



To: Mayor and Town Council
From: Clint Kinney, Town Manager
Date: October 3, 2025
Re: Info Update

PARTY SEASON

This year's Community Picnic is tomorrow (October) 4 on the pool deck at the Snowmass Village Recreation Center from 12:00 noon to 2:00 p.m. The Rec Center is open and free to the community all day. Then, don't forget, the B's and C's Appreciation Dinner is Thursday October 9 at the Limelight. It's a great night to thank the community Bs &Cs volunteers for serving.

SPEAKING OF CELEBRATIONS

We have hired Kevin Rayes as our new Housing Director. Kevin's experience in the Valley as a Planner at the City of Aspen and as the Housing Development Manager at the City of Glenwood helped put him over the top of a number of other great candidates. He survived multiple interview panels with the Housing Staff, other Department Directors and me and impressed the entire team. We are excited we were able to entice him to join TOSV. He will start with us on October 27. The Crumbster's official last (full-time) day is November 1.

SPEAKING OF HOUSING

The joint meeting for the Draw Site project with the Planning Commission has been set for November 3. We are continue to work with the County to utilize a significant portion of their (new/recent) workforce housing property tax revenue (perhaps upwards of \$ 7 million) to assist with the funding of this project. It has every indication of being a great working (pun intended) partnership with the County. On a similar issue, we are also continuing with our state mandated housing needs study. This study is being completed in conjunction with the City of Aspen and Pitkin County. This won't shock anyone, but the need for workforce housing continues to increase. Our last housing needs assessment showed a need of 400 ish units in Snowmass Village (we politically cut that number in half to 200 a few years back as part of the Comprehensive Plan). Although the analysis is still underway, the new state-mandated methodology is showing an increase of need by 205 units, for a total need of 605 units. There is a lot of math behind this number but it is largely correlated to the number of jobs in Snowmass Village (and affordability). Our share is about 18% of the overall Pitkin County need. Before anyone gets too nervous, while this analysis is a state mandate, there is no mandate to build this many units. That is still a matter of local control. As this needs assessment study gets further along, we will have a presentation made to the Council.

COMPREHENSIVE PLAN

Pitkin County is hosting Open Houses in Snowmass Village, Aspen, Basalt and Carbondale as part of their efforts to update their Comprehensive Plan. These open houses will be opportunities to provide input on things like locations for workforce housing in unincorporated Pitkin County, opens space protection and other critical issues. This will be a good chance for our community to weigh in on Pitkin County-wide issues. Here is a [Draft of the Pitkin County Comprehensive Plan](#). The Open House in Snowmass Village will be from 4-6 in the Council Chambers on October 16. If you want more information, here is their [project website](#) and sign up for the [Vision 2050 Newsletter](#). While the cool kids may not attend this event, we should try to get good attendance for high quality feedback.

TID BITS

- At a recent Council meeting, a question was asked about the total number of permits we issue to scrape and replace residential units. There were 3 of these permits issued in 2025, 1 in 2024, 4 in 2023 and 3 in 2022. Detailed information on these permits is attached.
- We are continuing to study and determine how best to increase our mitigation rate for workforce housing from 60% to 100%. Because this would only impact new construction we aren't yet convinced this will have a large impact one way or the other.
- We are meeting with the BOCC in a few weeks to request funding assistance for Little Red School House.
- Speaking of Little Red, we had a good turnout for the on-site Drinks with the Council. I have attached the written comments that were received at the event.
- The Finance Advisory Board laughed, cried and felt every range of human emotion as they reviewed the proposed 2026 Budget last week. But don't get too jealous, the Council starts its review on Monday.
- Winter is coming, so we are starting to hire candidates in the Transportation Department.
- The Zero Emission Bus Transition Plan continues underway. It should be done by the end of the year and ready to present to Council in January.
- The Recreation Center pool and skate park repairs are complete and everything is opened back up.
- We are in week 2 of our new flag football league.
- Benedict Park and the Snowmass Inn improvements are looking great
- By all accounts, last week's Oktoberfest was a great success.
- We are getting close to finalizing an agreement to replace the Skittles Gondola. With any luck we will have the agreement before the Council for consideration next month.
- The Planning Commission recommended the Divide SHOP project for approval by the Town Council.
- With the regulatory ordinance newly passed, lighting complaints are coming in and being addressed.
- The Town's annual holiday parting will be December 5 at the Viceroy.
- The closing date on the Mobile Home Parks near Carbondale and Basalt is two weeks away.

