



Guiding the Future through Innovation

September 5, 2022

Greetings Log Hill Village Members,

You may have seen the recent Plaindealer article explaining my idea to create housing for college age Ukrainian refugees using the former clubhouse at 117 Ponderosa Drive. If you have been watching the devastation of Ukraine, wondering how you can help Ukrainian refugees, please consider supporting my vision. The student refugees would most likely be women between the ages of 18 – 25 years of age, as most Ukrainian men in that age group are currently not allowed to leave Ukraine.

The former Clubhouse has remained vacant and unused for over eight years. It has changed ownership several times. The new owners have agreed to lease the building to Shepherding International (SI), a 501(c)3 charitable organization, for an initial period of 4-5 years, until the completion of a like facility on the Good Shepherd Ranch (GSR) property in Montrose County. Afterwards, the Petersons intend to occupy the structure as a family retreat.

Plans for the facility include renovation and remodeling the interior and exterior to house 24 people, 20 of which will be college-age Ukrainian refugees. Along with living quarters for 2-4 qualified personnel that will live and serve onsite as local host “parents” and guidance counselors. A multitude of opportunities, including learning English, education from the STEAM Eco-Institute, a branch of Good Shepherd Ranch, remote classes through Colorado and Oklahoma Colleges and Universities, and employment at Ridgway and Ouray businesses, await the residents.

We do anticipate there will be other students living offsite with other family sponsors (for example 10), possibly working as au pairs, healthcare aides, and live-in housekeepers for other families within the Ridgway/Log Hill area. Those 10 living offsite would still be able to participate in the educational resources and study accommodations being offered through the Ponderosa facility for a total of 30 students. We can also supply additional information for anyone interested in learning more about becoming a sponsor.

The refugees that apply will be sponsored by U.S. families, individuals or organizations. They will have the opportunity to work and learn highly qualified skills in engineering, science, and arts as part of the Good Shepherd Ranch renewable energy and agritourism center to be located in neighboring Montrose County. There will also be a program for local training of individuals as au pairs, health care aids and volunteer EMS for the Log Hill and Ridgway Communities. Qualified individuals will apply via the U.S. Consulates, State Department and U.S. Immigration Services for work or educational visas. The U.S. government has established strict guidelines and application process to allow only qualified individuals to enter the U.S. Shepherding International is also working closely with the Colorado Office of Economic Security to assist those students wanting to come here to western Colorado to further their education and career training.

The site has ample parking and SI will supply three vans for carpooling transportation to and from local workforce and shopping destinations. The renovation will bring the building up to the 2018 local codes, fire life safety, egress, energy code, and appropriate ADA requirements. Also, we will be requesting two additional buildings to be built on site, one will be a maintenance structure with ownership living space above and the second will be a Mechanical Central Plant. Solar panels will be installed on all three structures. The goal is a Net-Zero carbon footprint.

Please note, 117 Ponderosa is a part of the Fairway Pines subdivision. All improvements will be submitted to the Divide Ranch / Fairway Pine Subdivision HOA and ARC for approval. All proposed exterior finishes will be depicted in the submission documents for a special use permit under the current zoning of "Schools" with a variance to "Joint Living Work Quarters for the Science and Arts" (JLWQSA). There are conceptual plans following this letter illustrating the renovation. You can also learn more about our plans and the mission of Shepherd International efforts here:

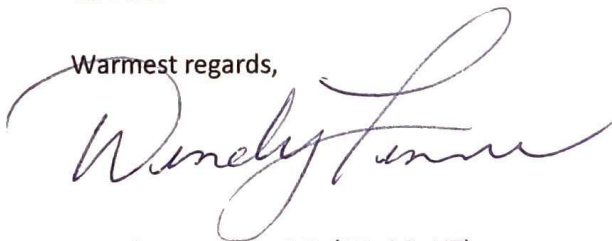
<https://www.goodshepherd ranch.com/shepherding-international/>

The property is already zoned commercial/residential allowing up to 6 dwelling units, an application for a Special Use Permit with Ouray County Land Use & Planning Department is in progress and scheduled to be heard on October 18<sup>th</sup>, 2022. The variance for the proposed use of this existing facility is more fitting of the R-2 dormitory use designation for student housing. The building will be used to primarily house the students and provide communal spaces for living, dining, and independent study. Most of the career training and instruction will be taking place either offsite or online through other educational institutions.

I've also enclosed some additional background information on Good Shepherd Ranch, it's vision and how it ties to the projects with Shepherd International. I am writing today, because I want to share this information and invite you to contact me directly with any questions you may have.

While I think we can all agree that many find solace in the beautiful mountains around us, I have learned it's really the people I have met here that truly make this place a welcome respite. I am grateful for the opportunity to present this project to our neighbors and garner their support. Thank you for taking a moment of your valuable time to consider supporting a project to help very deserving young Ukrainians come to our region to reestablish and further their careers.

