

PLANNING COMMISSION MEETING AGENDA

OCTOBER 3, 2023



723 S. Lewis St., Room 1122 B

Stillwater, OK 74074

5:30 PM

Chair Jana Phillips, Vice-Chair Mark Prather, Commissioner Mike Shanahan, Commissioner Riley Williams, and Commissioner Andrew Van Leuven.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. Public Hearing

The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item unless otherwise indicated.

- a. **SHORT TERM RENTAL (STR-0128)**, consideration, discussion, and possible action, including recommendation approval or denial of an application for a Short Term Rental from Alfredo Madrid/Cowboy Club, LLC for property addressed as 1020 West Graham Avenue in the Large Lot Single Family Small Residential (RSL) zoning district.
- b. **SHORT TERM RENTAL (STR-0127)**, consideration, discussion, and possible action, including recommendation approval or denial of an application for a Short Term Rental from Homecrest Ventures, LLC for property addressed as 1202 West Stonecrest Avenue in the Single Family Small Lot Residential (RSS) district. (Tabled from September 19, 2023 Meeting)

3. Miscellaneous Items From Staff, Planning Commissions or City Attorney for Discussion and Possible Action

- a. Next Planning Commission Meeting is October 17, 2023.

4. Adjourn

On _____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Suddenlink channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Community Development.

MEMORANDUM

DATE: 10/3/2023
TO: Stillwater Planning Commission
FROM: Jacquelyn Porter, City Planner
SUBJECT: Short-Term Rental (STR) Application Review

Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to file an appeal to the licensing.

At this time, appeal(s) have been filed on STR application requests:

- **1020 West Graham Avenue** in the RSL zoning district

The Planning Commission is the hearing body for STRs. The hearings will be held as a Specific Use Permit hearing except there is no staff report or presentation. The criteria by which the Planning Commission is to review the STR applications is Section 23.180, attached with the consideration criteria highlighted. The applicant for the STR has the burden for their case.

A question of private restrictions/covenants is likely to arise. The City cannot enforce private restrictions/covenants but the Planning Commission can give weight to them as part of the deliberative process.

	Application for RESIDENTIAL SHORT-TERM RENTAL
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Property Owner: Alfredo Madrid/Cowboy Club, LLC Mailing Address: 17601 E Sunset Ridge
Owasso, OK 74055

Owner Contact Information: Phone: 918-760-2557 Email: amadrid@themortgagelink.com

Property Management Contact Name: Bailey Purvis/F&M Management, LLC
Phone: 918-932-0805 Email: fm918management@gmail.com

Property Street Address: 1020 W Graham Ave Stillwater, OK 74075

Zoning Classification: RSL-PUD Number of Bedrooms Offered for Rent: 4

URL for an advertisement of the rental. <https://airbnb.com/h/thecowboyclub>

Required documents to be submitted with the residential short-term rental application.

SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	✓
	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	✓
	Initial application fee of \$100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is \$10.00.	
	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	✓
	Floorplan depicting the location of: • Rooms provided for rent • Smoke detectors • Carbon monoxide detector • Fire extinguishers	✓
	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (Payne County Assessor website)	✓
	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	✓

APPLICANT SIGNATURE: Bailey Purvis DATE: 7/28/2023

Date Application Received: <u>7-31-23</u>	Application # <u>STR-0128</u>	Received by: <u>JK</u>
30-Day Objection Period: <u>9-1-23</u>	Objection Filed: ☒ YES ☐ NO	PC Hearing Date: _____
Approval Date: _____	Denial Date: _____	

AFFIDAVIT

The State of Oklahoma)
) S.S.
County of Payne)

I, Alfredo Madrid, of Owasso, Oklahoma, MAKE OATH AND SAY THAT:

1. The home at 1020 W Graham Ave Stillwater, OK 74075 to be used as a Short-Term Rental, has working smoke detectors, carbon monoxide detectors, and fire extinguishers required by law.

STATE OF OKLAHOMA
COUNTY OF PAYNE

SUBSCRIBED AND SWORN TO BEFORE
ME, on the 21st day of July,
2023

Signature _____

(Seal)

NOTARY PUBLIC

My Commission expires:

