

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

10/16/2025 11:15 AM

Project Name

Rekindle Wood-Fired Sauna Wellness Facility

CDR250072

Applicant

Kirill Langer

970-481-7094

kirill@rekindlesauna.com

Planner: Ryan Mounce

Engineer: Tim Dinger

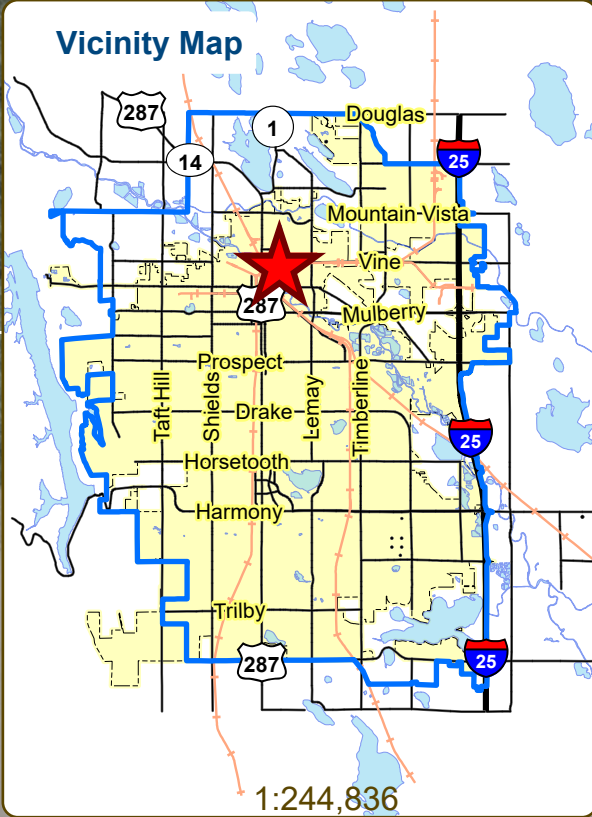
DRC: Seth Goldstein

Description

This is a request to develop a wellness facility at 500 E Vine Dr (parcel # 9701306002). The applicant is proposing a business service shop with wood-fired saunas and cold plunge pools. Access can be taken from E Vine Dr. The property is directly north of E Vine Dr and approximately 0.32 mi east of N College Ave. The site is located in the Downtown District and Innovation Subdistrict and the project is subject to a Type 1 (Administrative) Review.

Sauna at 500E Vine Dr- Limited Indoor Recreation Facility

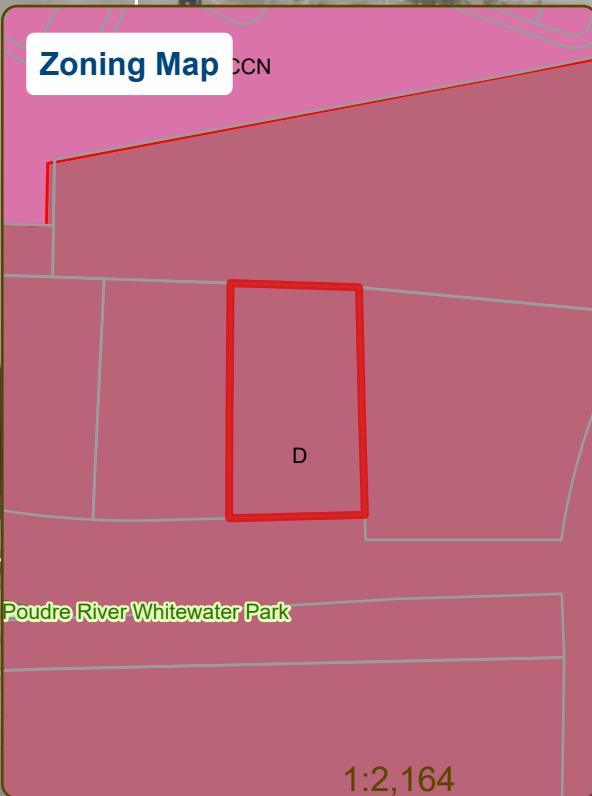
Vicinity Map



Aerial Site Map



Zoning Map



E Vine Dr

1:480 Aerial Imaging

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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Are you a small business? ☐ Yes ☐ No **Business Name** (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Dear Fort Collins Development Review Team,

We are submitting this Conceptual Review application for Rekindle Wood-Fired Sauna, a proposed wellness facility at 500 E Vine Drive in Fort Collins. We are the co-founders exploring two development options at this location and would appreciate your guidance on feasibility, requirements, and next steps.