CC: Department Directors

Issued Permits

Permit Issued Date: 01/01/2025 - 09/22/2025

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
09/03/2025	231 Maple Ridge Lane, Snowmass Village	SMVBP-25-00313	SH Built, LLC	Residential New	\$4,500,000.00	Scrape and Replace
05/12/2025	623 Oakridge Rd., SNOWMASS VILLAGE	SMVBP-24-00526	Manchester Architects	Residential New	\$3,585,710.00	Scrape and Replace
09/12/2025	109 Edgewood Lane, Snowmass Village	SMVBP-23-00440	CM Developers Inc	Residential New	\$8,500,000.00	Scrape and Replace

\$16,585,710.00

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Brett Colver - we want Christina to remain the operator. She and her team are the best! We have 2 daughters @ LRSIT and they love it! Please don't blow the timeline.

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Super excited for the new childcare building and town support. Would love to see you collaborate with the current provider!! Supporting great childcare in Snowmass.

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

We LOVE Little Red! Christina & her staff are an integral part of the community & show so much love & care for our kids. ~~What~~ Their first school experiences - which are so important - are overwhelmingly positive. Please know how great they are.

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

I love little red community and their philosophy in Reggio.
Kids grew happy and competent with Christina and her staff

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

We HOPE Ms CHRISTINA Holloway CONTINUES WITH THE LEASE OF LR IN THE NEW BUILDING, HER SERVICE TO THE COMMUNITY IS EXCEPTIONAL AND SHE AND HER PROGRAMS ARE A TRUE GIFT TO THE COMMUNITY.

Want follow-up from staff? Leave your contact details below. →

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

We are so grateful for the amazing staff at Little Red. We also acknowledge they have their own lives/families and are so appreciative of them!

Want follow-up from staff? Leave your contact details below. →

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

This is an exciting opportunity for the community. I am excited that Christina Holloway will be leading the helm. She has turned LRSH around to a early childhood program that educates + care for our children. Christina should be leading the new structure to keep the amazing work

Want follow-up from staff? Leave your contact details below. →

continuing. — Renee Giles AFC

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Great plan - we love Christina's programs + teachers.

Want follow-up from staff? Leave your contact details below. →

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

LRSH is made so special by the staff that has shaped these programs with the best interests of children at the forefront of all that they do. Regardless of remodel decisions, ensure the future of these programs by retaining the personnel that make this place special. Renew Christmas leave and keep these outstanding teachers right here in this community.

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Christina Holloway has done an incredible job in the valley providing quality childcare for over 20 years!

I hope she gets to run the new LRSH!

Jelisa Sweet

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Super excited about the new building. Would love to keep Christina running the program as she's been doing an awesome job for so long. As a Snawmers resident I'd love to see the new building working and in full motion.

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Hi,
It would be great to also have an infant care option as well as traditional daycare (longer hours and much fewer days off).
Thank you!

Want follow-up from staff? Leave your contact details below. 

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Please keep the same hours at Little Red. We love the teachers and having Christina run the school. We are excited for the project but love the schedule as is!

Want follow-up from staff? Leave your contact details below. →

Amy Johns 6179571878

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Samila Trevisan

Christina ~~was~~ has a vision and she knows this community. She understands children needs and how to support families in accessing the best educational resources for all. Under her management, her staff is highly capable of providing high quality care for our kids. This woman works really hard and she is the right person to keep this project moving forward.

Want follow-up from staff? Leave your contact details below. →

Samila Trevisan - 408 687-1215.

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

Christina Holloway is the best operator to hold the lease at Little Red Schoolhouse! She is a successful early childcare operator and has a long history contributing to the community. Please consider renewing her lease at Little Red!

Sarah Hasser

Want follow-up from staff? Leave your contact details below. →

Let your voice be heard!

Write your thoughts, feelings, and comments below to share them with the Town!

MOST IMPORTANT PART IS THAT CHRISTIANA OPERATES THE NEW

SCHOOL AND ALL TEACHERS STAY. SHE DOES A OUTSTANDING JOB AND THERE IS NO ONE BETTER THAN HER. HOURS ARE FINE, TEACHER NEED WORK DAYS.

Want follow-up from staff? Leave your contact details below. →