anchoring of professionals to work and live here.

- C. **City housing options** for workforce, starter or relocation should include long term rental options like tiny homes, fourplex apartments or incentives that convert short term to long term housing options. Single family residential housing may continue to be the goal for a good percentage of the population, but is not the solution to every situation.
- D. **Simply** provide lower income earners with decent places to live.
- E. **Although short-term rentals**, lodging, camping and low-income housing have been accomplished and may not be an immediate focus in the next five years, a housing assessment would assist with an objective inventory and need.
- F. **Housing Needs Assessment** – The City will be contracting with a consultant to complete a Housing Needs Assessment to clarify the area’s housing needs.
- G. **Domestic Water and Wastewater Treatment Facility**, capacity concerns and compliance barriers should be resolved to allow sustained growth.

9. ECONOMY AND ECONOMIC DEVELOPMENT

As its name implies, Mineral County was dominated by the mining industry for nearly a century, from the 1890s when silver was discovered to the mid-1980s. Since 1985, the economic base has shifted from mining to the services, construction, and retail trade sectors, which have grown in response to the demand for seasonal homes and tourism.

In 1970, about 57 percent of the county’s workforce was employed in the mining sector. Mining employment declined to 12 percent of the work force by 1985 and virtually disappeared several years later.

Tourism has generated significant income through taxes and spending at local businesses, creating direct jobs as well as indirect employment. Revenue has not provided funds to improve streets, water or wastewater infrastructure. Tourism has promoted Creede’s preservation of local culture with more emphasis to protect historic places and the environment.

In the last decade tourism industries have dominated Mineral County and the City of Creede. San Luis Valley Development Resources Group provided 2025 information in the next tables.

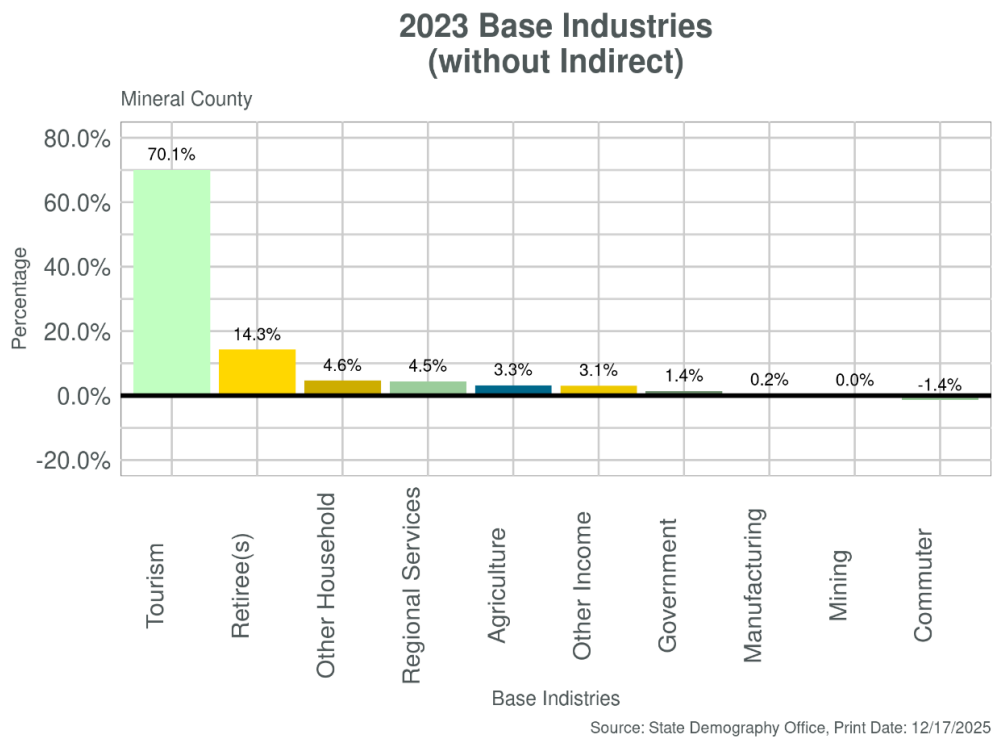


Figure 11-2023 Base Industries Provided by SLV-DRG

2023 Share of Jobs by Industry

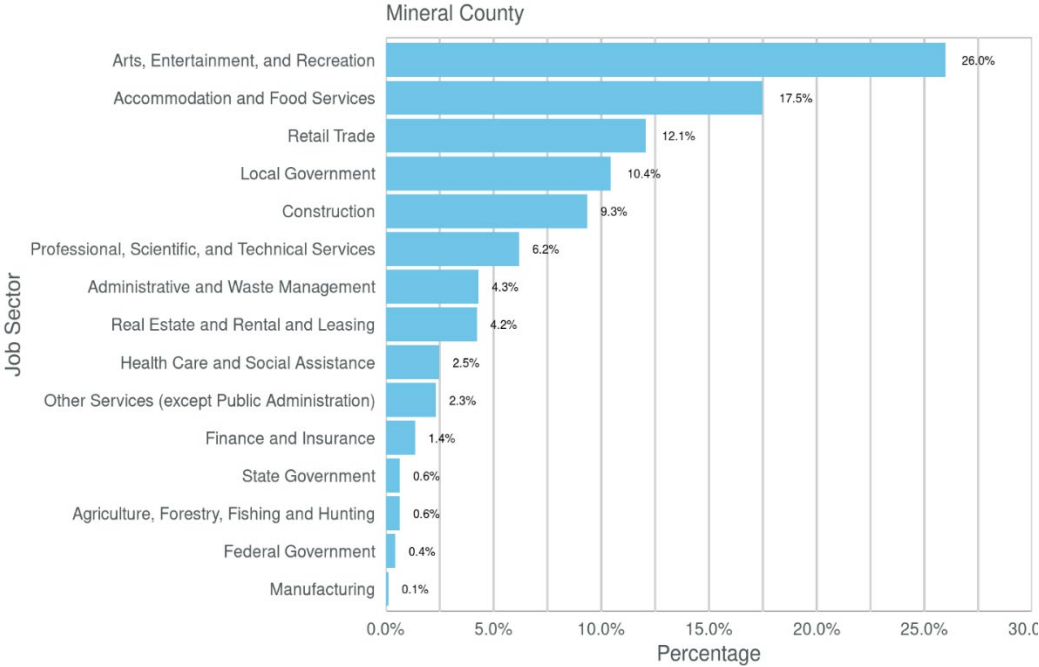


Figure 12-2023 Share of Jobs Provided by SLV-DRG

Source: State Demography Office, Print Date: 12/17/2025

Mineral County lodging tax increased from \$62,907.76 in 2016 to \$125,297.23 to 2025, doubling in ten years.

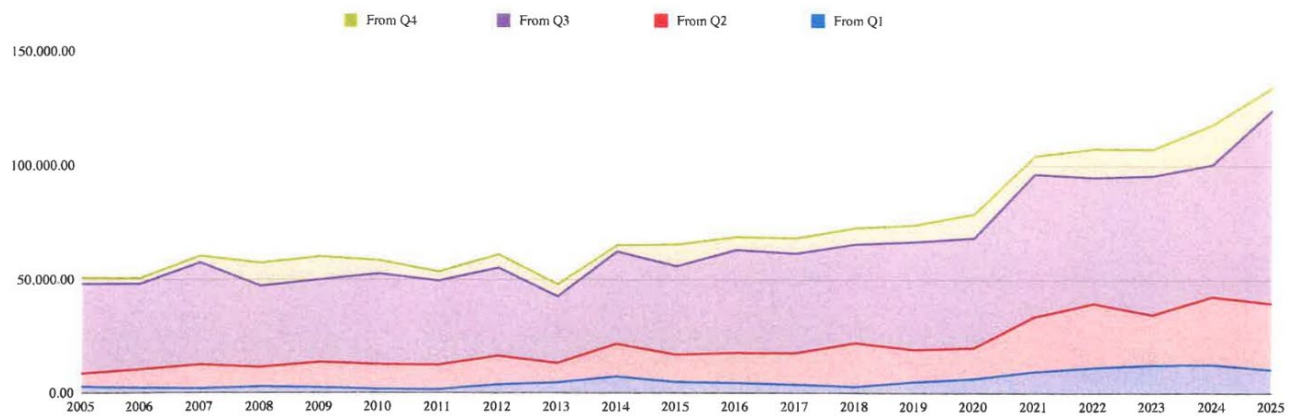


Figure 13-Creede/Mineral County Lodging Tax

Desired Future Condition, Policies and Action Items

- A. **Locally and Family Owned** – Commit to keeping the retail footprint local with a value on community-focused, independent businesses over corporate chain stores.
- B. **Domestic Water and Wastewater Treatment Facility**, resolve capacity concerns and compliance barriers to allow sustained growth.
- C. **Shoulder Season** – Support and inspire Spring and Fall economic activity-oriented events to extend interest for off-seasonal tourism and residents.
- D. **Commercial Redevelopment** – Support and incentivize commercial building redevelopment.
- E. **Outdoor Recreation Designation** – Develop amenities for mountain biking enthusiasts
- F. **Historic Preservation** – Provide options or consider a Mineral County partnership for historic preservation and designation.
- G. **Colorado Main Street Program and Creative District** – Support as resources are available to consider the Colorado Main Street Program or Creative District to improve cultural economic development within Creede’s core.
- H. **All Season** – Encourage all season business relocation to provide year-round service.
- I. **First and Foremost** – Consider Economy and Economic Development as related to Creede’s Generosity, Safety, Natural Resources and Values.
- J. **Wolf Creek** – Encourage Wolf Creek Ski Resort management to identify Creede as a point of interest for lodging, meals and culture.
- K. **Open** – Consider the benefits of open for business as seasonal diversification.

10. COMMUNITY SERVICES AND FACILITIES

Emergency Services

Mineral County provides Emergency Service management and coordination throughout Mineral County and within the City of Creede. Emergency responders are not compensated yet are considered valued volunteers within the Creede community. Management provides updates and oversight of the Emergency Operations Plan, Hazard Mitigation Plan, Wildfire Resiliency Code along with other applicable plans. Incident Command becomes a key coordination effort of emergency services. Mineral County Emergency Manager also assesses financial loss after an incident in the event loss is eligible for state or federal funds. Dispatch is managed by Alamosa, two counties to the east. Due to remote dispatchers, local citizens are encouraged to post addresses in residences and visible from the street.

- Search and Rescue consists of about 25 members, 7 specialized vehicles and technical resources such as Satellite 911, CalTopo, Starlink and partnerships with Durango Fight for Life or Alamosa REACH. Training and coordination are top priorities to continue partnerships.
- Ambulance service consists of about 14 EMT's and 3 drivers with 3 Ambulances. Recruiting new trainees has been a high priority.
- Fire Protection is provided by the Mineral County Fire Protection District, also known as the Creede Fire Department, a separate entity managed by a Special District Board. There are about 18 volunteer firefighters, modern fire engines and seasoned water tanker trucks.



- Wildfire mitigation actions are on-the-ground treatments of properties implemented to reduce the chance of a wildfire causing damage. The [Colorado State Forest Service](#) is the lead state agency for fuels mitigation expertise in Colorado and an excellent resource for residents who want to gain more information and take steps to decrease the threat of wildfire where it matters most to them.



- The City of Creede Fire Intensity Scale is Lowest to Low Intensity. Wildfire events in the city are not likely however any wildfire affecting Highway 149 impacts Creede. Flooding was more likely, until mitigation measures were taken to the Willow Creek Flume flowing through the center of Creede.

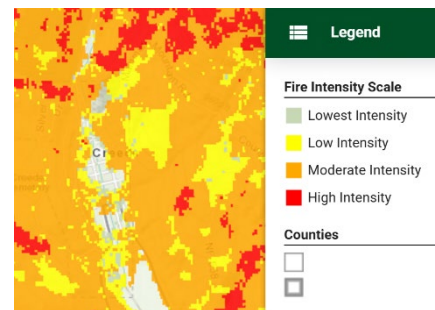


Figure 16-Creede area Wildfire Map

City Services

- City Hall, 2223 N Main Street, PO Box 457, Creede, CO 81130, Telephone: 719-658-2276
- Public Works: Municipal Domestic Water Distribution, Sewer Collection/Wastewater Treatment, Stormwater Management, Street and Park Maintenance within City Limits and

as permitted outside the City.

