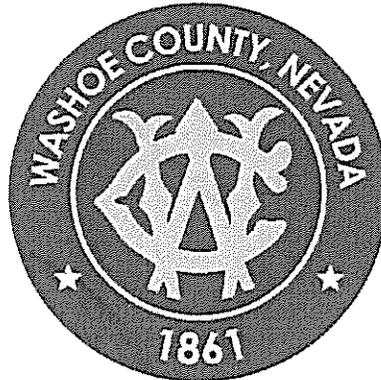


AC15-006

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: The Springs Lutheran Church			
Project Description: Construction of a new 6,000 square foot Lutheran Church on a 2.62 acre vacant parcel located on Rockwell Blvd north of LaPosada Drive.			
Project Address: 470 Rockwell Blvd			
Project Area (acres or square feet): 2.62 Acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1,200 feet north of the centerline of LaPosada Drive & Rockwell Blvd in Spanish Springs.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
534-071-05	2.62 ac.		
Section(s)/Township/Range: A portion of Section 35, T. 21 N. R. 20 E.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SW13-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Springs Evangelical Lutheran Church		Name: Tectonics Design Group	
Address: 150 Isidor Ct Suite 203		Address: 10451 Double R Blvd	
Sparks, NV	Zip: 89441	Reno, NV	Zip: 89521
Phone: (775) 425-2202	Fax: 775-425-2237	Phone: (775) 824-9988	Fax: 775-824-9986
Email: paul.village@sbcglobal.net		Email: barrett@tdg-inc.com	
Cell: (775) 622-7018	Other:	Cell: 775-473-9914	Other:
Contact Person: Paul Cox		Contact Person: Barrett Donovan	
Applicant/Developer:		Other Persons to be Contacted:	
Name: The Springs Lutheran Church		Name:	
Address: 150 Isidor Court		Address:	
Sparks, NV	Zip: 89441		Zip:
Phone: (775)425-2202	Fax: 775-425-2237	Phone:	Fax:
Email: paul.village@sbcglobal.net		Email:	
Cell: (775) 622-7018	Other:	Cell:	Other:
Contact Person: Paul Cox		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: The Springs Evangelical Church

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Allen C Culuris COVACIL President
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 534-071-05

Printed Name Allen C Culuris

Signed [Signature]

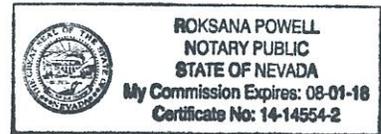
Address 150 15000R ST #30
Sparks NV 89441

Subscribed and sworn to before me this 15th day of December, 2015.

(Notary Stamp)

[Signature] Washoe County, NV
Notary Public in and for said county and state

My commission expires: 08-01-2018



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Amendment of Conditions Application

(Information may be attached separately)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

Extension of time request (Springs Evangelical Lutheran Church) - To extend the deadline to submit construction plans and obtain building permits on Special Use Permit Case No. SW13-001 (The Springs Lutheran Church) from December 18, 2015 (2 years from special use permit approval) to December 18, 2017 (4 years from special use permit approval).

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

None.

- A. Open with prayer by Pastor Hillmer (11:59, 19 members & 10 Guests)

- B. Read and approve Nov. 17, 2013 voters meeting minutes.
 - a. Minutes were incomplete (referenced agenda did not print out) Bill Long moved that the approval be tabled for the November 2014 voters meeting. Don Tews seconded the motion; no further discussion and the question to pass the motion was approved.
- C. Membership changes were reviewed, net membership was posted at 130 members and 95 communicants. Don Tews moved to accept the membership listed; Ryan Gilkey seconded the motion. With no further discussion the motion passed unanimously.
- D. Unfinished business
 - a. The Ministry calendar and budget was handed out with most recent updates.
- E. Ministry reports
 - a. Elders; membership discussed as above and announcements of the current elders as Mel Schlicker, Brad Dietel, Dave Clizer, and Don Tews.
 - b. Evangelism report was reviewed
 - c. Christian Education report reviewed
 - d. Church Life activities reported
 - e. Property & Finance reviewed.
- F. Financial report reviewed; Paul Cox moved the report and budget be approved. Bill Long seconded the motion; no further discussion made the motion was passed unanimously.
- G. The recommendation was put forth to adopt the Church constitution by-laws to add Article XI regarding the Marriage and Human Sexuality doctrinal position clause as written and provided by the Arizona California Committee on Constitutional Matters. A brief discussion on the purpose ensued and it was agreed that the article is a positional statement for the congregational constitution. David Baumbach moved to adopt the article as proposed, Don Tews seconded. There being no further discussion the motion was approved unanimously.
- H. Building committee update from John Bradbury:
 - a. John met with United Construction regarding the existing plans and their participation; there have been no replies of data for weeks. There is a scheduled conference call with Builders for Christ at approximately 5 P.M. May 22 to learn more on the details of potential involvement on the project.
 - i. 2013 through June 2016
- I. Election of officers
 - a. A brief discussion regarding the short notice of candidates and nominations. Bill Long moved the nominations be closed. Kevin Schlittenhart seconded the motion. The motion was passed unanimously.
 - b. New officer positions up for election are:
 - i. Allen Culuris for Council President term July
 - ii. Timothy Reynolds for Council Secretary, term July 2014 through June 2017
 - iii. Bill Long for Council Outreach, term July 2014 through June 2017