Warmest regards,



Wendy Z. Fenner, P.E. (AZ, CO, UT)  
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Executive Director, Shepherd International, Inc.  
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## Questions about Ukraine

Excerpts from a post by Ukrainian-American Daniel N Ivanka Myers, March 8, 2022

1. *Are Ukraine and Russia the same country?* No. Ukraine is an independent sovereign country with its own established territory, thousand-year history, culture, traditions and language.
2. *Wasn't Ukraine part of Russia?* No. It was one of 15 countries in the Soviet Union. Russia established dictatorship and control over the 14 other countries. The goal of Russia was to wipe out the national identity of these nations by destroying their ethnic, linguistic, and cultural background. In the 1930s, Soviet Russia saw big danger in Ukraine and tried to kill the nation by starvation ("Holodomor"). The estimated death toll is 7-10 million Ukrainians.
3. *Are Ukrainian and Russian basically the same language?* No. Just as Spanish and Portuguese are different, but both arose from the same language (ancient Latin), Ukrainian and Russian are different but both arose from the same language (ancient Greek). Ukrainian is not a dialect of Russian. Most Ukrainians understand, speak and read in Russian because our grandparents were forced to speak Russian, our schools were in Russian, our documents were in Russian. Soviet Russia did all possible to wipe out the Ukrainian language.
4. *Why do Ukrainians in the eastern regions fight their own people?* In 2014 Putin invaded two eastern regions of Ukraine and claimed that the population wanted his protection. He destroyed cities, killed civilians, and paid a few traitors to make a show. Most of the population evacuated to other parts of Ukraine.
5. *What about Crimea?* Crimea was a great place to visit and relax. I have never heard of indigenous people of Crimean Tatars complaining that Ukrainians were persecuting them or that they needed Russian protection. Can you imagine Puerto Rico complaining that Americans persecute them and they need Cuban protection?

The population of Ukraine is 44 million. While many have fled the country because of the Russian invasion, most cannot or will not, for various reasons. Ukrainians love freedom, and we love people who want to be free.



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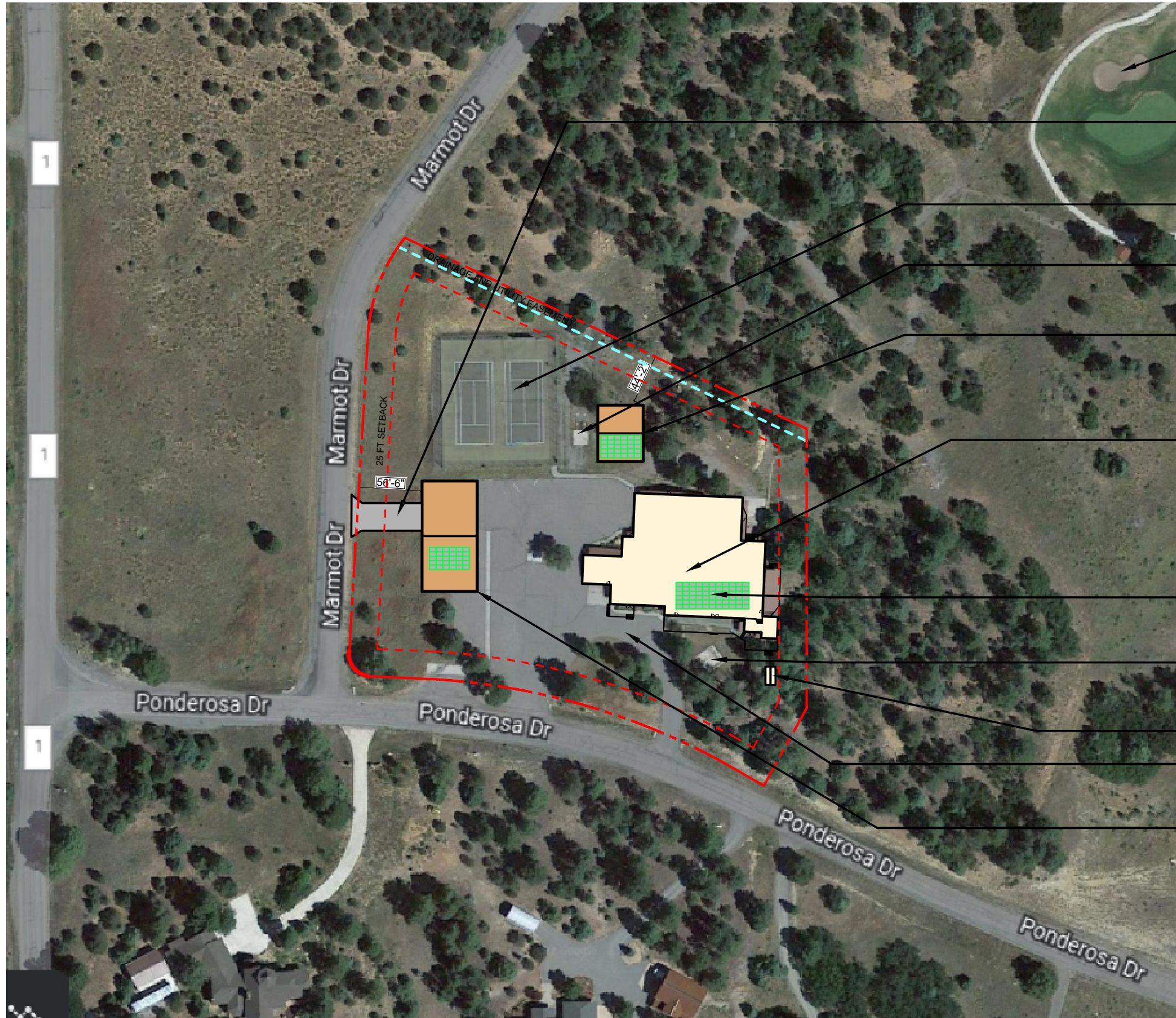
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## Joint Living Work Quarters

PROPOSED ALTERATIONS AT  
117 Ponderosa Drive, Ridgway, CO 81432  
June 28, 2022





## SITE SURVEY

SCALE: AS SHOWN

EXISTING FAIRVIEW PINES GOLF COURSE WITHIN "DIVIDE RANCH SUBDIVISION"

PROPOSED 24 FT WIDE DRIVEWAY ENTRY. OVERHEAD DOORS AT EACH SIDE OF BUILDING.

