

SECTION IV: PROJECT DESCRIPTION

- A. ZONING:** The Property currently is zoned 0, Open.
- B. TOTAL AREA OF PROJECT:** The New Property consists of 180 acres. The section at 16278 CR74s is 140 acres with a 560 sq ft one-bedroom cabin, 3000 sq ft barn and a 508 sq ft two-car Quonset but garage. These facilities are shown on the Sketch Plan submitted with this Application. The cabin and barn have electric, heat, water and septic. The barn has a large parking area. The road from County Road 74e is gravel and 2 cars/vehicles can pass one another. The land consists of 2 ponds, 2 springs, pines, aspen, meadows and rock outcroppings. There are AN trails. This section also is the site of a settlement called Log Cabin. There is a very decrepit wooden 'house' at the Log Cabin site. The history of the site and 'house' is not known but we will explore whether it is historical.

The section at 16668 CR74e, adjoining 16268 CR74e, is 40 acres with a trailer that was once used as a residence, and features 3 springs, pines, aspen, meadows and rock outcroppings.

C. PROJECT PLAN: PROPOSED 3 PHASES

Proposed Phase 1: Years 1-2

No building additions

Building improvements to meet code requirements

- **Electrical**
- **Plumbing**
- **Septic**

Divide current barn into functional sections of

- **Volunteer and staff offices**
- **Storage**
- **Maintenance workshop**
- **Veterinary exam room**

- **Place a walk-in freezer and shed next to barn to process meats**

Erect 15-20 enclosures for W.O.L.F.'s animals (enclosure build and design described in detail following this outline)

Convert cabin garage into an infirmary for ill and aged wolves

- **Erect signage at the entry to the property**
- **Improve access from WCR74e to the property**
- **Scheduled limited guided tours of select enclosures of social animals during posted hours, non-tours hours access will be controlled with a locked gate**
 - 2-6 staff/day**
 - 0-10 volunteers/day**
- **0-20 visitors/day in year 1**
 - 0-40 visitors/day in year 2**

Proposed Phase 2 — Years 2-5

Add a Visitor/Education/Nature Center and Gift Shop size up to 2000 sq feet

Add additional enclosures for rescued captive-born wolves and wolf dogs as fiscally prudent

Public memorial garden by Visitor Center Site

- **Amphitheatre behind Visitor Center site for educational programs**

Improve access to Log Cabin site

Add overnight camping site at Log Cabin site for up to 5 tents for experiential adventure and a source of revenue for the organization

If applicable, apply for Historic Landmark Restoration Grant for the historic Log Cabin Village

- **Add 2-4 yurts for volunteers and interns for temporary overnight accommodations**

4-8 staff/day

0-20 volunteers/day

- **0-80 visitors/day**

Proposed Phase 3 — Years 5+

Add additional small caretaker cabin at the west end of the property at 16278 CR74e

- **Additional maintenance building at the west end of the property**

- **Add additional enclosures for rescued captive-born wolves and wolf dogs as fiscally prudent**

4-12 staff/day

0-30 volunteers/day

0-120 visitors/day

D. DETAIL:

- Guided Tours: W.O.L.F. will provide scheduled guided tours to observe selected social animals with a one-hour educational experience to teach about hunting, howling, hierarchy and to learn about the tragedies of breeding and owning exotics with emphasis on wolves and wolf dogs. Guided tours will be conducted year-round Wednesday — Sunday.**

Times:

Summer: 10am, 12pm, 2pm, and 4pm

Winter: 10am, 12pm and 2pm

Admission: fees will be charged with separate rates for adults and children. Tours can provide a significant source of additional income for W.O.L.F. For example, Colorado Wolf and Wildlife Center (CWWC) in Colorado Springs' 2014 990 tax return shows an income from tours of over \$500,000. Though W.O.L.F. will not be conducting tours with the size and frequency that CWWC does, income can still be a substantial new revenue source that W.O.L.F. does not have at its current Rist Canyon location.