- ✓ Director office at City Hall
- ✓ Water Treatment Plant; 310 Airport Road & Booster Station; 2219 Gnome Hill Road
- ✓ Wastewater Treatment Facility/Sewer Lagoons; State Highway 149
- ✓ Public Works Shop; 2225 N Main Street
- ✓ Public Work Storage Facility; 1404 Rio Grande Avenue
- ✓ Rio Grande Avenue (CRT Stage Prep Building)
- Virginia Christensen Multi-Use Facility, 408 La Garita Avenue (719 658-2729) was a Creede School District building purchased by the City and is currently operated as a multi-use facility open year-round with full closure on Sundays and most federal holidays.
 - ✓ Amenities: Weight Room, Cardio Room, Climbing Wall/Rope, Full Size Gym Court marked for Volleyball, Basketball and two Pickleball Courts, Kitchen and Dining Room, Locker Rooms and Showers, Gear Library with Future Office and Meeting Space planned.
 - ✓ Programs: Spin Class, Morning Workout, Archery, Group Workout, Open Gym Basketball/Volleyball, Yoga, Pickleball, Tots Gym, After School Programs, Friday Youth Activities, Summer Camps Peewee Athletics, etc.
- City Parks
 - ✓ Basham Park Pavilion Picnic, Stage, Restrooms Open All Year 15 S Main Street



Figure 17-Basham Park - Creede's Downtown Jewel.

- ✓ Creede Arts Council Park Landscaping, Seating, Art 113 N Main Street
- ✓ Hargraves Park Baseball Field, Restrooms 1190 S Main Street
- ✓ Seime Park Incredible Views, Amphitheater 130 Bee McClure
- ✓ Silver Ice Park Hockey, Bleachers, Gear Library 16 USFS 503
- ✓ Skate Park at Hargraves Picnic Area, Restrooms 1180 S Main St
- Law Enforcement provided by Mineral County Sheriff

Mineral County Services

- **Creede Underground Mining Museum and Community Center**

This facility was constructed from the "ground in" in the early 1990's. Seed funding was provided by a fund set aside years earlier by a group of forethoughtful residents that made up the Jaycees of Mineral County. They thought it very important that the community has a "Community Center" for gatherings, dinners, meetings, and general event venues. When other minds began thinking about using the side of the mountain to create this facility in (as they had successfully done a decade earlier with the Creede Firehouse) the concept of including a Mining Museum to preserve and promote the mining heritage of the area was born. When Homestake Mine closed in 1985 there was real concern that the community would lose its connection to their mining roots. What was created were two separate but unique spaces for the community and visitors. The Community Center lies in the curve of a horseshoe that houses the Mining Museum which is set up to be a chronological walk-through of mining history and techniques used in the Mineral County mines. Nearly 35 years later the Mining Museum thrives with over 10,000 visitors logged in 2025. The Community Center has hosted holiday dinners, family reunions, weddings, funerals and a plethora of meetings. It served as the safe gathering place in 2013 for people to understand and allay their fears during the West Fork Fire.



- **Mineral County Landfill**

The Landfill, in its current location, was first permitted through a Special Use Permit by the Rio Grande National Forest in 1995. That permit was re-authorized up until 2020 when the Forest Service no longer wanted a landfill on their property. After nearly 5 years of negotiations with the Forest Service, Mineral County was able to purchase the land and an additional 50+ acres to assure landfill access for a few more generations. Mineral County attempt to keep use of the Landfill exclusive to Mineral County residents to ensure further access for many years. In the last decade Mineral County has worked with MDS to create a single point recycle drop-off, electronic recycling and tire recycling. These three ventures continue to pay for themselves and have been instrumental in keeping Mineral County clean and generally litter free.

- **Mineral County Memorial Airport**

Again, we have to hand it to those who went before us who had the foresight to create the Mineral County Airport in the middle of the last century. In the decades since it was first developed, hanger spaces have been made available for local pilots, a fuel depot with both 1DOLL aviation fuel and Jet-A fuel has been installed, the runway has been reconstructed, an AWOS (fancy term for a weather station) has been installed and on the horizon, a new lighted wind cone will be installed. All of this has been done with the help of grant money from CDOT-Aeronautics. The Airport is a favorite of this state agency. Equipment has also been installed to help us gather statistics on the

use of the Airport to help aid in future funding. New hanger spaces are being created, and fundraising will start this summer to build a new pilots' lounge that will offer respite to visiting pilots and potentially have classroom space for future aeronautics and avionics classes.

- **Mineral County Senior Lunch Program**

In 2015, when the school moved to its current location, the school board approached the County with taking over a congregate meal program for our Seniors. Their move made the School's ability to continue providing the program nearly impossible. This was an easy decision for the County to make. During the next two years the Director of the program created a wonderful congregate program at the Virginia Christensen Rec Center with limited deliveries to homebound residents, then the pandemic hit. Of course, this spelled the temporary end to the congregate meals and turned the program into entirely a delivery and pick-up program. During this timeframe we also welcomed a new Director who had his own ideas to grow the program. He convinced the County to hire a delivery driver, dedicate a vehicle to the program and expanded the program to allow residents from County Line to County Line the benefit of deliveries. Unfortunately, the congregate program never came back to the pre-pandemic numbers. For 2025 and 2026 The Director limited the congregate meals

to just summer time and changed locations for dining (the kitchen at the Rec Center is still vital to the success of the program) to accommodate a little bit bigger crowd, which was



very successful. During the winter of 2025-26 he has initiated a First Friday event for our locals complete with great food, relevant speakers and wonderful entertainment. This has captured an opportunity for fellowship and fun. And the deliveries don't stop - the program currently serves an average of 25 people a day.

Non-Profit Community Services

- Church of Christ – Creede, <https://www.creede.com/biz/creede-church-of-christ>
- Creede Arts Council, <https://creedeartscouncil.com/>
- Creede Baptist Church, <https://credebaptistchurch.org/>
- Creede Center for the Arts, <https://creedecenterforthearts.org/>
- Creede Community Church, <https://www.creedecommunitychurch.org/>
- Creede Early Learning Center, <https://www.creedearlylearningcenter.com/>
- Creede Elks Lodge #506, <https://www.elks.org/lodges/home.cfm?LodgeNumber=506>
- Creede Ladies Aid Society <http://www.creedeladiesaidsociety.org>
- Creede Mining Heritage, Inc.,

- Creede Musical Arts Collective, Inc., <https://www.creedemusicalartscollective.org/>
- Creede OHV Club, Inc., <http://www.creedeohvclub.com/>
- Creede Repertory Theatre, Inc., <https://creederep.org/>
- Creede School District Parent Teacher Organization, <https://www.creedek12.net/>
- Creede Schools Endowment Foundation, <https://www.creedek12.net/>
- Creede Mineral County Chamber of Commerce, <https://www.creede.com/>
- Creede Underground Mining Museum and Community Center, <https://undergroundminingmuseum.com/>
- The Creede Historical Society, Inc., <https://www.creede.com/biz/creede-historical-society-museum-research-library>
- Silver Threads Quilt Guild
- Upper Rio Grande Nordic Club
- Silver Thread Public Health District

Desired Future Condition, Policies and Action Items

- A. **Virginia Christensen MUF** – Continue investment in the Virginia Christensen Multi Use Facility with the goal of increasing community engagement and civic health.
- B. **Parks and Trails** – Provide park and trail improvements such as planting additional trees in Seime Park, and parking lot improvements and signage at the trailhead of the Up and Over Trail. Commit to work with Headwater Alliance with the goal of redeveloping Willow Creek Watershed into a more enticing recreational area with walking and bike paths. Improve walkability, sidewalks and downtown access.
- C. **Playground** – Update or develop playground amenities to improve safety and accessibility.
- D. **Volunteerism and Service** – Encourage AmeriCorps’ presence in the Creede community. These volunteers not only help their respective organizations but also serve as a Creede outreach program.
- E. **Creede School District** - Businesses in Creede in coordination with the Mineral County School District should investigate the development of an apprenticeship program which would allow students to gain experience in fields such as building trades, hospitality, business management, accounting, nursing, cosmetology, etc. The goal should be not only to expose students to real-life work experience but also to encourage them to build a career in Creede. Students could provide tech support and teach application basics to residents.
- F. **Local Government** – Support City, County & Special District facility development.
- G. **All Services** – Creede’s citizens are altruistic, compassionate and benevolent with a strong desire to invest in their community. The Comp Plan shall embrace this from policy to action.

11. CULTURE AND CHARACTER

The Culture and Character of Creede as “The Last Great Place” is defined by tight-knit relationships, high accountability, and shared traditions. Creede fosters a welcoming and safe environment. Life moves slower, most times on Creede time. There is an emphasis on neighborly support and local businesses. Creede’s shared history is reflected throughout the city with a close-knit winter coziness and flourishing summer vibe.

Special Notes:

- The **Creede Repertory Theatre (CRT)** was founded in 1966 when 12 students from the University of Kansas came to Creede, Colorado, responding to a letter drafted by the Creede Junior Chamber of Commerce and Pastor Jim Livingston. The letter was a call for help. With the mining business declining in Creede, the town needed a new source of viable income to help sustain the smaller businesses and its year-round residents. Steve Grossman, a theatre student at KU, saw the letter on the theatre department bulletin board, and responded. He and fellow student Joe Roach took a road trip to Creede in the spring of 1966 and sealed the deal with a handshake. Grossman then took 11 students with him, and together, they launched the first of many summer theatre seasons in Creede, first calling the theatre Operation Summer Theatre. The name changed to Creede Repertory Theatre in 1968. The first season began with the opening of Mr. Roberts and continued with the showing of *The Bat*, *Our Town*, *The Rainmaker*, and *Born Yesterday*. Shows ran in repertory format, which allowed patrons to see a new play each night of the week. The theatre continues operating on the principles that Grossman and the KU theatre students established. CRT maintains a rigorous repertory schedule, continues to employ an ensemble cast and crew, and chooses a diverse selection of plays. Presently, CRT is the largest summer employer in Mineral County. From its Rocky Mountain roots, Creede Repertory Theatre serves as an artistic home to our rural community and beyond, through the creation of repertory seasons, dynamic educational programs, and compelling new works.

CRT's Education Department is a powerhouse of creativity, mentorship, and access. For over 40 years, the Young Audience Outreach Tour has brought original, bilingual musical theatre to rural communities across the Southwest, reaching more than 400,000 students. Closer to home, the KID Show program empowers local youth to help create and perform new, fully produced works alongside professional artists. Collaborating with the local community, the program also offers summer camps, the Fun Friday program aligning with the academic year, performances for early education and elementary students, plus customizable residencies, intensives, and workshops. CRT believes in the importance of nurturing the next generation of artists at every stage.

- **Creede Ladies Aid Society:** Established in 1899, the Ladies Aid Society is the oldest community service organization in Creede. Creede’s isolated location made it necessary to pull together to help those in need. Through the hearts and hands of volunteers, the Ladies Aid Society carry on the tradition handed to reach out to our neighbors when hardships arise.
- **Creede, CO Elks Lodge No. 506** was instituted in 1899, and currently has 206 members. For the year 2026, the lodge was awarded FREEDOM, GRATITUDE and BEACON Grants from the Elks National Foundation to assist in the development of programs serving local youth, veterans, and others in need.

Creede Events

- Creede Repertory Theatre performances, including the Kid Show and Headwaters New Play Festival
- Golden Pick Pond Hockey Tournament
- Taste of Creede includes Silver Chef Cooking Competition, Artist Quick Draw, and Art Auction
- Creede Musical Arts Collective performances, including Barn Dances, Listening Room, concerts, and various music classes and workshops
- Donkey Dash Pack Burro Race: 3-mile and 10-mile routes
- Chute Out Rodeo, Wednesdays in June and July
- July 4th Independence Day Celebration/Days of 92 Mining Events
- Ladies Aid Annual Rummage Sale
- Woodcarvers Rendezvous
- Rock and Mineral Show
- Headwaters Music Festival
- Salsa Festival
- Creede Mountain Run: 2-mile, 12-mile, 22-mile and 50k race routes
- Steamroller Printmaking Show
- Crusin' the Canyon Car Show and Steamroller Printing
- Music in the Park - most Summer Sundays
- Chocolate Festival
- Snowshoe Shuffle 5K Race
- National Small Print Show
- Mountain Shoot Out Photography Contest and Show
- Silver Thread Artists Studio Tour
- Holiday Market and Very Merry Main Street Stroll
- Community Thanksgiving Potluck
- Elks Community Christmas Dinner

Desired Future Condition, Policies and Action Items

A. Culture

- ✓ Provide regulatory/zoning help, as much as possible, to artistic organizations such as the Creede Arts Council, the Creede Repertoire Theatre and Creede Center for the Arts. Investigate how the Virginia Christensen fund might be used for projects initiated by art organizations.
- ✓ Place art and/or signage at the corner of Main Street and Highway 149 as a means of improving first impressions of the city.
- ✓ Extend the Fourth of July celebration by sponsoring a “Creede History” presentation after the parade, and a “laser light in the canyon show” in the evening.
- ✓ Support Chamber of Commerce efforts to initiate Creede Arts Symposium.

B. Character

- ✓ Promote a “Community Workday” for helping elderly and disabled Creede residents with yard cleanup and roadway pickup.