APPLICANT INFORMATION:

- Asuka Nosaka & Kirill Langer, Co-Founders
- Rekindle Wood-Fired Sauna
- Contact:
 - asuka@rekindlesauna.com | 970-481-7094
 - kirill@rekindlesauna.com
- Property Address: 500 E Vine Drive, Fort Collins, CO

PROJECT OVERVIEW:

Rekindle is a proposed indoor/outdoor wellness facility featuring authentic wood-fired saunas and cold plunge therapy. Our concept centers on creating a community-focused "sauna village" that combines wellness, nature connection, and social gathering in Northern Colorado.

BACKGROUND & QUALIFICATIONS:

As co-founders, we bring extensive experience in sauna culture through our Russian and Japanese heritage, complemented by 10+ months of intensive market research, facility visits across the US, and participation in a business accelerator program with Cedar & Stone Nordic Sauna. Asuka is a longtime Fort Collins resident (CSU alumna, 15-year CSU employee) with deep community ties and a passion for bringing authentic wellness experiences to Northern Colorado.

PROPOSED USE:

Based on consultation with Ryan Mounce, we understand this would likely be classified as a health/wellness/recreation use. We have reviewed the Table of Primary Uses in Article 4 of the Land Use Code to confirm use compatibility with the zoning district.



FACILITY CONCEPT:

- 2 wood-fired mobile saunas (trailer-mounted for flexibility)
- 3-4 professional-grade cold plunge pools with filtration systems
- Check-in/changing facilities

- Community gathering space for events and programming
- Capacity: 20-25 guests per session including staff (reservation-based model)

TWO DEVELOPMENT OPTIONS FOR REVIEW:

Option 1:

Outdoor Lot Development (Outlined in Yellow in photo)



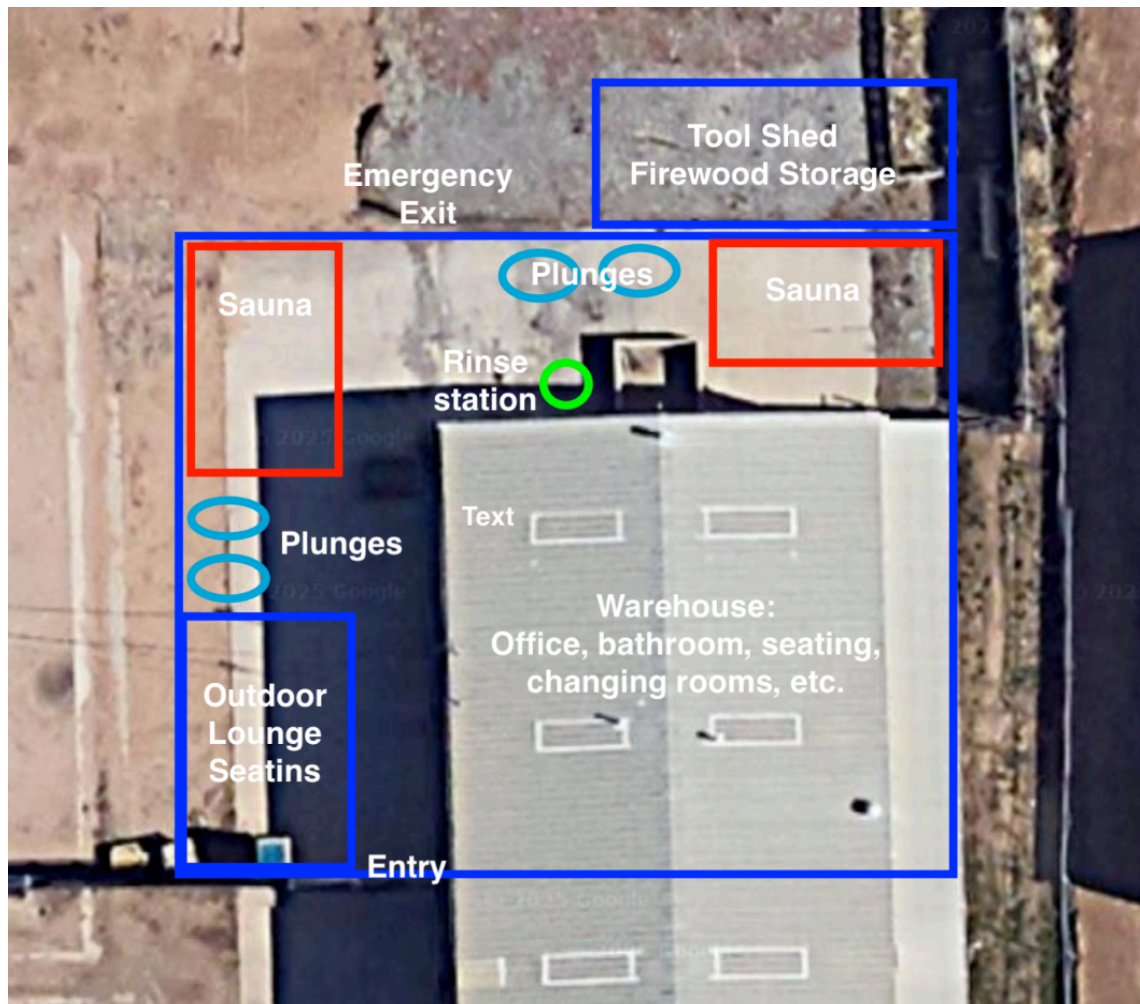
- Location: Somewhere within the yellow outlined area in the attached photo (we would build a 2,000-4,000 sq ft facility somewhere in this lot)
- Existing Infrastructure: Red outlined area in first photo is an electrical system already installed by another company
- Our Needs: Water connection for rinse stations/plunges, bathroom access (either warehouse facilities or new septic/bathroom development within space)