EXISTING TENNIS COURTS TO REMAIN, REPAIRS ONLY

EXISTING SLAB TO REMAIN. REMOVE DAMAGED WOOD FENCE

PROPOSED 1-STORY CENTRAL PLANT (FOR COOLING AND HEATING EQUIPMENT) (APPROX. 2,000 SF)

EXISTING COMMERCIAL & RESIDENTIAL USE STRUCTURE. (SEE THE NEXT PAGES FOR PROPOSED USE AND ALTERATION CONCEPTS AND PLANS)

NEW SOLAR PANELS ON EXISTING ROOFS AS SHOWN

EXISTING 20' X 20' PATIO WITH NEW FIRE PIT (NON-WOOD)

EXISTING BBQ AREA TO REMAIN

EXISTING ASPHALT PARKING TO REMAIN, REPAIR AND RESEAL

PROPOSED 2-STORY MAINTENANCE BUILDING WITH LIVING QUARTERS (FOR EQUIPMENT STORAGE AND REPAIRS) (APPROX. 5,000 S.F.)



Swallowtail Butterfly

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"A NEW DAY REWARDS NEW OPPORTUNITIES"

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117 PONDEROSA,  
CAREER CENTER  
NOT FOR CONSTRUCTION

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# SK-1





PROPOSED CONCRETE  
PANEL SIDING AT ALL  
SIDES



OPTION B



OPTION A

VENEER STONE ACCENT  
OPTIONS FOR CHAIRRAIL  
(UPTO 4 FT HIGH)



VIEW OF EXISTING FRONT ENTRY. PROPOSED ALTERATIONS WILL  
INCLUDE STONE VENEER, NEW WINDOWS, AND OTHER FINISHES

### PROJECT INFORMATION

EXISTING USE GROUP:  
COMMERCIAL AND RESIDENTIAL

PROPOSED USE GROUP:  
COMMERCIAL AND RESIDENTIAL FOR JOINT LIVING  
WORK QUARTERS  
**(THIS WILL NOT BE A EDUCATIONAL USE FACILITY  
OR TRANSIENT HOUSING)**

THE INTENT OF THIS PROJECT IS TO RENOVATE THE  
EXISTING FACILITY TO INCLUDE 3 PROPOSED  
SLEEPING SUITES FOR LONG TERM RESIDENTIAL  
LIVING (NON-TRANSIENT). THE SUITES SHALL HAVE  
2 TO 4 BEDROOMS, PRIVATE BATH, A LIVING ROOM,  
AND PROPOSED NON-COOKING FOOD PREP  
KITCHENETTE WITH COUNTER. SUITES MAY BE  
USED BY SINGLE FAMILIES OR AS A SHARED UNIT,  
DEPENDING ON THE RESIDENT NEEDS. THE OTHER  
AREAS INCLUDE A REMODELED MEN'S AND  
WOMEN'S LOCKER AND SHOWER, A MEETING AND  
WORK ROOM, FITNESS AND RECREATIONAL AREA,  
KITCHEN, OFFICES, AND RECEPTION.

A NEW 1-STORY CENTRAL PLANT BUILDING AND A  
2-STORY MAINTENANCE BUILDING WITH LIVING  
QUARTERS IS BEING PROPOSED ON THIS SITE.

THE EXISTING TENNIS COURTS TO REMAIN.  
EXISTING ASPHALT PARKING AREA TO REMAIN,  
REPAIRS AND RESURFACING WORK ONLY.

OTHER WORK INCLUDES MECHANICAL, ELECTRICAL,  
AND PLUMBING UPGRADES AS NEEDED PER  
APPLICABLE CODE REQUIREMENTS. ADA  
ACCESSIBILITY ELEMENTS WILL BE INCORPORATED.  
SOLAR PANELS TO BE ADDED ON THE EXISTING  
ROOFS. EXTERIOR FACADES TO RECEIVE  
COSMETIC LTERATIONS AND SHALL INCLUDE NEW  
STONE VENEER, EIFS FINISHES, NEW ENERGY  
EFFICIENT WINDOWS AND DOORS, LIGHTNG, AND  
PLUMBING FIXTURES, NEW FLOOR FINISHES.