12. FUTURE LAND USE ROAD MAP

The City of Montrose planners provided a presentation regarding their Comp Plan, technical updates and the challenges of desires for their community along with opposition as to where the desires should be located. Although the City of Montrose and the City of Creede contrast in size and location, the Comp Plan Group expressed similar concerns. How do you stick to a Road Map? The group outlined many ideas and how to gauge the community's desire. Attendance at meetings is sparse and you will miss a road map consistent with the community. A Creede community survey was available through most of March 2026. (Results are attached)

Creede's roadmap will require proactive, consistent, and transparent communication that reinforces shared goals. Creede's land use planning should foster accountability and demonstrate collective commitment. Effective management methods include using collaborative, visual tools to track progress, holding regular public meetings, and fostering partnerships to ensure the plan remains a living document rather than a one-time effort.

Therefore, the City of Creede's legislative body and management must identify and support the goals or modify as conditions change.

Desired Future Condition, Policies and Action Items

- A. Make strategic investments in projects and places that benefit the local community.
- B. Create a resilient, year-round economy that supports a strong, livable community.
- C. Plan for responsible growth and development that contribute to our community and sense of place.
- D. Expand housing choices, opportunities and affordability for our community.
- E. Steward and protect the environment and natural assets we love and rely on.
- F. Strengthen our sense of community and our civic health.

13. COMP PLAN & THREE MILE PLAN

Mark Williams, Lead Land Use Technical Assistance Planner from State of Colorado Community Development Office provided a presentation on Comp Plan development, required components, action plans and implementation. (Slides

Comp Plan: The City of Creede Comp Plan requirement is a Water Supply Element (Water Efficiency Plan) that has been adopted by the Board of Trustee June 2, 2026. A Strategic Growth Element is not required for Creede’s small population.

STATUTORILY REQUIRED PLANNING

CRS 31-23-206 (1.5)(c)(1)
Water Supply Needs Element - every municipal Comp Plan must now have a water supply element

CRS 31-23-206 (1.5)(d)
Strategic Growth Element - applies only to larger communities, but is a good source of information for planning

Figure 19-pg 7

PLANNING TOOLS

Vision → Comp Plan → Tools

- Master Plan/Comprehensive Plan
- **Intergovernmental Agreements (IGAs)**
- Planned Unit Developments (PUDs)
- Areas of State Interest (“1041” powers)
- Subdivision Regulations
- Zoning
- Building Codes
- Incentives and Programs



COLORADO Department of Local Affairs Figure 20-Pg 10 10

MASTER/COMPREHENSIVE PLAN

- Communicates community vision & intent
- Serves as roadmap
- **Most master plans are advisory** (Theobald v. Summit Co, 1982)
- Can be mandatory if adopted with sufficient detail as a regulation (BOCC v. Conder, 1997)

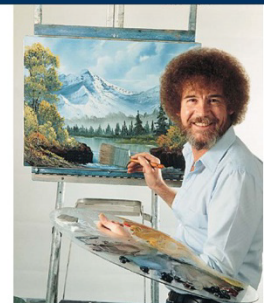


Figure 21-Pg 11

COMP PLAN PROVIDES GUIDANCE FOR...

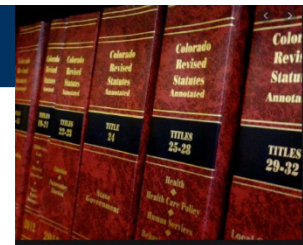
- **Public investment priorities**
- Zone change requests
- Land use regulations
- Incentive programs
- **Decisions about expansion of major infrastructure**
- Annexation decisions
- Foundation for all land use decisions from policy to detailed site development



COLORADO Department of Local Affairs Figure 22-Pg 12 12

Statutory Guidance

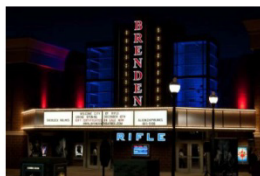
- Public and capital facilities
- Right of way
- Access to alternative energy
- Natural resources & hazards
- Land classification and utilization program
- Transportation
- Extraction of commercial and mineral deposits
- Utility Coordinators
- Plans for development of drainage basins
- Water element
- Affordable housing
- Recreation and tourism



COLORADO Department of Local Affairs Figure 23-Pg 13 13

COMP PLAN – AN OPPORTUNITY

- Plan proactively v. acting reactively
- Put resources toward objectives/desired outcomes
- **Avoid unintentionally subsidizing unwanted growth**
- Focus on existing community first
- Select a realistic number of strategies to implement toward objectives – action plan



COLORADO Department of Local Affairs Figure 24-Pg 14 14

BEST PRACTICES IN PLANNING

RECAP

Effective comprehensive plans:

- Analyze existing conditions, trends, projections, resources & market forces
- Develop vision statements, clear policies, and specific strategies
- Reflect vision of **whole** community
- Don't trade long term gains for short term gains
- Include an implementation plan
- Are comprehensive; role of land use in many issues
- Consider necessary resources for implementation

City of Creede Municipal Boundary - Creede's rich silver mining industry within Mineral County previously part of three counties; Archuleta, Hinsdale and Rio Grande initiated the creation of a new county. In addition, Creede's mining in the area prior to a new county and likely after a new county, platting lots and blocks within assumed municipal boundaries has vexed the actual location of Creede's city boundary. This project is currently an ongoing untangling of assumptions and actual documentation of the city boundary. This lasting mark on the physical layout of lots and blocks possibly filed in an adjacent county is a frequent characterization of rapid expansion, elongated shapes, also known as **Mining Claims**, within narrow canyons of a mining history. Creede's eventual transformation into a thriving tourist destination is reflected in the ghostly mining infrastructure nearby.

North Creede – Private property known as North Creede platted as a separate incorporated town is served by Creede city services because it was thought to be part of the City of Creede. After thorough investigation and review Mineral County, with cooperation from City of Creede

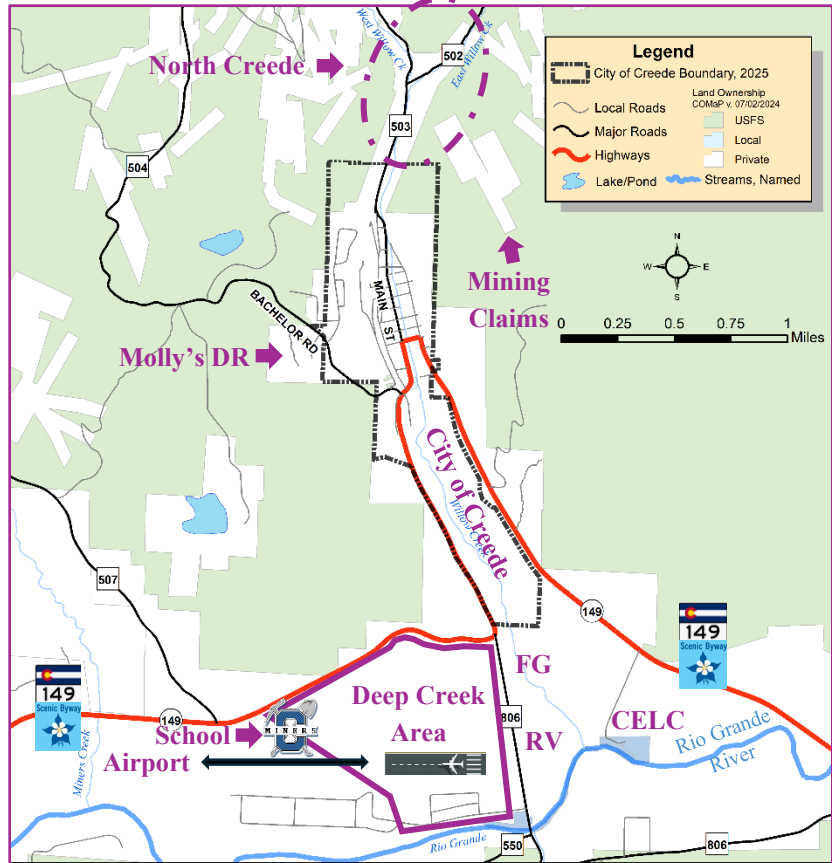


Figure 26-Creede Municipal Boundary & Locations of Interest

officials, is preparing to submit application to the Secretary of State to abandon this incorporation that has failed to maintain any town government including holding elections.

Deep Creek Water & Sanitation District – The City of Creede provides limited water distribution to the Creede School District and sewer treatment as collected by the Deep Creek Water & Sanitation District since 1989. For simplicity the map illustrates the **Deep Creek Area**.

Creede Early Learning Center & Molly's DR – The City of Creede provides limited municipal services to a residential development on **Molly's DR** and the Creede Early Learning Center (CELC).

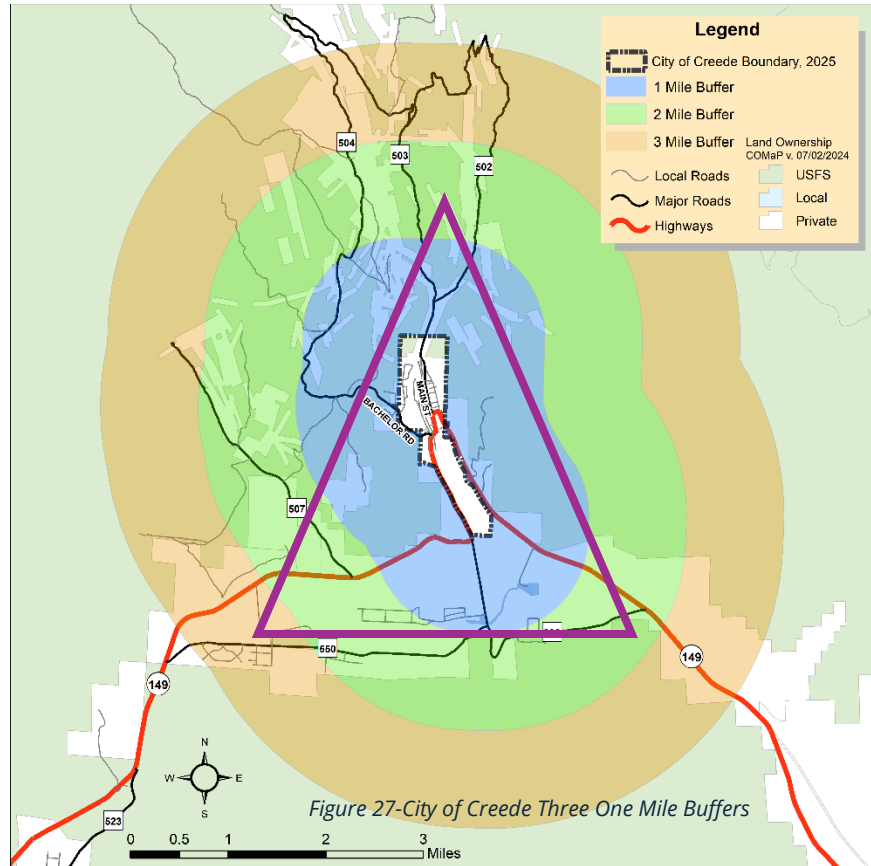
Major Development South of Creede – The City of Creede does not currently provide municipal services to the Mineral County Memorial **Airport**, Fair Grounds (**FG**), Mountain View **RV** Park and several developments between Creede & the **Rio Grande River**.

Three Mile Area of Influence

– The City of Creede is surrounded by US Forest Service managed lands. Most land between the two-mile buffer and three-mile buffer ring are almost all US Forest Service or too far from the city municipal boundary to have any real influence on city services.

Private property development within the two-mile buffer area and projects affecting County or USFS Routes 502, 503, 504, 507 & 806 north of the river have more influence on city services. The Rio Grande River south of the City and development along Deep

Creek Road aka as County Routes 550 and 806 on the south side of the Rio Grande have no impact on City services.



WHAT IS A THREE MILE PLAN

A long range planning process to consider **where** to annex, how to **provide service** in the annexed areas, and how to **sustain adequate levels** of service throughout the rest of the municipality.

To annex land only when it is consistent with pre-existing plans for the surrounding area.

Failure to plan annexation carefully can end up being costly in the long run.

These plans generally describe proposed location, character and extent of future public utilities and infrastructure e.g., streets, bridges, parks, playgrounds, aviation fields, waterways, open spaces and other public ground, and proposed land uses.

The Comp Plan accounts for all land functionally related to growth of municipality, not just land within three miles of the boundary. If Comp Plans cover these elements required for a three-mile plan they can be a three-mile plan.

The three-mile plan must be reviewed and updated annually and must be in place prior to annexation of additional lands.

Mineral County Coordination – The City of Creede has no authority to regulate development in the unincorporated Mineral County. Although if the City of Creede is identified as a review agency for proposed development within the triangle illustrated above this would improve communication between county and city regarding developments. City staff could determine if services may be considered in the future.

In the event the City of Creede considers future annexation, a Three-Mile Plan should be drafted along with Mineral County discussions regarding a proposed Intergovernmental Agreement between Mineral County and the City of Creede.

Sample Plans – Mark Williams provided samples from three plans of small communities that could serve as a template for action steps, responsibility, goals, current conditions and preferred outcomes.