Questions on Outdoor Lot Development:

1. What type of site development would be needed to build within the outdoor lot?
2. What would the timeline and cost look like to develop this area?
3. Can we pour our own foundation on this lot and build on top of that foundation, or are there specific requirements we should know about?
4. Can we utilize the existing warehouse bathrooms for staff and guests, or must we develop a separate facility and dig septic, etc?

Option 2:

Warehouse Rental with Outdoor Components (Outlined in Blue in photo)



- Indoor Space with some outside option: warehouse for check-in, bathrooms, changing rooms, and space for community events like Yoga, membership nights, etc.
- Outdoor Placement: Mobile saunas and cold plunges on existing concrete around the building
- Setup: Privacy fencing and skirting around concrete (similar to this video showing [Hooga House in Golden](#))

Questions On Warehouse Rental:

1. Are there any restrictions on placing our wood-fired mobile saunas and cold plunges on the existing concrete pad surrounding the warehouse? We would like to keep our sauna/plunge outdoor experience an option here, so the inside would be more office, community gathering, and changing room space.
2. Can we build up a wood decking on top of the concrete outside the warehouse?
3. Is there an option to do wood-fired inside the warehouse if built within the existing structure?
4. Could we do electric saunas inside the warehouse?
5. Could we install a modular steam pod/room inside the warehouse?
6. What permits would be required for outdoor wellness equipment adjacent to the warehouse?
7. Are there any zoning considerations for this mixed indoor/outdoor wellness facility model?
8. Could we use the bathroom in the central part of the warehouse, or do we need to install a bathroom/washroom in our current space?
9. What type of internal upgrades would be needed to the warehouse if we keep all hot and cold therapy stations outside?
10. What type of internal upgrades would we need in the warehouse if we did an indoor sauna or steam room?
11. Are there any restrictions on modular indoor showers and changing rooms?

SPECIFIC GUIDANCE REQUESTED:

- Zoning compliance for both development options
- Required permits and approval processes
- Utility connection requirements and feasibility
- Fire safety and building code considerations for wood-fired equipment
- Timeline estimates for each development path
- Any potential obstacles or special requirements we should anticipate
- Potential costs for each option

ATTACHMENTS PROVIDED:

1. Site plan with outlined development areas (yellow = lot option, blue = warehouse option, red = existing electrical)
2. Example of a conceptual facility rendering and layout for a full outside build and warehouse build
3. Rekindle business overview and facility specifications
4. Our Fire Safety Plan - All fires in mobile saunas will be in contained, state of the art and safety certified sauna stoves (no open flames).
5. Another Example of build on open lot (below)



We appreciate the City's support for innovative wellness businesses and look forward to discussing how Rekindle can contribute to Fort Collins' vibrant community. We are committed to meeting all safety, environmental, and zoning requirements while creating a high-quality facility that serves residents and visitors.

Thank you for your time and expertise. We look forward to scheduling our Conceptual Review meeting.