- iv. Larry Porath for Council Property & Finance, term July 2012 through June 2015
 - v. Other officers remaining are:
 - 1. Treasurer Kevin Schlittenhart July 2012 – June 2015
 - 2. Elder Don Tews July 2012 – June 2015
 - 3. Christian Education Ryan Gilkey July 2013 – June 2016
 - 4. Church Life Al Koch July 2013 – June 2016
 - c. The question was put forth to vote on the new officers. Bill Long moved to accept the officers; Adam Porath seconded the motion. With no further discussion the motion was passed unanimously.
- J. Adjournment
- a. A closing prayer was offered by Mike Salgado at 12:36

Respectfully submitted

Allen Culuris Council Secretary

The Springs Lutheran Church voters' minutes for November 17, 2013

17 Members and 9 Guests present.

Agenda was passed out prior to the meeting (after service). Please see the attached agenda.

1. Meeting called to order at 11:50 A.M. with an opening prayer by Pastor Hillmer.
2. September 1 minutes read
 - a. Bill Long moved to accept the minutes
 - b. Don Tews seconded the motion
 - c. No discussion made, voted and passed unanimously.
3. Membership changes presented (page 2 of agenda) by Don Tews.
4. No unfinished business
5. Ministry reports
 - a. Elders
 - i. Don Tews recommendation that the CMO for 2014 be \$5,500.00
 1. Mike Salgado seconded
 2. No discussion voted and passed unanimously.
 - ii. Recommendation that the Special Mission Offering be designated per the agenda (5.a.ii. page 1 of the agenda).
 - b. Evangelism information given by Bill Long
 - c. Christian Education activities presented by Ryan Gilkey
 - d. Church Life activities presented by Al Koch
 - e. Property & Finance
 - i. Recommendation that the ministry lease not be renewed, but converted to month to month until the church is built.
 1. Bill Long moved to accept the change to month to month.
 2. Kevin Schlittenhart seconded the motion.
 3. No further discussion voted and passed unanimously.
 - ii. Paul recommended the continuance of having Sierra Firearms also be maintained on a month to month basis.
 1. Bill Long moved to accept the Sierra Firearms proposal.
 2. Kevin Schlittenhart seconded the motion.
 3. No further discussion voted and passed unanimously.
6. Financial report was given in May 2013.
7. Council recommendations:
 - a. Recommendation made to use \$25,000.00 of the CEF (\$250,000.00) towards the purchase of the land.
 - i. Don Tews moved to accept the proposal for the \$25,000.00 expenditure.
 1. Bill Long seconded the motion
 2. No further discussion being made, the motion carried unanimously.
 - ii. Recommendation made to form a building committee of 3 to 5 people with a male member being the chairperson was offered.