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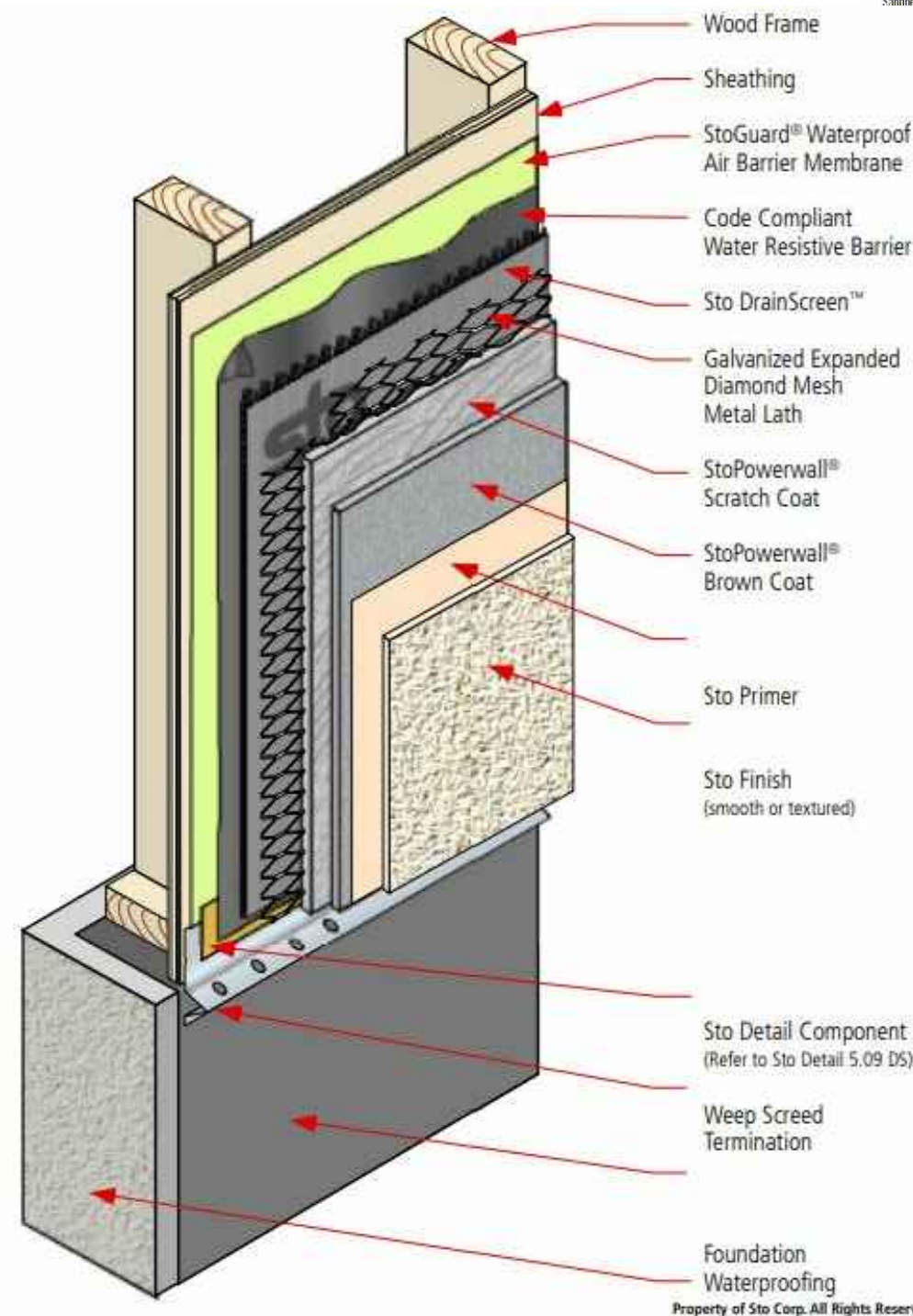
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# SK-2