Town of Ridgway:

https://townofridgway.colorado.gov/sites/townofridgway/files/2019.06.12%20Ridgway%20Master%20Plan_Snapshot.pdf

Town of Mancos: <https://www.mancoscolorado.com/businessresources#occdrw>

Town of Grand Lake: <https://www.townofgrandlake.com/media/7751>

Desired Future Condition, Policies and Action Items

A. Municipal Services

- ✓ Develop a Master Plan to manage the historical evolution and proposed municipal services regarding Water and Sewer.
- ✓ Develop a Capital Improvement Plan that outlines future extensions of water and sewer service including upgrades to treatment facilities.
- ✓ Implement Water Efficiency practices as outlined in the Water Efficiency Plan.
- ✓ Review the Deep Creek Water and Sanitation District Agreement and draft updated provisions to efficiently manage the City’s service.

B. Three Mile Area Plan

- ✓ Develop a Three Mile Area Plan.

C. Mineral County/City of Creede Intergovernmental Agreement (IGA)

- ✓ Coordinate the development of an IGA with Mineral County regarding development within a specific area for review.

14. IMPLEMENTATION AND REVIEW OF DRAFT

Implementation Steps are Limited within this document.

15. UPDATE FREQUENCY & FORWARD TO PLANNING & ZONING COMMISSION

On March 26, 2026, the Comp Plan Group determined that their Comp Plan draft was ready, with several requested edits, and was ready to forward to the Planning & Zoning Commission. A proposal to fund a consultant for the next update is proposed in the next five years.

16. REFERENCE OF PLANS

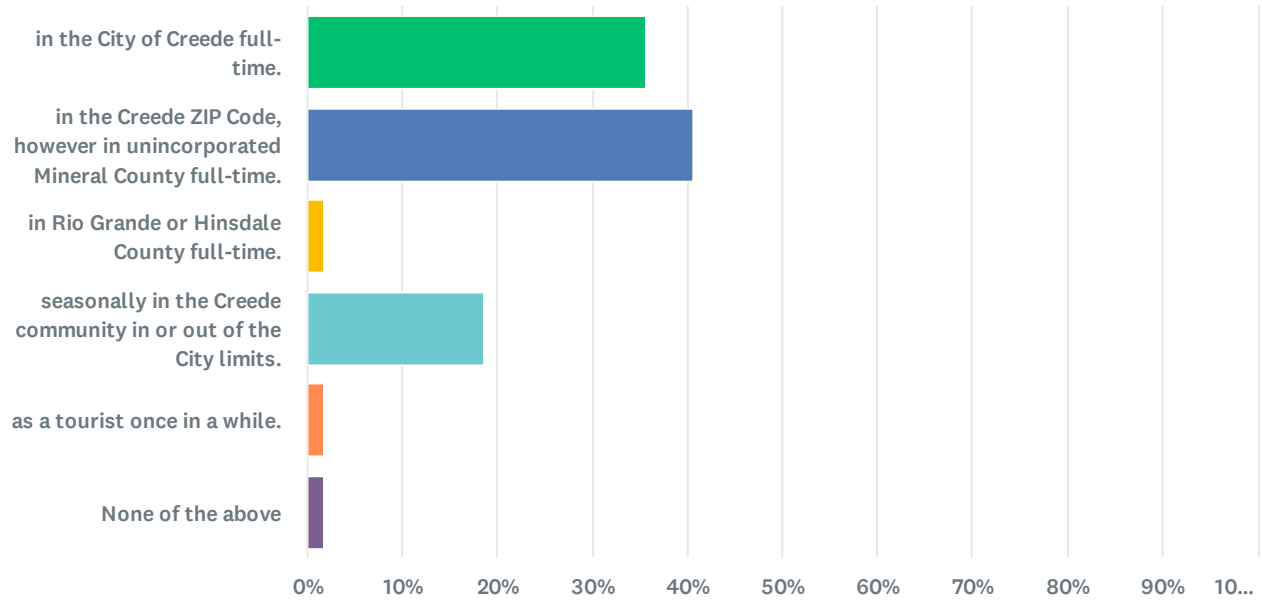
- Trails and Open Space – reference the **Trails and Open Space Plan**
- Willow Creek Reclamation Project – reference the **Comprehensive Willow Creek Watershed Planning Project** Final Report December 2022.
- **North Creede Stream Stability & Flood Mitigation** – reference the Headwaters Alliance WaterVation Report drafted April 2022.
- **Colorado Wildfire Resiliency Code (CWRC)** – Adoption of the CWRC is under consideration to develop hardening building standards.
- **Water Efficiency Plan** – Public Review April 1 to May 31, 2026.

17. CREEDE HOPES AND DREAMS SURVEY

A Comp Plan survey was publicly available from February 26 to March 20, 2026. Results of the survey are attached.

Q1 I reside

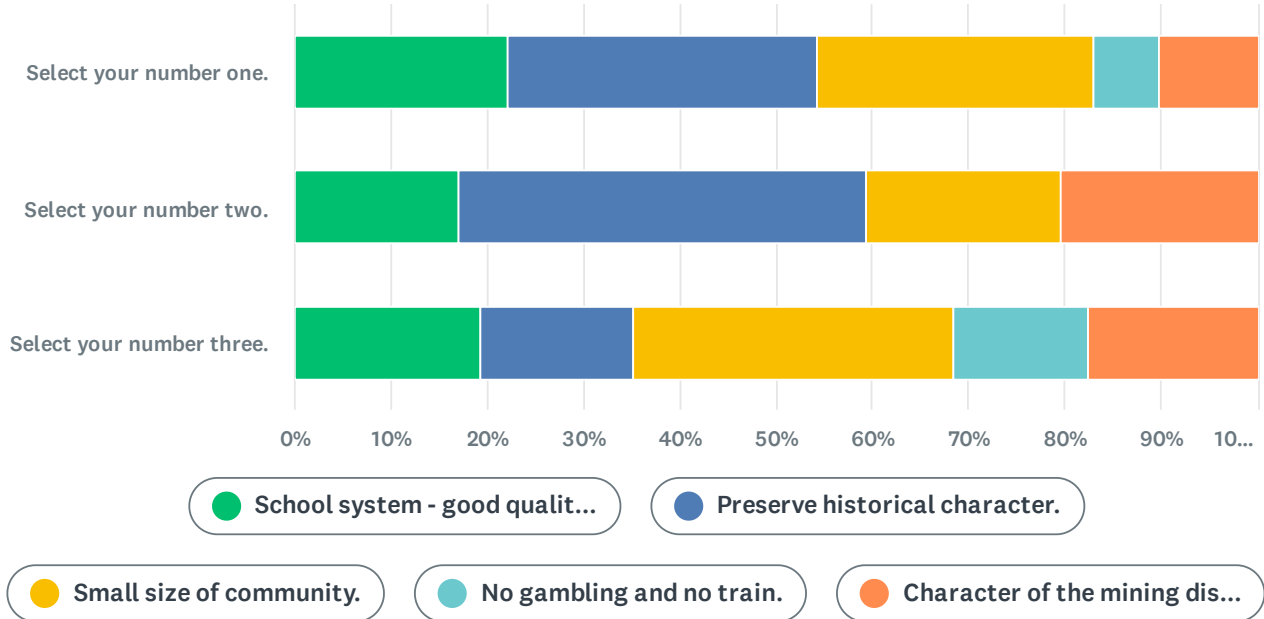
Answered: 59 Skipped: 0



Answer Choices	Percentage	Responses
● in the City of Creede full-time.	35.59%	21
● in the Creede ZIP Code, however in unincorporated Mineral County full-time.	40.68%	24
● in Rio Grande or Hinsdale County full-time.	1.69%	1
● seasonally in the Creede community in or out of the City limits.	18.64%	11
● as a tourist once in a while.	1.69%	1
● None of the above	1.69%	1
Total		59

Q2 What do you like about Mineral County and the City of Creede and what would you like to retain?

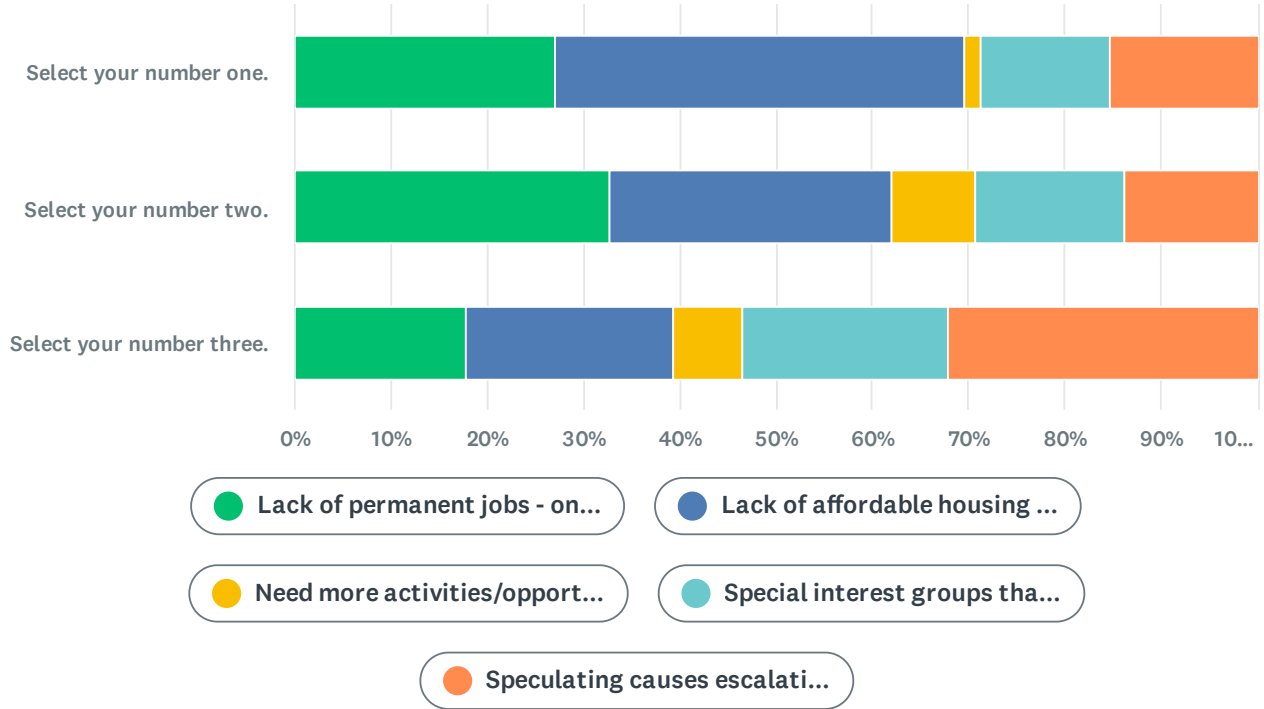
Answered: 59 Skipped: 0



	School system - good quality of education.	Preserve historical character.	Small size of community.	No gambling and no train.	Character of the mining district and old ranches.	Total
Select your number one.	22.03% 13	32.20% 19	28.81% 17	6.78% 4	10.17% 6	59
Select your number two.	16.95% 10	42.37% 25	20.34% 12	0% 0	20.34% 12	59
Select your number three.	19.30% 11	15.79% 9	33.33% 19	14.04% 8	17.54% 10	57
						175






Q3 What do you dislike about Mineral County and the City of Creede and what would you change?