- Special Occasions: we plan to hold special tours for special dates such as Mother's Day, Father's Day, Full Moon, weddings, etc. similar to CWWC. Details are only conceptual at the current time.**

- c. Hours of Operation: Staff, volunteers and interns will normally work at the Sanctuary in general from 8 a.m. to 5 p.m. during Winter Hours and 8 a.m. to 6 p.m. during Summer Hours. The duties consist of administration, animal care, facility maintenance and upkeep, tours and Center staffing. Select hours will be scheduled for Special Events such as weddings, a Full-Moon experience, etc.**

- d. Enclosure Design and Build: Mr. Scott Gibson will be planning and directing enclosure design and construction. Mr. Gibson is professionally experienced with fence building for the Denver Zoo, Denver Airport, farms and ranches. Enclosures will incorporate trees and rock outcroppings. Enclosure size will vary based upon the landscape ranging from ³A to 1 acre in area for 2-3 animals. Enclosures will have eight to ten (8 to 10) foot fencing with dig guards to prevent the animals from digging out. The enclosures will be top rimmed with either tensile wire, electric wire, roll bars or tilt-in overhangs to prevent climbing breaches. All enclosure gates will be custom built for each enclosure with (1) self-locking latch and two (2) security latches. Each enclosure will include shelters for each animal, a large water bucket, an automatic twenty-five (25) pound capacity metal "kibble dog feeder" and feeder slots for meats. A smaller rectangular area will be partitioned in the front of the enclosures for catching up animals for medical exams and evacuation.**

- e. On-site Caretaker: An on-site caretaker will live at the one-bedroom cabin that is currently located at the New Property. We are in discussions with contractors on what upgrades are needed for utilities and insulation. We would also eventually like to erect 2-4 yurts for temporary stays of staff and interns.**

- f. W.O.L.F. Memorial Garden: W.O.L.F. will place a private memorial garden to the northeast of the caretaker's cabin for departed animals with plaques, headstones and wind chimes. This memorial garden will only be accessible for staff, interns and volunteers.**

- g. Center: Visitor/Education/Nature Center/Gift Shop to be erected near the entry of the property, see Sketch Plan. Estimated 2000 sq. ft. This will control access to the Sanctuary. From this point, scheduled educational guided tours would be given to view social animals. Unsocial animals would be placed farther from the Center. We will work with the County for requisite permits for the structure along with utilities. The structure will have a large one-way window toward the back of the building for visitors to view selected social animals that we bring to a large enclosed play area for the day.**

We will engage children to help us with the Education and Nature sections of the Center, particularly designing projects for the nearby Boy Scout Camp and local schools. Our purpose is to help educate children about preservation, conservation and respect for Nature and wildlife, keeping wildlife wild.

W.O.L.F. plans to landscape a public memorial garden for supporters to purchase and place memorials to loved ones such as stones, pavers, wind chimes and plaques. We will use Best Friend's Animal Sanctuary in Southern Utah's Angels Rest Pet Memorial Park as a template for our design. We will not take any cremains or any remains, simply memorials. The public Memorial Garden will be placed adjacent to the Center and separate from the Private Memorial Gardens for W.O.L.F. animals.

- g. Animals: W.O.L.F. is regulated by the USDA and Colorado Department of Parks and Wildlife (see Exhibits A & B) and is accredited by the American Sanctuary Association (Exhibit C). We provide lifelong Sanctuary for captive-born wolf dogs and wolves. At the current location in Rist Canyon, the County has permitted W.O.L.F. a census maximum of 30 animals. W.O.L.F. would like to request a permit to provide Sanctuary for up to 60 animals as is fiscally feasible. The Sketch Plan depicts 3 Phases for enclosure development. Phase 1 is to build enclosures for our current animals and provide for extra enclosures to move the animals around to provide relief to the landscape. At the current location, W.O.L.F. utilizes all of its enclosures the majority of the time, particularly when we need to have animals housed by themselves. So at the current location the landscape is burdened with constant use.**
- h. Additional Buildings: As we expand and move into Phase 3, we will place a small caretaker's cabin toward the west end of the property on 16668 CR74e. We will also have a smaller maintenance shop at this location. Also, we may install a small clinic for minor veterinary procedures that will proximally better serve those animals that reside in the enclosures erected during Phase 3. There are 3 springs at this location. We will need to examine whether these springs can serve as a proper water source. Electricity is nearby and would need to be run to the building site. And of course we would need to install a septic system. We would obtain requisite building permits from the County.**
- i. Water: The property has 5 springs and several ponds. One spring currently feeds the cabin and barn. This spring feeds into a cistern that feeds into a pump house. The source of the water is potable but may need a water treatment system for human and animal use. We're working with various plumbing contractors to evaluate flow and potability of our current water sources.**