1. Bill Long moved to form a building committee.
 2. Don Tews seconded the motion.
 3. No further discussion being made, the motion carried unanimously.
- b. Recommendation to start a new capital campaign "Forward in Faith" targeted at \$100,000.00, a 2014 goal. Any further building fund envelopes to be funding this campaign.
- i. Bill Long moved to accept the proposal as presented.
 - ii. Don Tews seconded the motion.
 - iii. No further discussion being made, the motion carried unanimously.
- c. Recommendation to apply for a Vicar in August 2014-15; be submitted in March 2014.
- i. Bill Long moved to accept the proposal.
 - ii. Kevin Schlittenhart seconded the motion.
 - iii. No further discussion being made, the motion carried unanimously.
- d. Recommendation to schedule discussion, bible study, and consider a church constitutional amendment article X regarding Marriage and Human Sexuality later in 2014.
- i. Tim Reynolds moved to accept the topic for discussion and amendment later in 2014.
 - ii. Larry Porath seconded the motion.
 - iii. No further discussion being made, the motion carried unanimously.
- e. Recommendation of setting Pastor Hillmer's 2014 Parsonage Allowance to \$30,000.00
- i. PLEASE SEE the attached agenda text as required by IRS section 107 under the 7.e. recommendation.
 - ii. Bill Long moved to accept the parsonage allowance.
 - iii. Tim Reynolds seconded.
 - iv. No further discussion being made, the motion carried unanimously.
8. Elections
- a. A listing of May 2013 was given in the agenda
9. Prior to adjournment Al Koch moved to acknowledge the Land search committee headed by Paul Cox. For the continued efforts to acquire the 2.6 acre land for our church.
- a. Bill Long seconded the motion.
 - b. (Applause!) No further discussion being made, the motion carried unanimously.
 - c. Meeting closed with prayer at 12:25 P.M.

Respectfully submitted by:

Allen Culuris church Secretary February 10, 2014



Bi-Annual Voters' Meeting Agenda

November 17, 2013

1. Opening Prayer and Devotion – Pastor Hillmer
2. Reading and approval of minutes of the previous meeting – September 1, 2013
3. Membership Changes: (on back)
4. Unfinished business
5. Ministry reports from the committees
 - a. Elders
 - i. Recommend \$5500 for CMO (Congregational Mission Offering) for 2014 (5.5%)
 - ii. Recommend **Special Mission Offering** to be designated as follows:
 1. The balance of our 2013 CMO (\$250 +/-) and the remainder to be...
 2. Half to Wisconsin Lutheran Seminary 150th Anniversary (\$450 +/-)
 3. Half to Martin Luther College Early Childhood Education Building (\$450 +/-)
 - b. Evangelism
 - c. Christian Education
 - d. Church Life
 - e. Property & Finance
 - i. Recommend extending the Lease of the Ministry Center to be “on a month to month basis for \$1900 a month” until the church is built.
 - ii. Recommend continue sub-leasing to Sierra Firearms Academy “on a month to month basis for \$565 a month.” (They have talked about moving with us!)
6. Financial Report and / or Adoption of Ministry Plan (done in May)
7. Recommendations of the church council and new business
 - a. Land Search Committee Report
 - i. Approve spending \$25,000 of the \$250,000 Special Grant from CEF towards the purchase of the Land.
 - ii. Form of a Building Committee: Chairman (male); 3-5 members (M/F)
 - b. Recommend adopting *Forward in Faith* Capital Campaign \$100,000 goal - *see handout*
 - c. Recommend applying for a Vicar (August '14-'15) \$____; submitted in March '14.
 - d. Recommendation for congregation members study proposed Constitution Article X Marriage and Human Sexuality as part of Sunday AM Bible Class in 2014.
 - e. Recommend setting Pastor Hillmer's 2014 Parsonage Allowance to \$30,000.

Each year a pastor can declare a certain portion of his income to be designated as “Parsonage Allowance.” This does not impact the budget; rather it allows the pastor to reduce his taxable income. According to the IRS, the following statement must be recorded in the minutes of the voters' meeting prior to the tax year beginning. It may be revised during the year, but it only affects expenses incurred for the remainder of the calendar year.

“Under provisions of section 107 of the Internal Revenue Code of 1986, as amended, the Ministers of the Gospel listed below may have a portion of their compensation designated as a parsonage allowance. The amount indicated shall be the designated parsonage allowance for the year 2014.” Reverend Steven M. Hillmer \$30,000.00

8. Elections – terms are 3 years in length (done in May)

Current Positions held and terms

President:	Mike Salgado	July 2013 - June 2016
Treasurer:	Kevin Schlittenhart	July 2012 - June 2015
Secretary:	Allen Culuris	July 2011 - June 2014
Elders:	Don Tews	July 2012 - June 2015
Outreach:	Bill Long	July 2011 - June 2014
Christian Education:	Ryan Gilkey	July 2013 - June 2016
Church Life:	Al Koch	July 2013 - June 2016
Property & Finance:	Paul Cox	July 2012 - June 2015

9. Adjournment with prayer

Membership Changes

June 9, 2013 through November 17, 2013

As of the last Voters' Meeting, membership stood at 113 members and 85 communicants.

