

EMAILS FROM CURRENT SANCTUARY NEIGHBORS TO COUNTY PLANNER

Subject: W.O.L.F. Special Review

Dear Mr. Helmick,

I write this email as documentation for the W.O.L.F. Special Review. My late husband, Russ, and I purchased a log home on twenty acres immediately adjacent to the Refuge in 2004, at a time when W.O.L.F. was managed by Patricia Lanteri and Frank Wendland. For the past twelve years we have been their closest neighbors, with a property line exactly 1/4 mile from the beginning of the wolf-dog enclosures.

After purchasing our property in 2004, we quickly developed a number of concerns regarding the Refuge, concerns shared by our neighbors on Spring Valley Road. In fact, my husband and I were among those actively protesting the expansion of W.O.L.F. in 2007 -- both through letters to the Larimer County Commissioners and speaking at public hearings. Our issues with W.O.L.F. included: 1) the Refuge was established without county approval, 2) despite a prior unanimous decision of the Larimer County Planning Commission against W.O.L.F. expansion, by 2007 Wendland and Lanteri had added hundreds of feet of fence, to form multiple new enclosures, 3) W.O.L.F. consistently housed more than their legally allotted number of 30 animals, 4) on numerous occasions we noted 20-25 vehicles entering the Refuge, when they were legally allowed 7 per day, and 5) though W.O.L.F. boasted that there had never been an animal escape, our neighbors knew otherwise. In a nutshell, our concerns stemmed from complete lack of trust in Wendland and Lanteri. These were people with no respect for the law.

Fast forward to 2012, when W.O.L.F. came under the management of Dr. Shelley Coldiron: Our relationship with the Refuge has changed 180 degrees. Dr. Coldiron runs an efficient and transparent organization, adhering to maximum requirements for the number of vehicles entering the Refuge each day and the number of animals housed. The wolf-dogs enclosures have been moved to 1/4 mile away, versus the previous 200 or so yards from our property. Noise is no longer an issue -- and we have never had a problem with odor. Wildlife is not affected by our proximity to W.O.L.F. We see deer on a daily basis, in addition to frequent sightings of wild turkey, coyotes, marmot, bobcat, ducks, etc. Moreover, we had a retroactive appraisal of our property in 2012, following the Highpark Fire, and the presence of W.O.L.F. was not a factor in its valuation. In short, we no longer have concerns regarding the Refuge. We trust the new management of W.O.L.F. enjoy having the Refuge as a neighbor.

Sincerely,

Cynthia Johnson Horner

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Subject: WOLF Sanctuary
To: helmicrp@co.larimer.co.us
Cc: bocc@larimer.org

To Whom it May Concern;

My name is Tracy Zentz and I have lived at 1154 Spring Valley Road since May 1992. A few years after I moved in Frank Wendland and Pat Lantari moved into a small cabin about 1 miles down from my home. Shortly after moving into the property they started building dog enclosures and formed a non-profit called WOLF.

I was skeptical at first when I heard about their plans to rescue wolf hybrids. I was worried about the dogs getting loose and going after my horses and my young children. We also were raising elk and had calf's each year which I was also concerned about. However, since they have been rescuing the dogs, I have not seen or heard of any of the dogs getting loose.

I was also worried about the noise that the barking dogs would make. I thought the dogs would cause so much noise that it would scare the wildlife away. For the last 20 some years they have been down the road from me, I have never been bothered by noise coming from the dogs. Every once in a while I can hear a faint howling coming from the WOLF Sanctuary but it is so faint that it is actually really enjoyable to hear. I have also not noticed any decrease in the wild animals around my home due to the WOLF Sanctuary.

My grandson and I ride the 4 wheeler down the road past the dogs and I am always so impressed at how clean they keep the area and how organized everything looks. There has never been an odor or any signs of dog excrement when I drive by the property. I wish my other neighbors would be as considerate as the WOLF Sanctuary is. It is hard to believe but I have problems with my other neighbor's loose dogs but I haven't with WOLF dogs.

Since I have lived on Spring Valley road I have had several property appraisals completed on my home. Not one of these appraisals took the WOLF Sanctuary into consideration when determining the appraised value of my home. During the housing downturn our property was up for sale for 3 years. Not one of the comments we had received back from the showings indicated that the WOLF Sanctuary down the road was a concern.

The only problems we were having was with the previous operator of the property, Frank Wendland. He was not a very friendly person to deal with. However, since the management has changed I have noticed that things seem to run better at the Sanctuary than before.

If you have any questions please do not hesitate to contact me. I am also available to speak with any potential neighbors of the WOLF Sanctuary about any of their concerns. My home number is 970-498-0772.

Thank You

Tracy Zentz

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To: helmicrp@co.larimer.co.us
Cc: bocc@larimer.org
Subject: W.O.L.F. Sanctuary

Dear Mr. Helmick,

I understand that W.O.L.F. is currently undergoing review by Larimer County regarding their proposed move, and would like to offer some input as a neighbor who has to pass directly through the sanctuary to get to my property.

My wife, Cindy, and I own 93 acres at the very end of the Spring Valley Road, about a half mile behind W.O.L.F. We acquired the property in 2004 when the Wendlands were still the proprietors.

As time passed we became aware of the controversies (and conflicts) that had occurred with neighbors who share the common private access. These conflicts had clearly led to hard feelings, many of which persist.

The main purpose of this letter is to let you know that when Shelly Coldiron and her group assumed ownership and operation of W.O.L.F. there were a number of immediate and positive changes. They have worked tirelessly to improve and maintain the property, including the road, the grounds, and the enclosures. They keep the enclosures clean. They spend a lot of time on fire mitigation. Shelly, Bob, and the volunteers have been approachable and cordial, and we often stop and chat on our way through. This was not the case under the old management.

As to the sanctuary itself, we experience very little effect from its presence. The wolves will periodically howl, but this is generally brief, lasting only a few minutes. It might happen a few times a day, or not at all. We can hear them from our property, but it is relatively faint and not disturbing. Obviously, the volume would increase with proximity, but I would still prefer this to the my in-town neighbor's dog who sometimes barks half the night non-stop. I am aware that some neighbors are fearful of them; we are not. The enclosures are well-constructed and secure.

A lot of wildlife passes through our property, including deer, bears, mountain lions, bobcats, turkeys, rabbits and squirrels. The presence of the sanctuary doesn't seem to have any detrimental effect.

To sum up, W.O.L.F. has been a good neighbor under the current management. We hope that the County, and the prospective neighbors, will evaluate them fairly and separate historical problems from the present situation.

Respectfully,

Peter Sherman

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