



PROPOSAL

Lakeside Sauna & Paddleboard Experience

Former SUP Rental Site – Town of Grand Lake, Colorado

Applicant

Kyle Hilken

Owner & Operator of Western Riviera, Grand Lake, CO

Proposal Summary

This proposal seeks approval to **assume and thoughtfully expand the existing recreational land lease** previously occupied by a stand-up paddleboard rental shack located in front of Western Riviera. The expanded use would include a **small-scale, supervised lakeside sauna experience**, complementary to paddleboard rentals and consistent with Grand Lake's identity as a premier **outdoor and experiential destination**.

The proposal is intentionally **low-impact, seasonal, and publicly accessible**, with all operations **fully staffed** during hours of use. The goal is to enhance the lakefront experience while maintaining Grand Lake's character, protecting the lake environment, and providing clear benefit to residents and visitors.

Alignment with Town of Grand Lake Vision

Grand Lake has long emphasized:

- Experiential, destination-oriented tourism
- Protection and stewardship of Grand Lake and its shoreline
- Walkable, human-scale uses
- Economic vitality without over-commercialization

This proposal aligns with those goals by:

- Activating an underutilized lakefront parcel with a **quiet, wellness-focused experience**
- Offering a **unique public amenity** that supports longer stays and shoulder-season visitation
- Improving the aesthetic and operational quality of a previously utilitarian use
- Maintaining small-scale, non-motorized, and environmentally respectful recreation

Site & Land Lease Request

- The requested lease area corresponds to the **existing or historically leased footprint** of the former SUP rental operation (see plat map).
- No expansion beyond the identified parcel is proposed.
- Public access along the lakefront will remain unobstructed.
- Structures and improvements are designed to be **reversible and non-invasive**.

Proposed Uses

Paddleboard & Non-Motorized Lake Recreation

- Continuation of paddleboard rental operations
- Day-use rentals for the public
- Emphasis on lake safety and stewardship
- Staffed during all operating hours

Lakeside Sauna Experience (New Use)

- A small, rustic-modern sauna structure designed to complement the natural setting
- Timed sessions available via **public day passes**

- Intended for post-paddle recovery, cold-water immersion, and wellness use
- Quiet, contemplative use — **not a nightlife or party-oriented activity**

Hours of Operation

- Seasonal operation (anticipated May–September)
- Daily hours anticipated between **7:00am – 8:00pm**
- No late-night use
- All operations staffed during open hours

Operations & Management

- On-site staff present at all times
- Capacity limits and timed reservations
- Clear guest behavior and safety guidelines
- Daily trash removal and site cleanup
- No alcohol service
- No amplified sound

Environmental Stewardship

- No discharge of water, soaps, or chemicals into the lake
 - Greywater managed in accordance with applicable regulations
 - No shoreline disturbance
- Seasonal removal or winterization as required
Educational signage promoting lake stewardship and cold-water safety

Public Benefit

- Enhances the lakefront experience for both residents and visitors
 - Provides a unique, health-oriented amenity aligned with Grand Lake’s outdoor culture
- Supports local tourism and economic activity
Improves visual quality and management of a previously underutilized site

Term & Flexibility

- Proposed as a **pilot use**, subject to annual review
- Willingness to adjust operations based on Town feedback
- Town retains oversight to ensure alignment with community standards

Request

We respectfully request approval to assume the existing recreational land lease and expand its use to include a **supervised lakeside sauna experience**, consistent with the Town of Grand Lake's vision for experiential, low-impact tourism.