Answered: 59 Skipped: 0



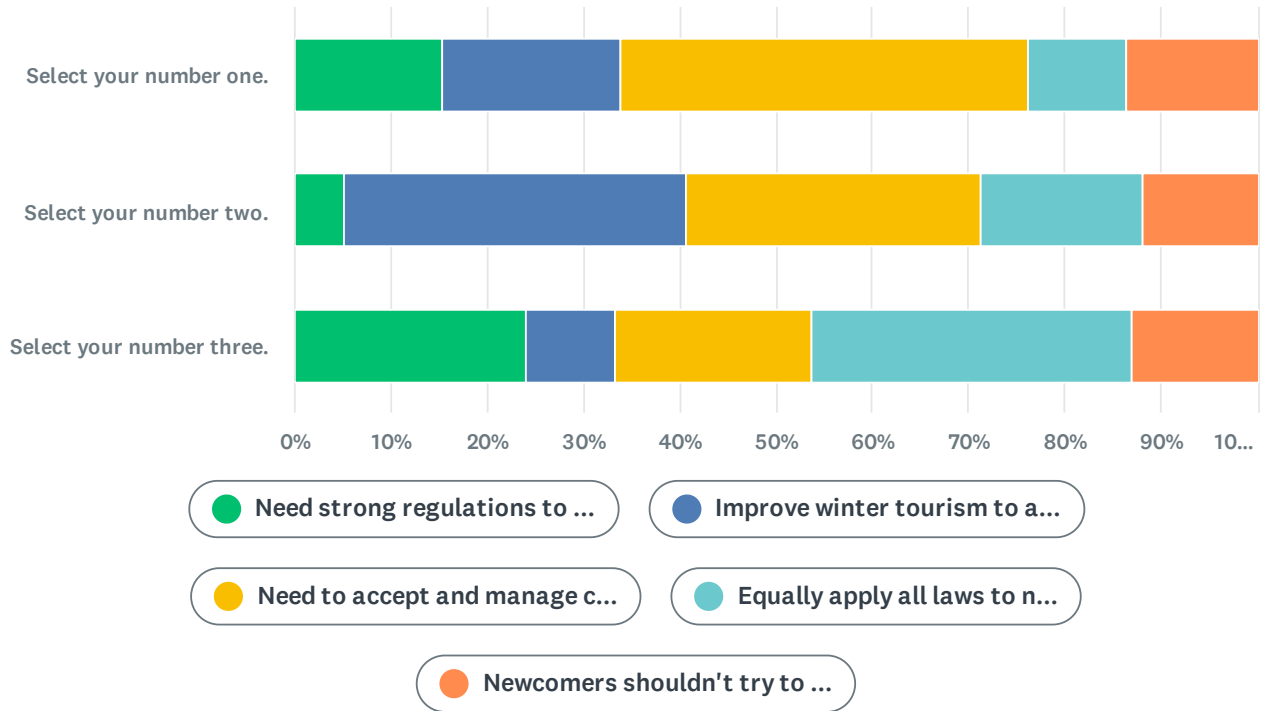
	● Lack of permanent jobs - only one economy in City (dependence on tourism).	● Lack of affordable housing - expensive large lots.	● Need more activities/opportunities for young adults (18-21), such as skateboarding.	● Special interest groups that try to regulate the community.	● Speculating causes escalating real estate prices.	Total
Select your number one.	27.12% 16	42.37% 25	1.69% 1	13.56% 8	15.25% 9	59
Select your number two.	32.76% 19	29.31% 17	8.62% 5	15.52% 9	13.79% 8	58

Creede Hopes and Dreams Survey

	 Lack of permanent jobs - only one	 Lack of affordable	 Need more activities/opportunities	 Special interest groups that try	 Speculating causes	Total
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Q4 What is the appropriate balance between catering to tourists and newcomers and maintaining the quality of life and culture that have been part of this area's heritage for the past century?

Answered: 59 Skipped: 0



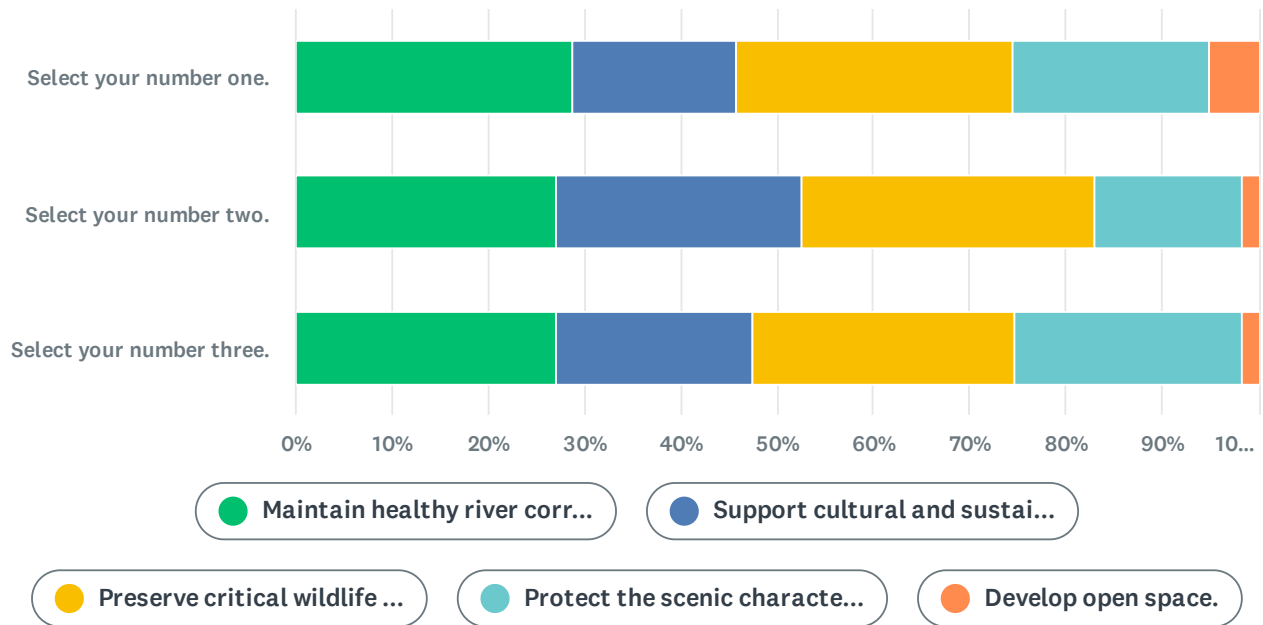
	● Need strong regulations to maintain the quality of life.	● Improve winter tourism to achieve a better balance.	● Need to accept and manage change and modify plan as needed.	● Equally apply all laws to newcomers and old timers.	● Newcomers shouldn't try to change old timers. Old timers should speak up about their values.	Total
Select your number one.	15.25% 9	18.64% 11	42.37% 25	10.17% 6	13.56% 8	59

Creede Hopes and Dreams Survey

●	●	●	●	●	Total
Need strong regulations to maintain the quality of life.	Improve winter tourism to achieve a	Need to accept and manage change and modify plan as	Equally apply all laws to newcomers and old	Newcomers shouldn't try to change old timers. Old timers should speak up about their values.	

Q5 Natural Resources

Answered: 59 Skipped: 0



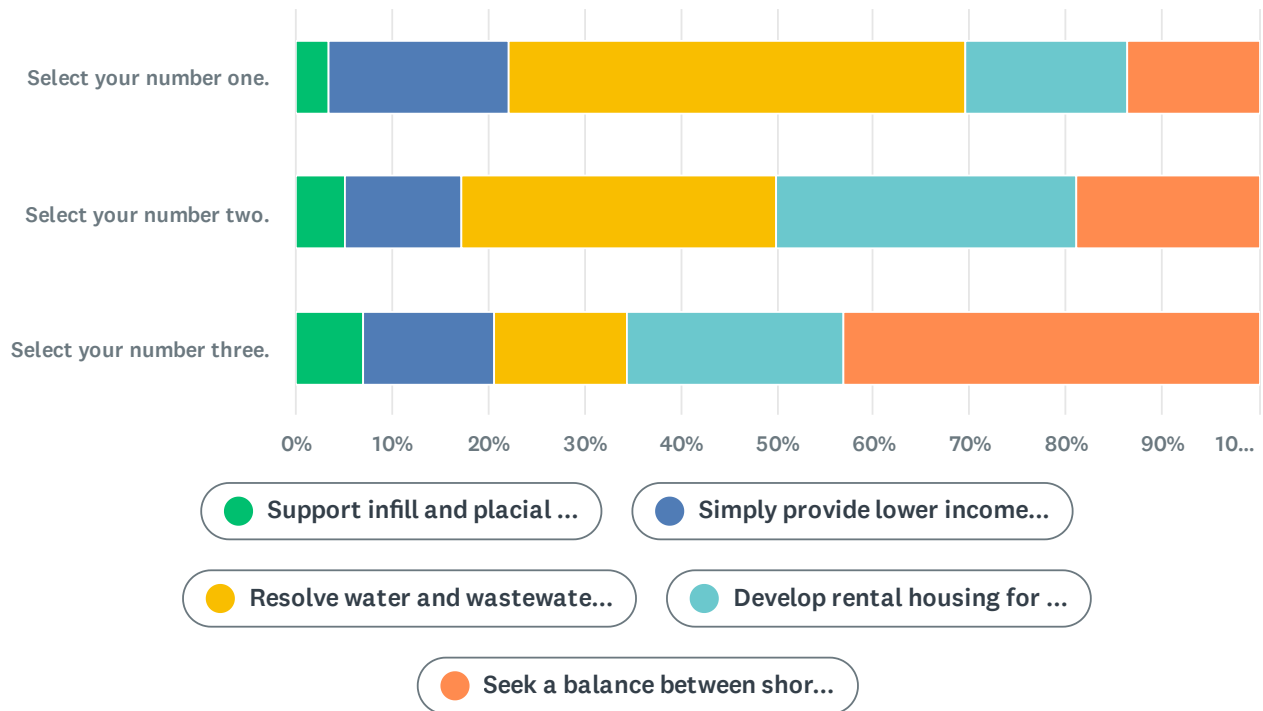
	● Maintain healthy river corridors.	● Support cultural and sustainable access along the Silver Thread Scenic Byway.	● Preserve critical wildlife habitat and migration.	● Protect the scenic character by restricting ridgeline development.	● Develop open space.	Total
Select your number one.	28.81% 17	16.95% 10	28.81% 17	20.34% 12	5.08% 3	59
Select your number two.	27.12% 16	25.42% 15	30.51% 18	15.25% 9	1.69% 1	59
Select your number three.	27.12% 16	20.34% 12	27.12% 16	23.73% 14	1.69% 1	59
						177

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Preserve the lands!	3/4/2026 12:50 PM
2	Less air bnbs	3/3/2026 4:53 PM
3	Limit use of OHVs on trails and FS roads.	3/3/2026 2:14 PM

Q6 Land Use, Growth Management and Housing

Answered: 59 Skipped: 0



	Support infill and placial development within city limits.	Simply provide lower income earners with decent places to live.	Resolve water and wastewater treatment facility capacity concerns.	Develop rental housing for workforce, starter or relocation.	Seek a balance between short term rentals and long term rental affordability.	Total
Select your number one.	3.39% 2	18.64% 11	47.46% 28	16.95% 10	13.56% 8	59
Select your number two.	5.17% 3	12.07% 7	32.76% 19	31.03% 18	18.97% 11	58

Creede Hopes and Dreams Survey

	● Support infill and placial development within city limits.	● Simply provide lower income earners with decent places to live.	● Resolve water and wastewater treatment facility capacity concerns.	● Develop rental housing for workforce, starter or relocation.	● Seek a balance between short term rentals and long term rental affordability.	Total
Select your number three.	6.90% 4	13.79% 8	13.79% 8	22.41% 13	43.10% 25	58
						175

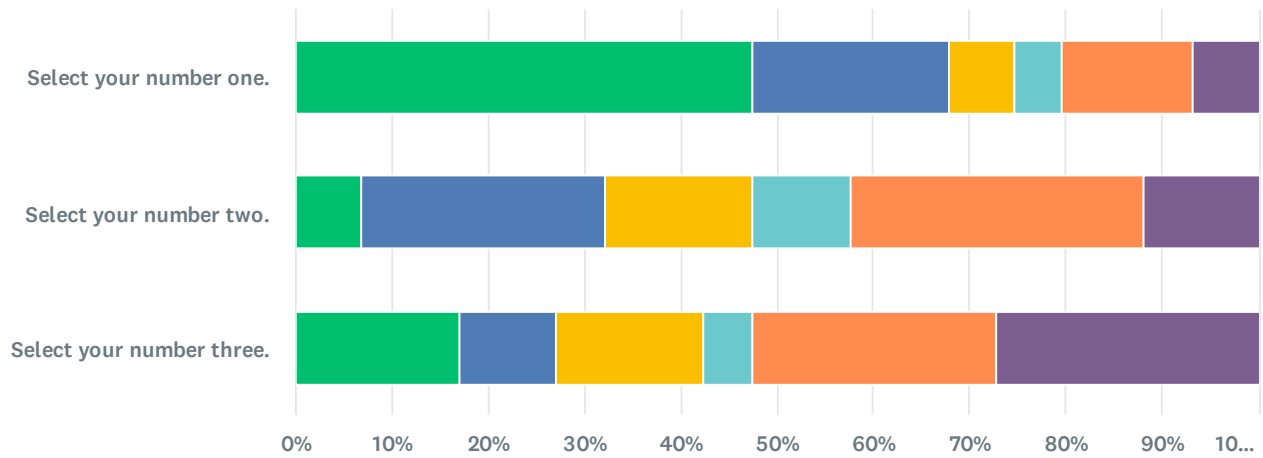
 [Show comments](#)

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Limit short term rental numbers.	3/16/2026 7:40 PM
2	It's criminal that the shortcomings of the sewer system were known in 2020 and yet building was allowed to continue. Now we are expected to pay not only for that. But increased expansion by John Parker	3/6/2026 11:41 AM
3	This kinda feels like an all or nothing. I didn't select water but none of these things can happen without the water.	2/26/2026 9:58 PM

Q7 Economy and Economic Development

Answered: 59 Skipped: 0



							Total
	Commit to keeping the retail footprint local over corporate chain stores.	Support and inspire Spring and Fall economic activity to increase off-seasonal tourism.	Develop non-motorized outdoors recreation, such as mountain biking.	Support and incentivize commercial building redevelopment.	Partner with Mineral County and enhance historic preservation tourism, activities and events.	Support as resources are available to create a Colorado Main Street or Creative District.	
Select your number one.	47.46% 28	20.34% 12	6.78% 4	5.08% 3	13.56% 8	6.78% 4	59