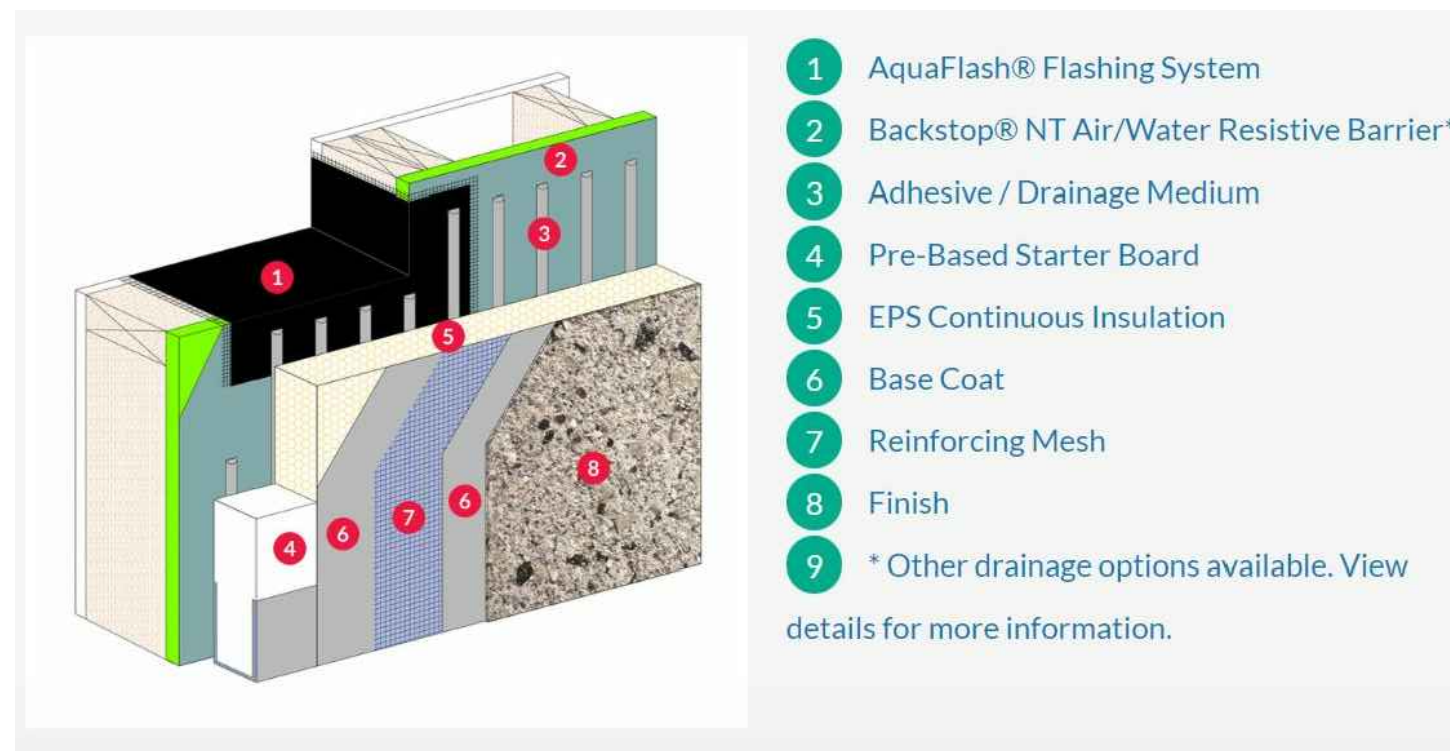


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OPTION D EXTERIOR EIFS FINISH  
STO POWERWALL SYSTEM BY STO CORP.

### OPTION C OPTIONS FOR TEXTURES AND COLORS



OPTION C EXTERIOR EIFS FINISH  
OUTSULATION  
DRYVIT BY TREMCO

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# SK-3





INSPIRATIONAL IMAGE FOR REFERENCE  
OF EXTERIOR FINISHES



INSPIRATIONAL IMAGE FOR REFERENCE FOR  
THE CLUB HOUSE FACADES AND ROOF



INSPIRATIONAL IMAGES FOR REFERENCE FOR A 2-STORY MAINTENANCE BUILDING WITH  
LIVING QUARTERS



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SK-4





INSPIRATIONAL IMAGE FOR A RESIDENTIAL STYLE MAIN KITCHEN FOR REFERENCE



INSPIRATIONAL IMAGE FOR THE SLEEPING SUITES



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SK-5





EXISTING BBQ AREA TO REMAIN - REPAIR AS NEEDED (NON-WOOD)



EXISTING 20' X 20' PATIO AREA TO REMAIN. INSTALL A NEW FIREPIT OR RELOCATE EXISTING FIREPIT (NON-WOOD)



EXISTING FIREPIT



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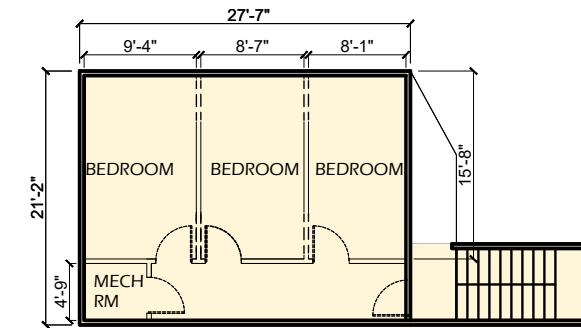
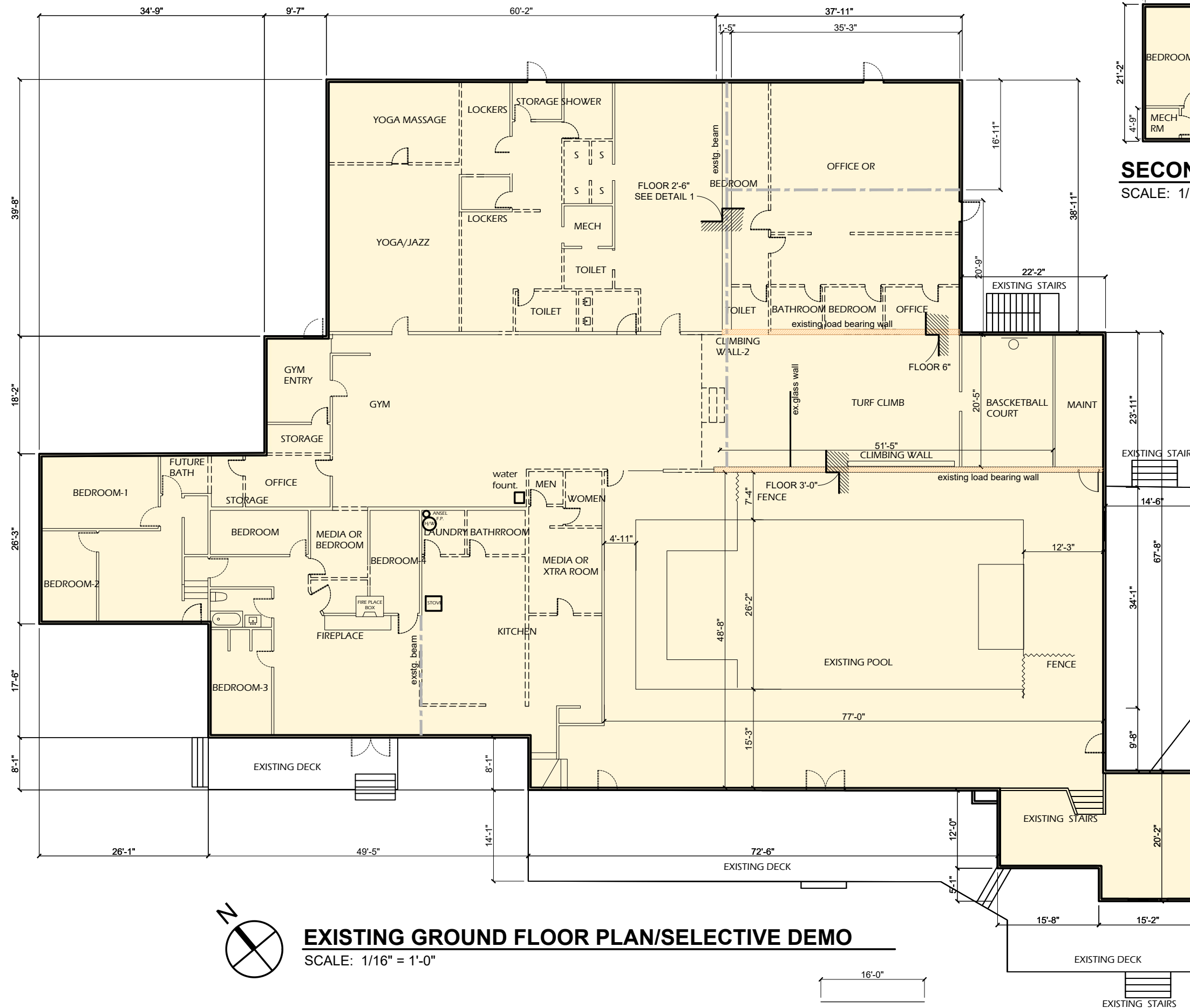