Best regards,

Asuka Nosaka Co-Founder,
Rekindle Wood-Fired Sauna
asuka@rekindlesauna.com
970-481-7094

Kirill Langer Co-Founder,
Rekindle Wood-Fired Sauna
kirill@rekindlesauna.com
857-544-9128

Business Partnership Opportunity



Overview

Rekindle is a sauna and cold plunge wellness club, built as a semi-permanent outdoor modular structure. The space will encompass approximately 1500-2000 square feet, depending on site/partnership availability.



*The Changing room and lounge will also be covered spaces.

3D model illustrating a potential layout: [🌐 Rekindle 3D Model Mock Up.mp4](#)

Products and Services

Rekindle will provide the following for our guests and members in partnership with an adjacent business.

Mobile Saunas

Two professionally built mobile saunas from [Timber Sauna](#), both equipped with Finnish [Iki wood burning sauna stoves](#), which are the cleanest combustion stoves on the market.

Cold Plunge and Rinse Station

Three to four state-of-the-art self-filtering and temperature-regulating cold plunges from [Ejord](#), along with a rinse station for members.

Outdoor Lounge, Sheltered Reception, & Changing Rooms

Lounge that offers a space for refreshments, community gatherings and events. Indoor space will compose of the reception and changing rooms.

The Design

- Modular design allows for easy installation, customization, and relocation
- Structure can be easily integrated into an existing space, like a parking lot or lawn
- Lounge for general-purpose space most days, allowing an area for members to rest and relax, but can host various community, business, and group events.
- 1500-2000 sq feet (size and shape dependent on space available)

Components of Rekindle

- 8x14 saunas constructed on a trailer for mobility and building permit approval (x2)
- 66-inch cold plunges (x4)
- 6-foot privacy fence surrounding the facility
- Elevated wood flooring
- Sheltered reception/office, changing rooms, storage, and break room for members and staff

Safety & Compliance

Rekindle will be built to meet local building codes, health regulations, and safety standards, as mandated by the county's laws. More on our safety plan can be found here:

🌐 [Fire Safety Practices at Rekindle Wood Fired Sauna - Editable Document.docx.pdf](#)

Next steps

Interested in becoming a partner or have follow-up questions? Please reach out, and we can schedule a meeting to discuss this further!

Co-Founders	Email address	Phone
Asuka Nosaka	Asuka@Rekindlesauna.com	970-481-7094
Kirill Langer	Kirill@Rekindlesauna.com	857-544-9128

Safety Practices & Procedures

Rekindle Wood Fired Sauna

Wood-fired stoves provide the pinnacle of sauna experiences, offering guests memorable, wellness-centered moments. When combined with proper training, fire safety protocols, and regular maintenance, these spaces ensure guest safety while minimizing risks for partners.

At Rekindle Wood Fired Sauna, we prioritize the safety of our guests and staff. Our comprehensive safety measures ensure a safe and relaxing experience for all.

Fire Prevention

1. Regular Maintenance and Inspections

- Conduct weekly checks of the wood-burning stove and chimney
- Schedule professional inspections bi-annually to identify potential risks
- Conduct yearly chimney cleanings
- Monitor wood for signs of pyrolysis, ensuring it doesn't blacken near heat sources

2. Proper Installation and Ventilation

- Sauna heater installed on a non-combustible surface (bricks)
- Adequate clearance maintained between heater and walls
- Chimney extends at least three feet above the roofline for proper ventilation
- Adequate sauna ventilation ensured in every build for proper airflow

3. Safe Operation Practices

- Use only dry, seasoned firewood to prevent excessive smoke and creosote buildup
- Never leave the saunas unattended while the heater is burning
- Strictly prohibit flammable substances, such as essences or alcohol, on coals or walls
- Fire and stove maintenance conducted by trained Rekindle staff
 - i. Guests are not allowed to manage or tamper with fire-burning stoves

Safety Equipment

1. Fire Extinguishers

- Class A fire extinguishers placed near sauna entrances and in office
- Yearly inspection of each extinguisher for expiration date. Replace when expired
- Staff trained in proper extinguisher operation. Extinguisher manuals [here](#)

2. Smoke and Carbon Monoxide Detection

- Smoke and carbon monoxide detectors installed in indoor spaces of Rekindle such as the office, changing room, etc.
- Weekly functionality checks of all detectors

3. Digital temperature gauges:

- Each sauna is equipped with [bluetooth enabled digital temperature sensors](#) that monitor the temperature of each sauna unit via staff ipad/cellphone/work computer. Staff will receive alerts if sauna temperatures exceed 200 degrees.