Creede Hopes and Dreams Survey

	 Commit to keeping the retail footprint local over corporate chain stores.	 Support and inspire Spring and Fall economic activity to increase off-seasonal tourism.	 Develop non-motorized outdoors recreation, such as mountain biking.	 Support and incentivize commercial building redevelopment.	 Partner with Mineral County and enhance historic preservation tourism, activities and events.	 Support as resources are available to create a Colorado Main Street or Creative District.	Total
Select your number two.	6.78% 4	25.42% 15	15.25% 9	10.17% 6	30.51% 18	11.86% 7	59
Select your number three.	16.95% 10	10.17% 6	15.25% 9	5.08% 3	25.42% 15	27.12% 16	59
							177

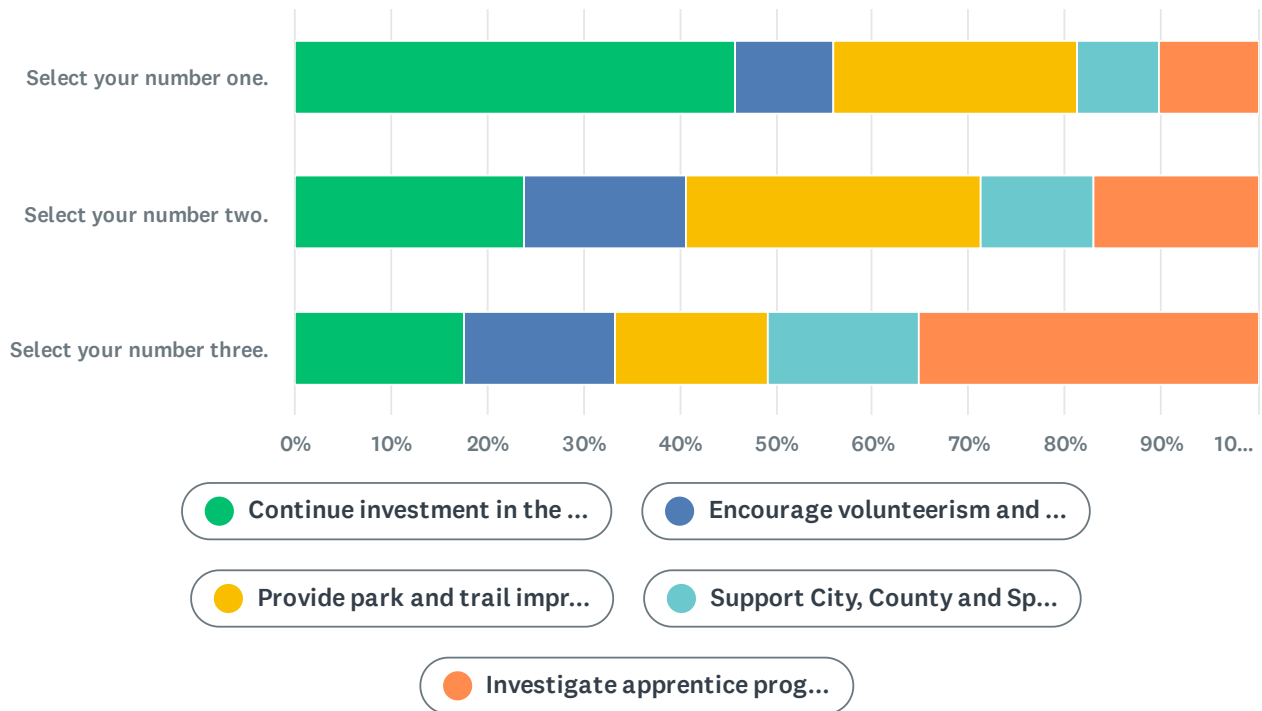
 [Show comments](#)

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Whoever thought raping our alpine country with a tvs was a good idea probably hasn't been up there. The damage they've done to the alpine tundra is exacerbated by the noise pollution and littering. The absolute flagrant disregard for the damage. They're doing to our home is pretty sickening. Whatever they bring to our economy isn't worth the risk of burning down our backyard.	3/6/2026 11:41 AM
2	Support CRT #1	3/4/2026 12:50 PM






Q8 Community Services and Facilities

Answered: 59 Skipped: 0



	● Continue investment in the Virginia Christensen Multi-Use Facility.	● Encourage volunteerism and celebrate volunteers with a strong desire to invest in Creede.	● Provide park and trail improvements.	● Support City, County and Special District facility development.	● Investigate apprentice programs with Creede School District and higher education to benefit Creede.	Total
Select your number one.	45.76% 27	10.17% 6	25.42% 15	8.47% 5	10.17% 6	59
Select your number two.	23.73% 14	16.95% 10	30.51% 18	11.86% 7	16.95% 10	59

Creede Hopes and Dreams Survey

	 Continue investment in the Virginia Christensen Multi-Use Facility.	 Encourage volunteerism and celebrate volunteers with a strong desire to invest in Creede.	 Provide park and trail improvements.	 Support City, County and Special District facility development.	 Investigate apprentice programs with Creede School District and higher education to benefit Creede.	Total
Select your number three.	17.54% 10	15.79% 9	15.79% 9	15.79% 9	35.09% 20	57
						175

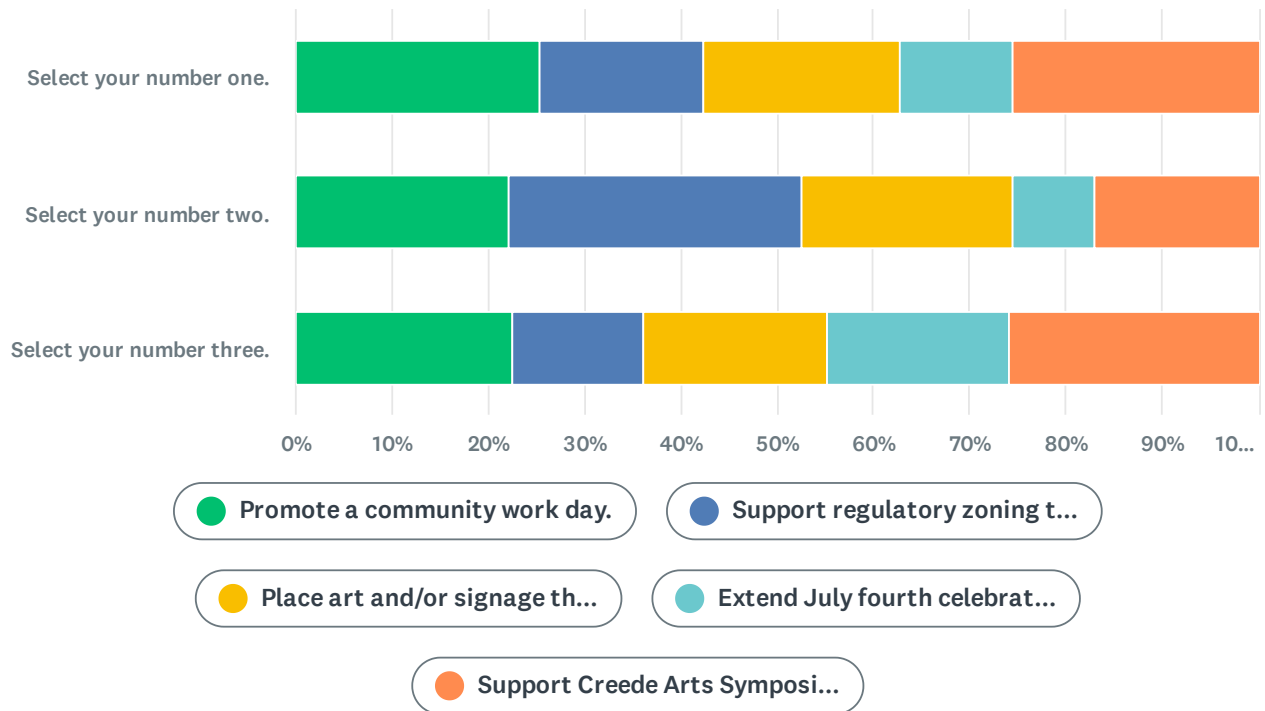
 [Show comments](#)

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Encouraging use of VC center for youth activities and efforts by individuals to give a hand up to those in need in our community. Open gym on the summer for teens. A dance night for teens with maybe a fun dance instructor.	3/16/2026 7:40 PM
2	Additional playgrounds or play spaces for kids	3/16/2026 4:11 PM
3	Creede desperately needs a water therapy facility. The last thing we need is more regulation.	3/6/2026 11:41 AM
4	and also volunteerrs are crucial for the Chamber and City to run events	3/3/2026 1:17 PM

Q9 Culture and Character

Answered: 59 Skipped: 0



	● Promote a community work day.	● Support regulatory zoning to encourage artistic organizations flourish in compatible Creede areas.	● Place art and/or signage that improves the impression of beauty beyond Highway 149.	● Extend July fourth celebrations, such as laser lights in the canyon, etc.	● Support Creede Arts Symposium and major creative events.	Total
Select your number one.	25.42% 15	16.95% 10	20.34% 12	11.86% 7	25.42% 15	59
Select your number two.	22.03% 13	30.51% 18	22.03% 13	8.47% 5	16.95% 10	59

Creede Hopes and Dreams Survey

	● Promote a community work day.	● Support regulatory zoning to encourage artistic organizations flourish in compatible Creede areas.	● Place art and/or signage that improves the impression of beauty beyond Highway 149.	● Extend July fourth celebrations, such as laser lights in the canyon, etc.	● Support Creede Arts Symposium and major creative events.	Total
Select your number three.	22.41% 13	13.79% 8	18.97% 11	18.97% 11	25.86% 15	58
						176

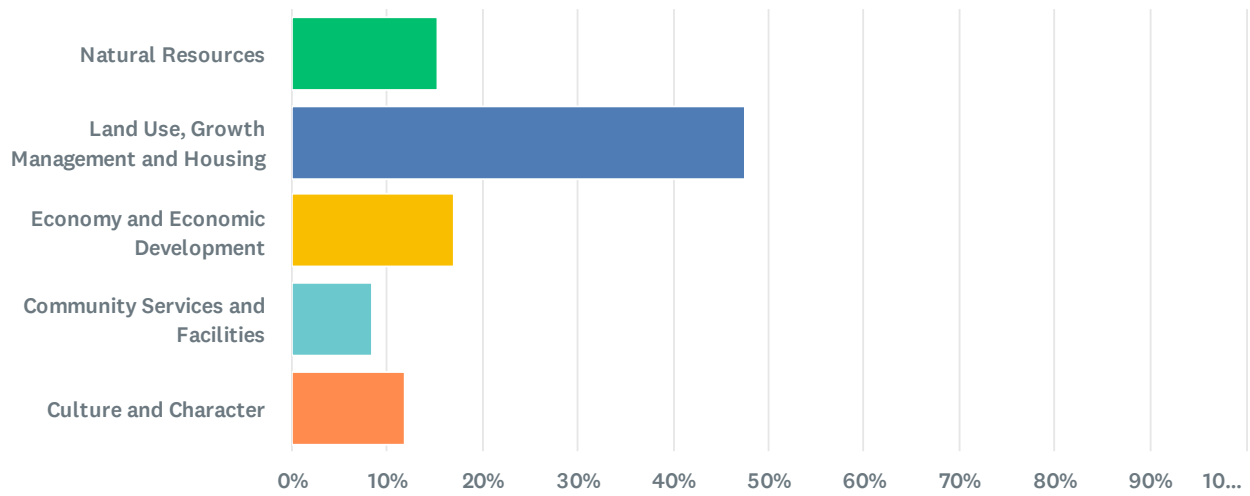
 [Show comments](#)

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I do not see any of these keeping character of Creede front and center.	3/16/2026 7:40 PM
2	Definitely not more signs or more regulations! I would like to see events like the volksmarch brought back the gourmet mountain bike ride brought back, and the little running race series that was here years ago. Definitely not more events on the fourth of july	3/6/2026 11:41 AM
3	Support CRT in addition to other arts/events	3/4/2026 12:50 PM
4	Encourage plain aire painting.	3/3/2026 2:14 PM
5	Enhance shoulder or off-season events and tourism.	3/3/2026 2:05 PM

Q10 After rating within each category, which category should be a priority?