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SK-6





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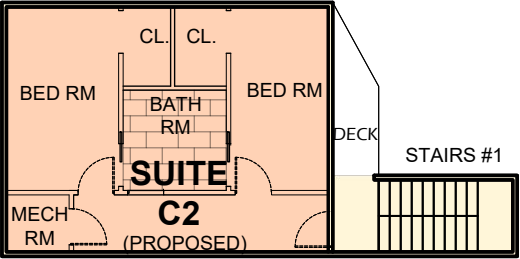
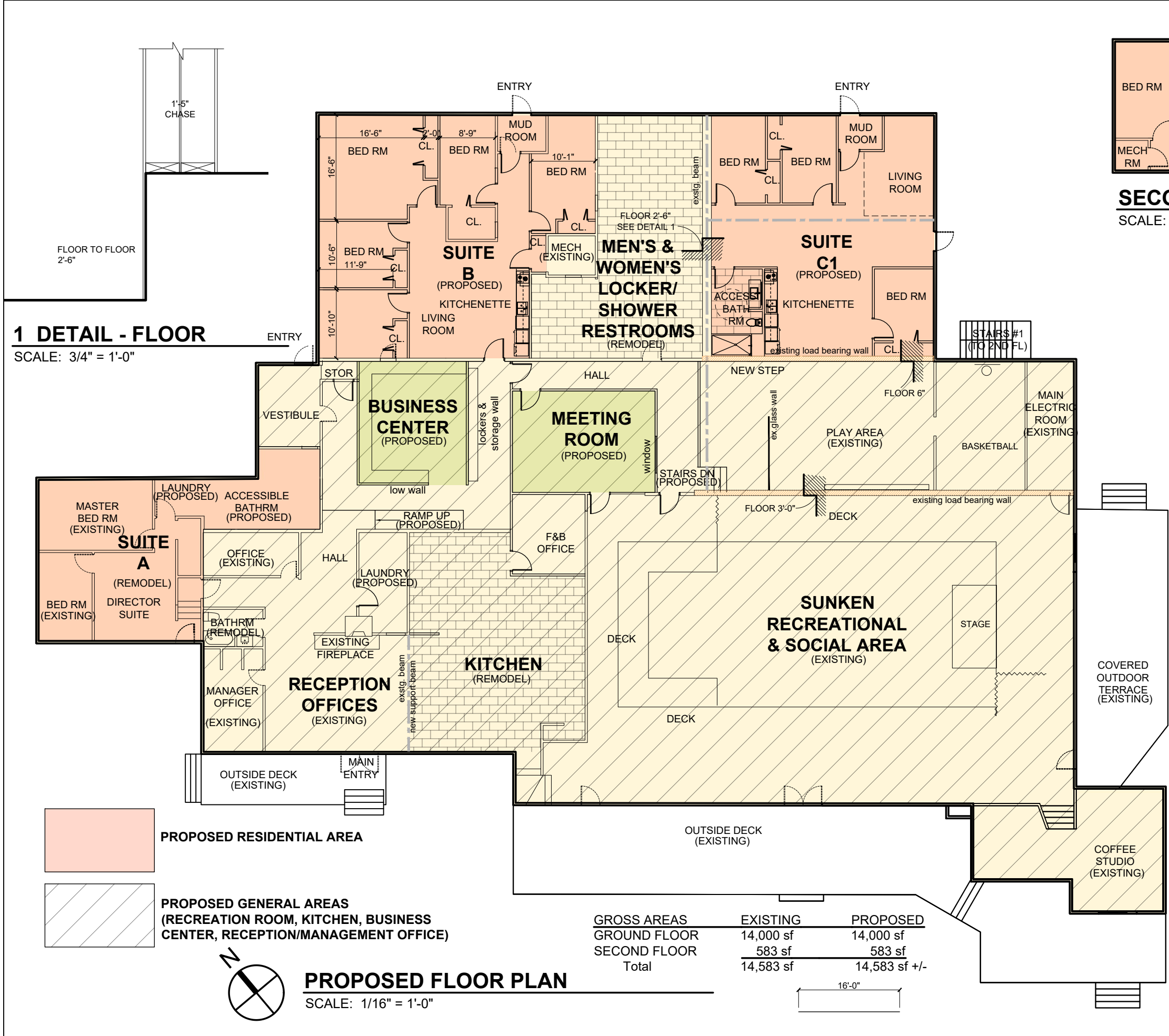