Membership Gains (9 Members / 5 Communicants)

Births – 0

Youth Confirmation on April 14, 2013 – 0 Members / 0 Communicants

Adult Confirmation – 5 Members / 3 Communicants

1. Scott Baker (10-27-13) *
2. Shelly Baker (10-27-13) *
3. Amy Baker (10-27-13)
4. Austen Baker (10-27-13)
5. Jane Wertzberger (10-27-13) *

Profession of Faith – 4 Members / 2 Communicants

1. Adam Porath (10-27-13) *
2. Katie Porath (10-27-13) *
3. Jackson Porath (10-27-13)
4. Chase Porath (10-27-13)

Transfers In – 0 Members / 0 Communicants

Membership Losses (1 Member / 1 Communicant)

Transfer Out – 0

Release from Membership to other Christians churches – 0 Members / 0 Communicants

Removed from Membership – 0 Members / 0 Communicants

Excommunication – 0

Called to Eternal Glory – 1

1. Barbara Jean Bradbury * (July 17, 2013)

* Communicant Member

These changes bring the membership of The Springs to 121 members / 89 communicants.



Annual Voters' Meeting Agenda

May 18, 2014

1. Opening Prayer – Pastor Hillmer
2. Reading and approval of minutes of the previous meeting – November 17, 2013
3. Membership Changes: (on back)
4. Unfinished business
5. Ministry reports from the committees – See Ministry Calendar
 - a. *Elders*
 - b. *Evangelism*
 - c. *Christian Education*
 - d. *Church Life*
 - e. *Property & Finance*
6. Financial Report and / or Adoption of Ministry Plan
 - a. 2014-15 Proposed Ministry Plan
 - b. *Forward in Faith* Capital Campaign \$100,000 goal / update
7. Recommendations of the church council and new business
 - a. Adoption of Bylaw Article XI: Marriage and Human Sexuality
 - b. Building Committee update – John Bradbury
8. Elections (position in bold are up for election this year)

Current positions, terms, and names

President:	July 2013 - June 2016	Allen Culuris
Treasurer:	July 2012 - June 2015	Kevin Schlittenhart
Secretary:	July 2014 - June 2017	Timothy Reynolds
Elders:	July 2012 - June 2015	Don Tews
Outreach:	July 2014 - June 2017	Bill Long
Christian Education:	July 2013 - June 2016	Ryan Gilkey
Church Life:	July 2013 - June 2016	Al Koch
Property & Finance:	July 2012 - June 2015	Larry Porath

9. Adjournment with prayer

Reminder: All men who haven't yet done so, please sign the constitution.

Membership Changes

November 17, 2013 through May 18, 2014

As of the last Voters' Meeting, membership stood at 121 members and 89 communicants.

Membership Gains (11 Members / 7 Communicants)

Births – 1

1. Logan Carl Clizer (4-03-14) – baptized (4-04-14)

Youth Confirmation – 0 Members / 0 Communicants

Adult Confirmation – 10 Members / 7 Communicants

1. James Daniel Barbera (5-18-14) *
2. Karen Leigh Barbera (5-18-14) *
3. Avery Kole Barbera (5-18-14)
4. Gary Frankenhauser (5-18-14) *
5. Cyndie Frankenhauser (5-18-14) *
6. David Wayne Ingram (5-18-14) *
7. Jill Elizabeth Ingram (5-18-14) *
8. Lori Elizabeth Ingram (5-18-14) *
9. Trinity Elizabeth Rego (5-18-14)
10. Justin David Lee (5-18-14)

Profession of Faith – 0 Members / 0 Communicants

Transfers In – 0 Members / 0 Communicants

Membership Losses (2 Members / 1 Communicant)

Transfer Out – 0

1. Lola Christina Toney to Trinity Lutheran Church, Woodbridge, VA (5-4-14) *
2. Mila Maria Toney to Trinity Lutheran Church, Woodbridge, VA (5-4-14)

Release from Membership to other Christians churches – 0 Members / 0 Communicants

Removed from Membership – 0 Members / 0 Communicants

Excommunication – 0

Called to Eternal Glory – 0

* Communicant Member

These changes bring the membership of The Springs to 130 members / 95 communicants.



September 21st, 2013

Template for Article re: Marriage and Human Sexuality

Preface: The following Article is a template that was produced by the WELS AZ-CA District Committee on Constitutional Matters at the request of the district president. It is intended for use by WELS congregations which wish to adopt a specific doctrinal statement on marriage and sexual relations as governed by the Scriptures. The inclusion of this article is a matter of freedom for each individual congregation to discuss and decide; neither the AZ-CA DCCM nor the WELS Conference of Presidents is recommending the addition of this article as a general policy for WELS congregations at this time.