Answered: 59 Skipped: 0



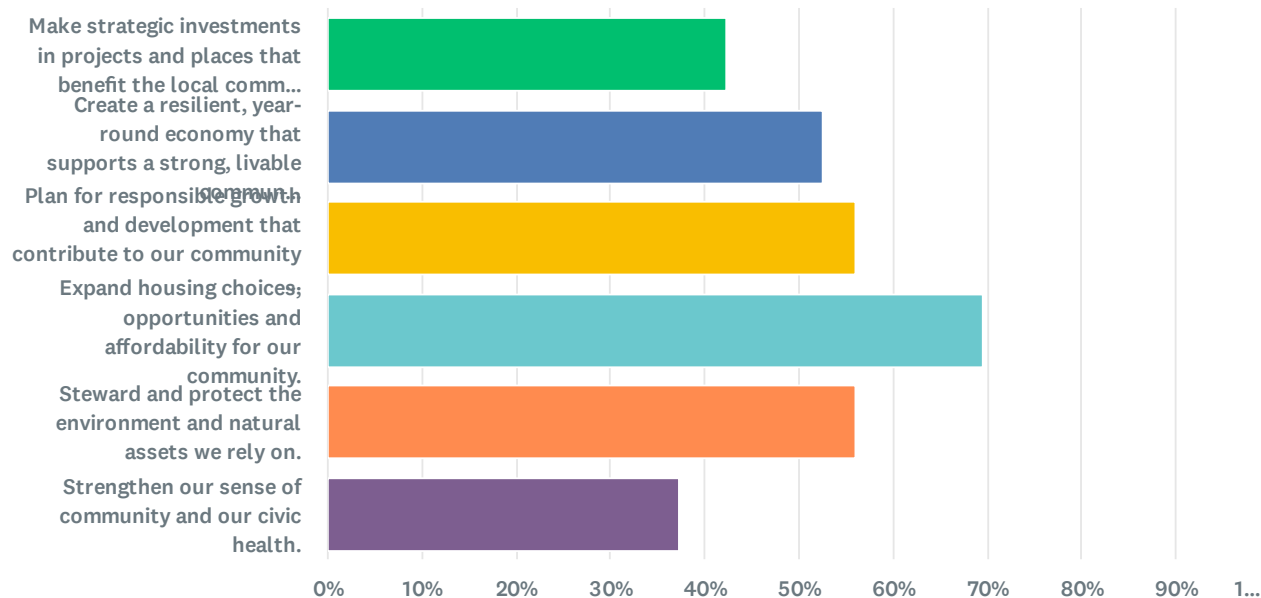
Rating	Percentage	Responses
Natural Resources	15.25%	9
Land Use, Growth Management and Housing	47.46%	28
Economy and Economic Development	16.95%	10
Community Services and Facilities	8.47%	5
Culture and Character	11.86%	7
Show comments		
Average	2.54	59

Creede Hopes and Dreams Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Housing crisis and employment opportunities are essential.	3/16/2026 7:40 PM
2	Housing, housing and housing.	3/13/2026 9:48 AM
3	There will be no tourism if our forests burn because of careless a t v users	3/6/2026 11:41 AM
4	They all work together	3/4/2026 12:50 PM
5	Raise funds for bronze replicas of famous Creede characters and locate them on benches in town	3/3/2026 5:20 PM
6	Culture and character are a vehicle to economic development.	3/3/2026 2:05 PM

Q11 Future Land Use Road Map Strategies (Select one, some or all that should be considered.)

Answered: 59 Skipped: 0



Answer Choices	Percentage	Responses
● Make strategic investments in projects and places that benefit the local community.	42.37%	25
● Create a resilient, year-round economy that supports a strong, livable community.	52.54%	31
● Plan for responsible growth and development that contribute to our community and sense of place.	55.93%	33
● Expand housing choices, opportunities and affordability for our community.	69.49%	41
● Steward and protect the environment and natural assets we rely on.	55.93%	33
● Strengthen our sense of community and our civic health.	37.29%	22
Total		185

Q12 What did we miss that you would like to add?

Answered: 22 Skipped: 37

#	RESPONSES	DATE
1	Parking is essential to economic stability essential for summertime. If you keep increasing visitor numbers you must provide parking! Taking away close parking areas for a house or two is ridiculous.	3/16/2026 7:40 PM
2	Creating a place for young adults 21+ to feel welcome, and creating jobs beyond the summer season.	3/16/2026 10:29 AM
3	Like to see state marijuana laws use in creede/mineral county	3/16/2026 9:39 AM
4	I'd like to see the Count move the shop out of town and build a nursing facility there.	3/13/2026 9:48 AM
5	Growth is not necessarily positive. Our water and sewer system is maxed out. And it's already passed what the population can bear. It is criminally negligent to try to add more new homebuilds to that.	3/6/2026 11:41 AM
6	Noise and air pollution out of control in city limits. Continuing continually running diesel engines diesel exhaust mixed with wood smoke it's affecting my personal health. Same for noise, pollution particularly the hotel concerts and Tommyknockers why is there no enforcement of noise ordinances that needs to be a priority	3/6/2026 8:38 AM
7	Health services	3/6/2026 1:51 AM
8	Would love a playground and an area where kids can have free play, not as structured.	3/4/2026 5:29 PM
9	A playground for children	3/4/2026 4:40 PM
10	I think Creede is destined to be a tourist driven economy for the foreseeable future, so I would suggest the city invest, when possible, in the Main Street business district, historical preservation, recreational opportunities, promotion of CRT, and preservation of scenic vistas.	3/4/2026 1:45 PM
11	CRT is a vital part of the community. Seems a huge omission from the survey.	3/4/2026 12:50 PM
12	I dont think people should be on boards if they benefit financially from the decisions made by that board. We need affordable long term housing. Period.	3/3/2026 4:53 PM
13	Essentials, like a fully stocked grocery store	3/3/2026 4:43 PM
14	Consider engaging with federal and state public land agencies (i.e. Forest Service, CPW) during this process. Many of the desired conditions stated above depend on good working relationships with these entities.	3/3/2026 3:24 PM
15	I've always wanted to build an arcade and laser tag for the youth 12-18 year olds. I saw you said 18-21 but our school age kids need things to do too.	3/3/2026 3:22 PM
16	Don't forget. Creede is FULL in the summer.	3/3/2026 2:05 PM
17	It would be amazing if Creede had a public pool facility at some point - the children in our community need it for lessons and growing. It would also be amazing if there was more support for horseback riders - a place to board? Could the Fairgrounds provide pasture space and charge pasture board. Anything for those in town who cannot fence in or create that space on their acreage due to covenants. Creede is NOT horse-friendly!	3/3/2026 1:17 PM
18	Incentivize year round business development- seasonal tourism is devastating	3/2/2026 4:02 PM
19	Restrict short term lodging	3/2/2026 8:24 AM
20	This survey seems slanted towards the status quo and away from growth. It feels like we are catering to declining group of individuals that won't be satisfied unless things stay "the way they were." I think we risk continued economic stagnation and continued entropy.	2/28/2026 3:46 PM
21	Access to services such as a grocery store/coop, mechanic, etc. would also be a good focus.	2/28/2026 3:16 PM

Creede Hopes and Dreams Survey

Maybe small business grants/expansion. It would also help with jobs.

22 I do think the question of short-term lodging is missing here. There is the question of balancing rental prices, but beyond that, does the city play a role in incentivizing the development of short-term lodging (that doesn't consume housing resources like Air BNB) in order to strengthen economic growth and the cities own revenues by creating more overnight visitation in peak seasons? Is there a way to do so responsibly without risking the sustainability of existing businesses? Or should we trust that it will grow at a sustainable rate without interference? I'm unsure myself.

2/26/2026 9:58 PM

Q13 We want you to state in your own words your hopes and dreams for Creede.

Answered: 37 Skipped: 22

#	RESPONSES	DATE
1	For it to still be around in 20 years.	3/19/2026 11:33 AM
2	I appreciate the safety of our town. I would like to see more handicap parking spaces available on the Main Street close to bathroom facilities and on the upper end near the theater. Use of VC center at reasonable charges for those groups who do so much for our community and those in need here.	3/16/2026 7:40 PM
3	Would love to see this community develop as a targeted, year-round arts haven	3/16/2026 4:11 PM
4	We want our family's rising 5th generation and beyond to love and respect Creede and all that it has given our family and friends. I understand everything moves forward, but we also cherish memories that touch every minute of every day. We can never repay all that we've been given.	3/16/2026 11:34 AM
5	A place where things remain small but there is expansion towards a more modern understanding of the world.	3/16/2026 10:29 AM
6	To preserve the tourism economy as much as possible. (Marijuana being a huge economic factor)	3/16/2026 9:39 AM
7	Community.	3/13/2026 9:48 AM
8	I would love to see an oasis of an unchanged mountain community.	3/6/2026 11:41 AM
9	Less anarchy fewer summer visitors it has gotten out of control and very importantly to me is to outlaw ATV use in city limits	3/6/2026 8:38 AM
10	To maintain culture and history while preserving natural resources.	3/6/2026 1:51 AM
11	To grow and support families. Jobs housing water.	3/5/2026 9:01 AM
12	I would prefer that it stays small.	3/4/2026 5:49 PM
13	I would love to see affordable short term rentals and a focus on ensuring locals have quality affordable housing	3/4/2026 5:29 PM
14	I have so many hopes and dreams for Creede. Town Beautification: Plant more flowers, trees, and landscaped areas along Main Street and entrances to town. Install welcoming gateway signs and scenic overlooks for visitors entering Creede. Add riverwalk trails, pocket parks, and picnic areas along the Rio Grande. Expand seasonal decorations (flowers in summer, lights in winter). I would love to see family-focused amenities like an amazing playground, expanded parks and trails, and a children's museum or discovery center. Supporting small businesses, year-round events, and community gathering places would help keep Creede lively in every season while maintaining the unique character that makes our town so special. To become an official Colorado Main Street. To have the best Christmas lights in small town Colorado. All building lined with white lights and our park to have new lighting at Christmas time	3/4/2026 4:40 PM
15	I would like to see more economic activity in the non-summer months. To support that, we'd need more affordable housing for workers, which would hopefully result in more full-time restaurants and other retail establishments. I'd like to see Creede be economically viable year-round WITHOUT it being overrun by tourists or with real estate prices skyrocketing.	3/4/2026 2:36 PM
16	A community of families, not vacation homes and rentals.	3/4/2026 1:45 PM
17	Stay small (compared to popular mounting towns/cities). Be vibrant. Support local businesses - Help them thrive. Stay clean, stay true to history.	3/4/2026 12:50 PM
18	Whatever development, economic pressure, environmental and weather changes we face, the people of Creede will work together to deal with it. We need to move forward as a community,	3/4/2026 7:57 AM

Creede Hopes and Dreams Survey

	not as a city... Creede's strength will always be it's people.	
19	We are a mining town and should strive to keep that heritage Creede is try to be an exclusive art town Keep the roots this town was built on	3/4/2026 7:08 AM
20	Sustainable community -- economic, environmental, and social sustainability.	3/3/2026 6:26 PM
21	More vibrant year round economy	3/3/2026 5:20 PM
22	I hope that we are able to improve quality of life for all year round residents. My dream is to be able to afford to purchase a home. That is most likely a pipe dream.	3/3/2026 4:53 PM
23	Year round residents need opportunity for affordable housing. Manage vacation rentals effectively. Apprenticeships/hands on for high school students in the community.	3/3/2026 4:43 PM
24	I would like to see a Parks and Trails plan tiered to this Comp Plan. I would like to have a playground in Creede for residents and visitors. Continued support for the arts and historical preservation organizations in the community. Engagement with youth.	3/3/2026 3:24 PM
25	To maintain the same sense of community.	3/3/2026 2:20 PM
26	To remain a special, unique place where everyone feels welcome. To have full-time residents have tax breaks and incentives to remain.	3/3/2026 2:14 PM
27	I hope businesses can sustain themselves in Creede with the extreme seasonal nature of tourism here. In the 7 years I've owned a business in Creede, state regulation, property tax and insurance costs have made it increasingly difficult to make a profit. We need to capitalize on Hwy 160 traffic and off-season tourists.	3/3/2026 2:05 PM
28	Keeping Creede Unique, Historical, Celebrating family, And keeping politics at Bay	3/3/2026 1:51 PM
29	I would love to see Creede grow and have progress without the "natives" complaining or being afraid of that. I would love to see growth that maintains our heritage, culture and vibe. Creede should be shared with others in a responsible way but if we refuse to grow - we won't have year-round jobs or an economy to support ourselves for very long. Locals and natives who live here really need to get on board with healthy progress. It is exciting to think about all Creede could be!	3/3/2026 1:17 PM
30	It is hard to be hopeful here. I'm sick of the divisiveness that stems from old and new, politics, and the lack of diversity and young people. I really hope mining does not come back.	3/2/2026 4:02 PM
31	Livable community	3/2/2026 8:24 AM
32	Maintain the sense of community in Creede, eliminate the old timer vs. newcomer mentality, find a pathway forward with responsible growth to restore the vibrancy of the town instead of letting it continue to fall apart due to entropy.	2/28/2026 3:46 PM
33	Our character is unique; there are ways to retain it, which can / is part of our brand, while still "progressing" into a better blend. I'd put significant thought into and start to execute (don't wait) into what we want our new city to look like. It cannot solely remain as it is today. Arts hub? Outdoors hub?	2/28/2026 3:16 PM
34	Foster and support our unique sense of community.	2/28/2026 11:48 AM
35	With a lack of affordable housing long time creede locals and employees to work at our businesses will Have nowhere to live.	2/27/2026 1:12 PM
36	A place where businesses, communities and the environment can flourish.	2/26/2026 11:02 PM
37	I want Creede to be a place where everyone can thrive all year round. Young and old, brand new neighbors and life long residents. A community that honors what made and makes this place so special, which includes this communities incredible ability to change and adapt to meet the needs of the times and find a new path.	2/26/2026 9:58 PM

Q14 What do you dislike about Creede today that you believe can be changed in the next two to five years?