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# SK-7





**SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



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**SK-8**





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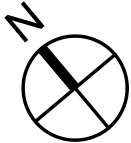
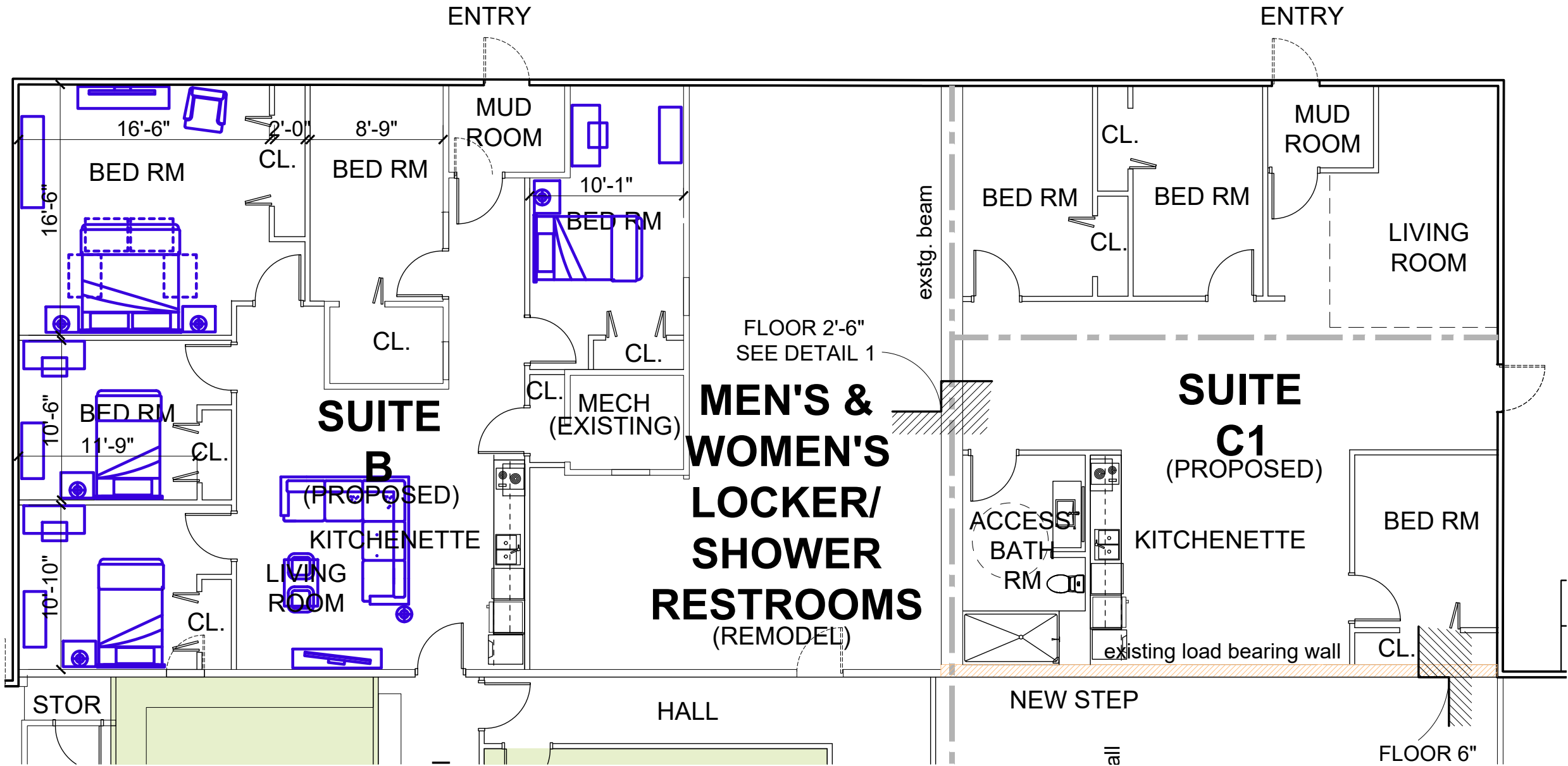
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SK-9



**ENLARGED AREA PROPOSED - SUITE B AND C1**  
SCALE: 1/8" = 1'-0"



We Have the Power to Impact Our  
Future through  
Science, Technology, Engineering, Arts &  
Mathematics

# Full S.T.E.A.M. Ahead



Guiding the Future through Innovation



*Empowering People  
through Sustainable Practices*







**HUFFINE**  
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## Wendy's Story



**Message from Wendy Z. Fenner, CEO & Executive Director:**

*When someone asks me where my energy and enthusiasm comes for this vision and master plan for Good Shepherd Ranch, I reflect back to 11 years ago, when my physical strength had nearly evaporated. Back then I was still working as a civil engineer in downtown Las Vegas, Nevada. I had reached a pinnacle point in my career of building large-scale infrastructure and recreational facilities for the fastest growing county in the U.S. Unfortunately, I had also developed a severe and unexplained chemical sensitivity that had zapped my strength. I was forced to leave behind my career, only to later discover that I along with hundreds of my colleagues, were unwittingly exposed to a mix of dangerous superfund toxins buried below the building we had worked in. I eventually uncovered evidence of a horrific mess of industrial chemicals that had been burned, buried and “forgotten” during the 1960s by the old Las Vegas railyard. That story is an Erin Brockovich novel in and of itself, still waiting to be told.*