~~4. Emergency Alarm System~~

- ~~○ Non-verbal alarm system installed for occupants to raise alerts~~
- ~~○ Alarms connected to constantly attended areas for immediate response~~

User Guidelines and Education

1. Safety Signage

- Clear safety guidelines displayed prominently in sauna areas
- Instructions on proper use of wood-burning stove and emergency procedures will be communicated to staff

2. User Orientation

- Brief safety overview provided to all guests before sauna use
- Emphasis on maximum recommended sauna time and recognizing discomfort

3. Staff Training

- Monthly staff training on fire safety protocols and emergency procedures
- Monthly fire drills to ensure readiness

Weather Management

1. Risk Assessment

- Conduct regular evaluations of the property to identify high-risk areas prone to snow accumulation, ice formation, and slippery surfaces (e.g., pathways, parking lots, entrances)[4](#).
- Document findings and update assessments based on weather changes or incidents.
- 2. Snow Removal Strategy**
 - Develop a detailed snow removal plan specifying:
 - i. Priority areas (e.g., sauna entrances, walkways, parking lots).
 - ii. Frequency of snow clearing based on snowfall intensity.
- 3. De-Icing Procedures**
 - Use appropriate de-icing materials based on temperature:
 - i. Rock salt for temperatures above 5°F.
 - ii. Calcium chloride or magnesium chloride pellets for temperatures below 5°F
 - Establish a pre-treatment schedule to prevent ice formation before heavy snowfall
- 4. Customer Safety Measures**
 - Post clear signage at sauna entrances with winter safety guidelines (e.g., caution about icy surfaces).
 - Provide non-slip mats or grippers at entry points, near ice plunges, etc. to reduce slip risks
- 5. Emergency Protocols and Continuous Monitoring**
 - Monitor weather forecasts and city closures daily to anticipate snowfall or freezing conditions
 - Temporary closure procedures during extreme storms
 - Communication channels to inform employees and customers about weather-related updates

Emergency Procedures

- 1. Evacuation Plan**
 - Clearly marked exit routes and emergency exits from facility
 - Regular practice of emergency evacuation procedures
- 2. First Aid**
 - First aid kits readily available in sauna vicinity in office and staff room
 - Staff trained in basic first aid and emergency response

Staff Training and Policy Regarding Intoxicated Patrons

At Rekindle Wood Fired Sauna, ensuring the safety and well-being of all patrons is our top priority. As part of our operational protocols, staff are trained to identify and manage situations involving intoxicated individuals. This training equips them with the knowledge and authority to deny entry or service to patrons who are under the influence of alcohol or drugs. Below is an outline of the relevant procedures:

1. Staff Training

- Recognizing Intoxication: Staff are trained to identify signs like slurred speech, poor coordination, or aggressive behavior and handle situations calmly.
- Communication Skills: Training includes polite but firm communication and de-escalation techniques.
- Safety Awareness: Staff understand the risks intoxicated patrons face, such as dehydration and overheating, and are trained in emergency response.

2. Right to Deny Entry

- Staff have the authority to refuse entry to intoxicated individuals for safety reasons, following company policies and regulations as listed in our waiver

i. Procedure for Denying Entry

1. Assessment: Discreetly evaluate the patron's behavior.
2. Policy Explanation: Inform the patron of the facility's rules and reasons for denial.
3. Alternatives: Suggest returning sober or assist with transportation if needed.
4. Documentation: Record incidents for future reference.

Facility Construction

Timber Saunas: <https://www.timbersaunaco.com/>

Timber Sauna Co is a sauna manufacturer specializing in multiple product lines designed for various applications and settings. Their portfolio demonstrates expertise across several sauna categories:

- Mobile
- Outdoor Saunas

- Bespoke designs tailored to specific client needs
- Public saunas with commercial grade installations

Iki Stove

Rekindle will outfit our Timber saunas with Iki stoves. Staff at Iki hold over 40 years of experience welding stainless steel and black iron and have constructed over 35,000 stoves since the early 1990s. Each Iki stove is crafted by hand from high-quality materials with uncompromising professionalism. <https://ikisaunas.com/iki-story/>

Sauna rocks

Rekindle staff will monitor sauna rocks, replacing when they show signs of wear, cracks, or crumbling to ensure they continue meet sauna needs and pose no safety concerns

Safety Railing

Safety railing built around each Iki stove to provide extra level of safety to mitigate burns

By implementing these comprehensive fire safety measures, protocols, and purchasing top-quality sauna units and stoves, Rekindle Wood Fired Sauna demonstrates our commitment to providing a safe and enjoyable experience for all our guests.

If you have any questions, please feel free to reach out.

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