We will examine, with the County, whether the springs will be able to serve as a proper water source for the Education/Nature/Visitor Center/Gift Shop ("Center") building or whether we will need to sink a well, which is probable.

Septic: The cabin and barn have septic tanks and leach fields. We will work with the County on what upgrades are needed for these 2 systems, especially with the barn, as we will be processing meats from that location and will need traps to capture fats and solids. The barn will also hold offices for staff, volunteers and interns.

k. Log Cabin Settlement Site: If you examine the zoning maps, you will find what was once called Log Cabin. It is a shallow meadow with an old rustic structure that was once a home. We are exploring whether this structure has historical value and whether it is salvageable. If the former, we will explore funding for restoration. If the latter, we will determine whether it's economically feasible to save the structure.

At this same location, we would eventually like to have an overnight camping site for experiential camping of visitors to the Sanctuary. Details for this concept are in the early stages. Our current thoughts are to allow tents and campers with minimal requisite services. This experience would serve as an additional income source for the organization.

I. Animal waste is not disposed through the septic system. Rather, animal waste is picked up on a regular basis by volunteers and deposited in an enclosed waste container. The waste is collected and placed in double heavy-duty plastic bags and will be placed in a bear-safe commercial dumpster, thereby mitigating any potential concerns about sanitation and odors.

m. Storm Water Drainage: W.O.L.F.'s facilities, being primarily open (i.e., chain link and similar materials) enclosures for the animals, do not interfere with or impede natural absorption of rain water into the earth. In addition, there are drainage ditches along the road that runs along the driveway that also would catch any runoff and divert it. Thus, no additional storm water drainage measures are necessary.

n. Electricity: We are already under contract with Poudre Valley REA.

o. Propane: We are under contract with Poudre Valley Co-op.

P. Fire Protection: We are currently removing felled trees and slash to remove potential fuel sources. Our Fire Authority will be Glacier View and we will work with them on emergency response details. We currently have an evacuation plan at our Rist Canyon property that we often update and expand upon, training staff and volunteers. At the New Property it will be MUCH easier to evacuate and for the local fire department to respond in the case of fire than at our current location in Rist Canyon.

q. Road Access: The New Property is directly accessible from CR74e and there are no easement restrictions to contend with. We will move the entrance farther west, as depicted on the Sketch Plan, to move entry and exit farther away from the blind corner just east of the entrance. With this entry relocation, we will also place the gate farther back from CR74e and provide a wider entry so that more than one vehicle can safely be stopped at the entry gate and be safely off of CR74e.

- r. **Landscaping: Natural Forestation.** All of the enclosures will be in wooded areas and placed so as not to detract from the natural surroundings. The enclosures will not be visible to any of the surrounding neighboring residences.

As suggested in the development design guidelines of the Larimer County Land Use Code (Section 8.14.3), and given the desire of W.O.L.F. to house the wolves and wolf dogs in a natural environment, the natural terrain, existing topsoil and significant trees and vegetation will be minimally impacted.

We will examine requisite landscaping for the new Center as we work on these plans and apply for permits.

- s. **Irrigation: None**
- t. **Signage: Signage will be placed by the entrance to the property. Design and placement will meet the requirements of Section 10.2 of the Land Use Code.**
- u. **Site Lighting: There will be automatic pole lighting around building structures.**
- v. **Parking: There is currently a very large parking area by the barn. This should serve well for staff, volunteer and intern parking. As our personnel support base expands, we will check with the County on requisite parking expansion if required near the barn.**

We will install public parking by the Center, as designated on the Sketch Plan. We will consult with the County on the requisite parking lot size for our early stage plans for visitors and how to plan for future expansion.