*I have spent the past decade learning how to detoxify and repair from these multiple chemical exposures. Returning to my roots here in western Colorado has been a major contributing factor in my health recovery. I found my path towards healing by working with numerous compassionate medical professionals. Being surrounded by the beauty and fresh air of this natural environment, in addition to experiencing the benefits of the regional hot springs, has helped restore my body, mind, and spirit. I also could not have come this far without the support of my wonderful family.*

*During this period, I was drawn to finding ways to improve our built environment, which in turn sparked my interest in renewable energy and energy efficiency. I soon discovered the geothermal potential of my family's 960-acre ranch, flanking the San Juan strato-volcanic mountain range. I felt as though God had granted me a new sense of purpose. This has become an opportunity to use this land to help others heal. To demonstrate the latest innovations in reliable sources of clean energy, healthy and sustainable building construction, as well as producing plant-based commodities that can help repair both people and our planet.*

*Good Shepherd Ranch and Shepherding International is a demonstration prototype that offers training and education on how to implement and operate these types of technologies and practices through our STEAM Eco-Institute. Our goal is to help redeploy these scientific and technological innovations by equipping college students and US military veterans with hands-on education and leadership training. This will help bring sustainable and economic prosperity to multiple locations throughout the world. While simultaneously meeting our ultimate goal of advancing the medical research and health retreat component for those seeking relief from their toxic exposures.*

*Despite my challenges, or perhaps because of them, I have developed a deep sense of gratitude for this journey. I realize that I was given a new and much more important purpose of helping others while creating a legacy for future generations. The Good Shepherd Ranch and Shepherding International vision has become the renewed source of my strength. I gladly embrace this next leg of our journey. - Wendy Z. Fenner, PE*

Good Shepherd Ranch, CEO / Shepherding International, Executive Director, Email: [wzfenner@zgeoenergy.com](mailto:wzfenner@zgeoenergy.com), Phone: +1 (970) 729 – 1003 Website: [goodshepherd ranch.com](http://goodshepherd ranch.com)





## Good Shepherd Ranch Vision

### PHASE 1

*The first phase of the STEAM Eco-Institute at Good Shepherd Ranch involves developing and building a Net-Zero Controlled Environmental Agriculture (CEA) facility within our 960-acre site. This state-of-the-art greenhouse facility will serve as a hydroponic agricultural prototype that will operate using 100% clean energy. We will be utilizing geothermal, solar and micro-hydropower renewable energy resources to achieve a zero-carbon footprint to operate this one-hectare (107,000 sq ft) CEA and botanical research facility, while also supplying clean energy and infrastructure for the entire master plan development. This will be developed in conjunction with our initial Shepherding International projects outlined to the right. →*

### PHASE 2

*The next phase of the Good Shepherd Ranch master plan envisions the development of housing and educational facilities for our researchers, students, and employees onsite. These facilities will also be built using the latest sustainable construction practices, while providing hands-on training and education for students interested in pursuing sustainable building, engineering, and architecture as a career path.*

### PHASE 3

*The capstone of the development will include a health & wellness retreat component. Medical professionals interested in applying knowledge from our botanical pharmaceutical research, and blending holistic health practices with the latest biochemistry advancements will assist those seeking treatment from environmental exposures including military veterans suffering from burn pit exposures. The beauty of our mountain environment will help draw them, as we will help restore balance to their lives.*

### SHEPHERDING INTERNATIONAL

*Good Shepherd Ranch, LLC (GSR) has a nonprofit arm called Shepherding International, Inc. (SI) The goal of Shepherding International is to provide dormitory housing, education, and training for college-age Ukrainian refugees interested in becoming leaders in their chosen fields as they are redeployed back into the world to achieve successful and fulfilling careers. As part of its mission, GSR and SI will establish the STEAM eco-institute to provide career and higher education training for students on net-zero geothermal energy concepts, the most efficient and sustainable building design and construction techniques, agri-food production, and health and wellness practices. This practical training will empower these students to work across these economic sectors around the world.*

*This initial Shepherding International project is located in Ouray County, Colorado, near Ridgway, Colorado, which is a beautiful rural mountain area surrounded by the San Juan and Cimarron Mountain ranges. The popularity of this destination has resulted in a severe shortage of housing in the region. This has significantly impacted local businesses and their ability to hire employees that can afford to live in the area. Creating a dormitory facility that can house these younger workers will benefit the surrounding community.*

*Shepherding International is working in partnership with SunCore Group and Huffine Global Solutions to renovate a former 14,583-square-foot gym and community center near Ridgway to provide housing, education, and training for 20 to 30 Ukrainian refugees entering the U.S. This vacated building complex will be renovated into a dormitory and training center for the students, while building a permanent housing facility at the GSR site. Shepherding International will ensure that students receive PTSD counseling, life coaching, US citizenship and English language classes. As well as facilitating access to numerous online degree programs from both Colorado and Oklahoma universities.*