Answered: 34 Skipped: 25

#	RESPONSES	DATE
1	Housing	3/19/2026 11:33 AM
2	The speed with which visitors travel on residential streets, especially on Capital Ave to Aspen Drive. Open 3rd street to Aspen Drive. Trying to get on 149 in the summer from Capital Avenue is a joke. Lower the speed limit on 149 through town. The hostility of certain individuals who think they can make fun of organizations in our town. My hope is that we really get new sidewalks without too much interruptions this summer. A few more picnic tables in the park and more benches on Main Street.	3/16/2026 7:40 PM
3	We would love to see off road and atv access continue to be limited and restricted	3/16/2026 4:11 PM
4	As an annual visitor (60+ years), now to our own summer home, active community participant, Creede newspaper (sigh) subscriber, I try to stay ?above? local challenges. I want to support what is best for the community.	3/16/2026 11:34 AM
5	The lack of younger adults (21-45) that live here.	3/16/2026 10:29 AM
6	Marijuana laws Local leadership The way questions are placed on this survey (leading)	3/16/2026 9:39 AM
7	Lack of warm and affordable housing, moving the shop and building a health facility, fixing the water, sewer, and zoning issues that limit building.	3/13/2026 9:48 AM
8	Nepotism , cronyism and a use of office in government- the rules don't apply to everybody	3/6/2026 11:41 AM
9	Noise and air pollution. Too many visitors in the summer.	3/6/2026 8:38 AM
10	Nothing	3/6/2026 1:51 AM
11	Affordable housing	3/5/2026 9:01 AM
12	Would like to see more creede natives involved in government.	3/4/2026 5:49 PM
13	An increase around the 4th of a July activities to keep money and tourism around for more than a day. Increasing areas for local kids to play	3/4/2026 5:29 PM
14	No playground, no food options in the winter	3/4/2026 4:40 PM
15	We need more short-term housing during the summer for tourists, and we need more affordable housing year-round for workers.	3/4/2026 2:36 PM
16	A means of creating affordable housing for people who want to commit to living in Creede, followed by short term housing for workforce. But above all else, finds ways to improve the waste water treatment plant operation so as to remove the tap moratorium.	3/4/2026 1:45 PM
17	While I'm opposed to commercial enterprises coming in, the Old Timer attitudes can be really hostile to Newcomers. Being a more inclusive community would be so nice.	3/4/2026 1:01 PM
18	Fewer OTV's. Respect the trails, land, and the natural beauty.	3/4/2026 12:50 PM
19	Lack of affordable housing and good jobs that will attract young families and young people to make Creede their home.	3/4/2026 7:57 AM
20	We like Creede the way it was not the way it's going	3/4/2026 7:08 AM
21	I dislike that some people seem to work the system to enrich themselves at the expense of low income folks.	3/3/2026 4:53 PM
22	Would like to see a sidewalk and cross walk from town to Hargraves. The highway crossing is problematic and does not allow kids to get from the Community Center down to the park. This	3/3/2026 3:24 PM

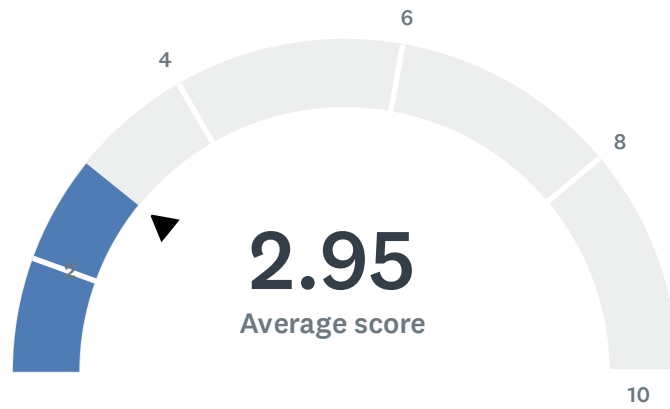
Creede Hopes and Dreams Survey

could be a low-hanging fruit, depending on CDOT regulations. Having a pedestrian only area in the summer for main street, between Creede cabin and gift up to CRT would be really neat, patio seating etc. New banner flags for light posts, seasonal. New entry signs, replace one that was smashed by skatepark. Sign for the Fork (it confuses people, they think its a restaurant). Improved shuttle service for fourth of July festivities (maybe a school bus?). Revamp the trail from town to fairgrounds, make more user friendly and desirable for walkers and bikers, not just UTVs. New trailhead for the Up and Over trail, or new signage at existing trailhead.

23	IMO there are entirely too many OHV/ATVs that ruin trails and roads. The caravans of them are evident in summer. Limiting numbers and charging more for registration would help.	3/3/2026 2:14 PM
24	I love Creede! It is very unique economically. I wish so many businesses were not for sale.	3/3/2026 2:05 PM
25	Hyper tourism that focuses on commercialism and not uniqueness	3/3/2026 1:51 PM
26	I think the native attitude surrounding progress and change is toxic and full of fear. They don't want to become Breckenridge or Aspen (which we never will) but they are not open to growth. We need more restaurants, a decent grocery store and things that will KEEP newcomers. For many - it isn't sustainable. We love living here year- round but need more food options for a family, the grocery store is DIRE, and traveling to the family for basic essentials is a massive turnoff for anyone interested in putting down roots. We have got to invest in proper commercial opportunities.	3/3/2026 1:17 PM
27	I am glad regulation of short term rentals is happening, and hopeful a City lodging tax will help support what is obviously a tourism economy. The Chamber is snubbed by the County and there is widespread denial that we are a tourist town. New commissioners could help this attitude.	3/2/2026 4:02 PM
28	Dilapidated houses need help	3/2/2026 8:24 AM
29	Sense of old timers vs. newcomers. Lack of welcome for people that want to move here and invest here. Fear of loss vs. excitement for gain.	2/28/2026 3:46 PM
30	Special interests, even by individuals and not necessarily corporations, are hurting our city management. Lack of movement in our city ordinances and other planning has been significantly delayed; we cannot let this continue. Though I am excited about the latest leadership from the new city manager, city mayor and the upcoming change in Board of Trustees.	2/28/2026 3:16 PM
31	Losing our community heart.	2/28/2026 11:48 AM
32	So many people cant afford to live here now and have to commute in from the valley. The traffic on 149 is increasing. We also need to start marketing the winter months again	2/27/2026 1:12 PM
33	Its seasonality but not sure how to cure that.	2/26/2026 11:02 PM
34	Its unaffordable and unsustainable for creating a future. While that's not something we can solve in 5 years, we need to be able to attract and retain young people and families, as well as support seasonal workers. The kids in school today will not be enough to replace the ageing workforce and population of the town that are already stretched thin, especially when some will naturally continue to leave and seek other opportunities. We have to be willing to open the doors for new folks so there are those who can learn to appreciate the history and culture of this place, and pass it on to the kids they chose to raise here. That is how the culture and character of this place will survive as it grapples with the needed growth to make year round living here sustainable in the modern era. And we will not be able to build a sustainable year-round environment without more human capital.	2/26/2026 9:58 PM

Q15 Do you believe the statements/questions in this survey encompass what Creede officials should be addressing in the next two to five years?

Answered: 56 Skipped: 3



Basic statistics (i)				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	10.00	2.00	2.95	2.21

**CITY OF CREEDE, COLORADO
PLANNING & ZONING COMMISSION
RESOLUTION PZC-20260610**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION CITY OF
CREEDE, COLORADO, ADOPTING THE COMPREHENSIVE PLAN FOR THE CITY
OF CREEDE**

WHEREAS, A narrative description of the procedure used for the development and adoption of the master plan includes:

- (a) A Comp Plan Group ad-hoc group met regularly October 2025 to March 2026 to review components of the 2004 Comp Plan, and
- (b) Comp Plan Group meetings included a presentation by an expert or member of the community regarding Mineral County/City of Creede statistics or current information, and
- (c) Drafted chapters after each presentation by the City Manager were drafted and reviewed by the Comp Plan Group; and
- (d) After several reviews the Comp Plan Group forwarded a rough draft to the Planning & Zoning Commission.

WHEREAS, the Planning and Zoning Commission reviewed a draft and recommended certain changes, and

WHEREAS, a copy of the Draft was forwarded to Mineral County with no objections filed; and

WHEREAS, local Special Districts were notified of the draft with no objections filed; and

WHEREAS, the Public Hearing Draft was available to the public and advertised as a Public Hearing in the Valley Courier May 20 and May 27, 2026, and

WHEREAS, planning commissions must now consider the following when adopting or amending a comprehensive plan where applicable or appropriate (per C.R.S. 30-28-106(3)(a.3) and C.R.S. 31-23-206(1.3)(c)):

- (a) Water Supply Element
- (b) Strategic Growth Element
- (c) Housing Action Plan
- (d) Overview of the Three-Mile Plan

WHEREAS, the Board of Trustees adopted the Water Efficiency Plan June 2, 2026, as the Water Supply Element, and

WHEREAS, based on population, the City of Creede is not required to adopt a Strategic Growth Element, and a Housing Action Plan is not due until January 2028 however the same population base will exempt the City of Creede as well; and

WHEREAS, the City of Creede and Mineral County will be coordinating an update to the Three-Mile plan in 2026; and

WHEREAS, the Planning & Zoning commission is responsible for preparing the plan, distributing the plan, holding public hearings on the plan, and adopting the plan; and

WHEREAS, the Planning & Zoning Commission requests that the Board of Trustees approve the 2026 Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning and Zoning Commission of the City of Creede, a Colorado Town, hereby adopt the 2026 Comprehensive Plan dated effective June 10, 2026, attached to this Resolution or due to the extensive document size available at Town Hall, City Website or upon request.

INTRODUCED, PASSED, AND ADOPTED THIS 10th DAY OF JUNE 2026.

ATTEST;

By  _____
Kyle Leineweber, Deputy City Clerk

 _____
Neal Harrison, Chairperson



**CITY OF CREEDE, COLORADO
RESOLUTION NO. 2026-24**

**A RESOLUTION OF THE CITY OF CREEDE, COLORADO, COMPREHENSIVE
PLAN FOR THE CITY OF CREEDE**

WHEREAS, the Planning and Zoning Commission adopted the Comprehensive Plan June 10, 2026, and

WHEREAS, the Planning and Zoning Commission considered the following when adopting the comprehensive plan where applicable or appropriate (per C.R.S. 30-28-106(3)(a.3) and C.R.S. 31-23-206(1.3)(c)):

- (a) Water Supply Element
- (b) Strategic Growth Element
- (c) Housing Action Plan
- (d) Overview of the Three-Mile Plan

WHEREAS, the Board of Trustees adopted the Water Efficiency Plan June 2, 2026, as the Water Supply Element, and

WHEREAS, based on population, the City of Creede is not required to adopt a Strategic Growth Element, and a Housing Action Plan is not due until January 2028 however the same population base will exempt the City of Creede as well; and

WHEREAS, the Planning and Zoning Commission will begin the process to draft a Three-Mile plan in 2026, and coordinate drafts as needed with Mineral County; and

WHEREAS, the Planning & Zoning commission prepared the plan, distributed the plan, held a public hearing on the plan, and adopted the plan; and

WHEREAS, the Planning & Zoning Commission requests that the Board of Trustees approve the 2026 Comprehensive Plan.

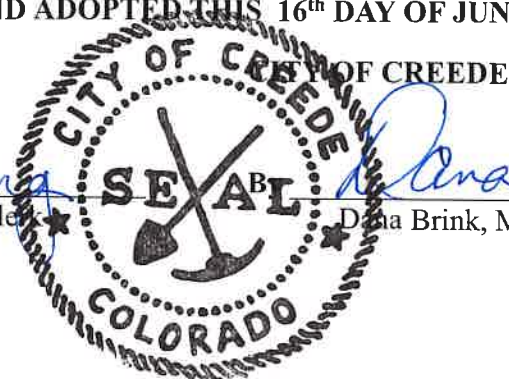
NOW, THEREFORE BE IT RESOLVED, that the Board of Trustees of the City of Creede, a Colorado Town, hereby approve the Comprehensive Plan dated effective June 10, 2026, per the date of Planning and Zoning Adoption, attached to this Resolution or due to the extensive document size available at Town Hall, City Website or upon request.

INTRODUCED, PASSED, AND ADOPTED THIS 16th DAY OF JUNE 2026.

ATTEST;

By


Josie Bielenberg, City Clerk




Dana Brink, Mayor Pro Tem