Article X Marriage and Human Sexuality

- A. God instituted marriage at creation (Genesis 1:28; 2:22-24). God defines marriage as the lifelong union of one man and one woman (Genesis 1:27-28; 2:22-24; Matthew 19:4-6). God's institution of marriage is valid for all time (Matthew 19:6).
- B. Sexual relations are to be exercised solely within marriage between one man and one woman. All other sexual relationships are contrary to God's will (Leviticus 18:22-23; 20:10-17,19,20; Romans 1:24-32; 1 Corinthians 6:9-11; 1 Timothy 1:10).

Frequently Asked Questions:

1. Why is this Article titled "Article X"?

This is simply following the naming convention of the WELS *Model Constitution and Bylaws*, which already has nine articles—if added at the end, this would be the tenth article. Congregations should change this number to reflect the specific numbering of their own governing documents (cf. question 2 below).

2. Where should this Article be inserted into a congregation's governing documents?

From a legal standpoint, any congregation which is registered with the state's Corporation Commission must operate according to its established Bylaws. This has the practical effect that a congregation's Bylaws have higher legal standing before the state than its Constitution. If this article is being inserted into a congregation's governing documents in the hope of additional legal protection, the Bylaws is the appropriate place to add it.

3. Does this Article provide additional legal protection for WELS congregations?

No one really knows. Some lawyers will argue that an established, duly adopted Article such as this provides protection against potential lawsuits from those who disagree with this teaching and practice. Other lawyers have argued that our overall Scriptural confession is already sufficiently clear from the sections in our Constitutions which deal with Articles of Faith, and that this addition is unnecessary. There is currently no established case law that we know of which answers this question definitively.

4. Why not use one of the statements which were distributed by the Pacific Justice Institute?

After reviewing those statements, the AZ-CA DCCM came to the conclusion that there were several deficiencies in each of them. First and foremost, no Scripture passages were referenced in order to establish the Scriptural position. Secondly, the terminology and phrasing of some of those statements was not consistent with the way WELS congregations typically speak about marriage. Finally, our legal consultant pointed out that some of the specific terms for sin in those statements may actually leave congregations vulnerable to accusations of discrimination or even hate speech, from a legal viewpoint.

5. Is it necessary for a congregation to add this Article?

There is no current legal precedent which indicates that this Article must be added. As stated in the Preface, there is also no recommendation from the WELS COP or the AZ-CA DCCM to do so. Congregations may choose to add this according to their own analysis of the political/legal climate in their own state.

6. If there is no current recommendation for adopting this Article, why is it being provided?

The AZ-CA DCCM is seeing an increase in the number of congregations which have decided to incorporate this type of Article into their governing documents. However, there is still great variety in the scope and wording of the statements which have been submitted to us. We felt, and our district president concurred, that a standardized template would reduce the workload of congregations who are looking to add this type of Article and would also save a great deal of time for the Committee during the review process.

7. What should a congregation do if it decides to implement this Article?

All congregations wishing to change their Constitution or Bylaws must contact the AZ-CA DCCM to inform them of their desire and to request a review of their proposed changes. For congregations which want to add this Article verbatim, submitting an updated copy of their governing documents to the AZ-CA DCCM is all that will be required, since the Committee has already reviewed this content. For congregations which wish to adapt or amend this Article further, the full review process will be required as usual.

8. What if a congregation already has a separate policy statement about marriage?

There are two recommendations in this case: first, that these congregations review their existing policy and compare it with this Article, to be sure that their policy consistently addresses all of the teachings pointed out in this Article. Secondly, these congregations should strongly consider adding this Article to their Bylaws to strengthen the legal position of their policy (cf. question 2 above).

9. How did you develop this Article?

The statements and basic outline of the Article are a simplified version of the *Study of Marriage, Divorce, and Remarriage* produced by the WELS COP. It was our goal to establish the Scriptural parameters of marriage in as succinct a way as possible, using an outline and terminology which would already be familiar to WELS congregations.

10. Where should I go for more information?

For further information, you may contact AZ-CA District President Jon Buchholz at jonbuchholz@msn.com, AZ-CA DCCM Chairman Jim Winterstein at pastorjw@pilgrimmesa.com, or retired WELS lawyer Joe Worischeck at josephworischeck@cox.net.

WELS Arizona-California District Committee on Constitutional Matters
Pastor James Winterstein, Chairman
Pastor Martin Spaude
Pastor Josh Stahmann, Secretary