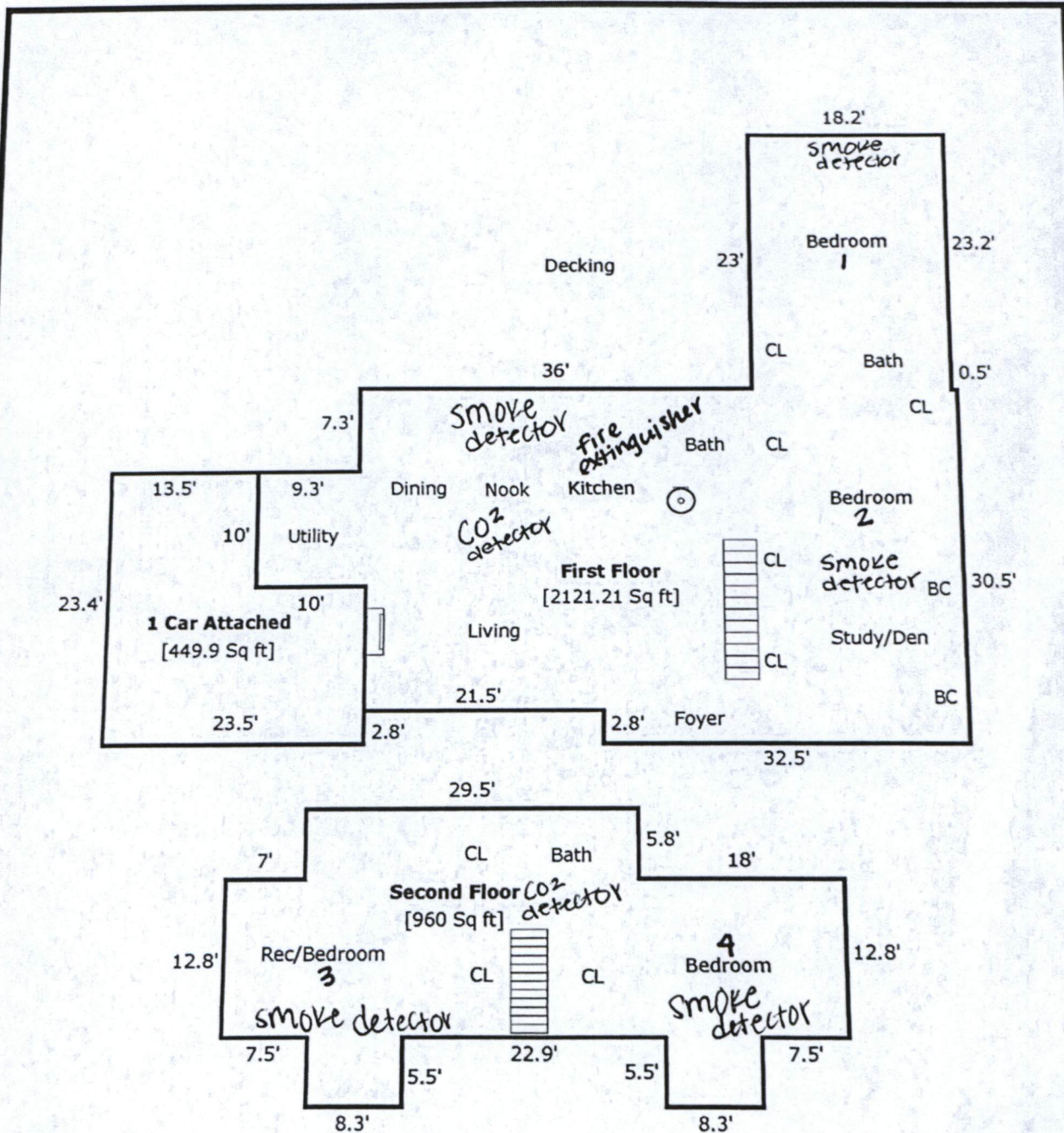
3-15-2024



(Signature) Alfredo Madrid

Building Sketch

Borrower	COWBOY CLUB LLC			
Property Address	1020 W Graham Ave			
City	Stillwater	County	PAYNE	State OK Zip Code 74075
Lender/Client	BANCFIRST			



TOTAL Sketch by a la mode

Area Calculations Summary

Property Address: 1020 W. Graham Ave., Stillwater, OK 74075
Mailing Address:
Tax ID: 21487
Doc Stamps: \$487.50

GENERAL WARRANTY DEED
(Statutory)

THIS INDENTURE, made this 29th day of June, 2023, between Robert M. Klein and Dondee A. Klein, husband and wife, ("Grantor"), and Cowboy Club LLC, ("Grantee").

WITNESSETH: That in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, said Grantor does hereby grant bargain, sell and convey unto the said Grantee, the following described real property and premises, situate in Payne County, State of Oklahoma, to-wit:

Lot Four (4), Block One (1), GRAHAM'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereunto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants.

TO HAVE AND TO HOLD said described premises unto the said Grantee its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Robert M. Klein
Robert M. Klein

Dondee A. Klein
Dondee A. Klein

STATE OF OKLAHOMA)
COUNTY OF Payne) ss
)

BEFORE ME, the undersigned, a Notary Public, on this 29 day of June, 2023, personally appeared Robert M. Klein and Dondee A. Klein, husband and wife, to me known to be the identical persons who subscribed their names to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

Katherine K. McKinney
Notary Public

Commission No.: 23003296
Expiration Date: 317/2027
SEAL

Presented for filing by: Colonial Title, Inc.
Title Insurance Company: Old Republic National Title Insurance Company
Commitment No.: 23-1654



F&M Management, LLC
417 W 7th St Suite 105
Tulsa, OK 74119
Phone 918.932.0805
Fm918management@gmail.com

1020 W. Graham Ave
Stillwater, OK 74075



Occupancy tax collection and remittance by Airbnb in Oklahoma

7/26/2023

To Whom It May Concern:

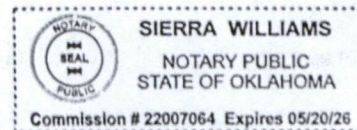
The property at 1020 W Graham Ave Stillwater OK 74075, is being used as a STR on Airbnb under Bailey Purvis with F&M Management. All OK State sales tax, Local sales tax, State lodging tax, and City hotel taxes are being collected on the platform with each reservation. Please call me if you have any questions. 918-932-0805

Warm regards,

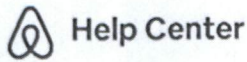
Bailey Purvis

Bailey Purvis

OWNER/CEO



Sierra Williams
02007064 5.20.26



1020 W. Graham Ave.
Stillwater, OK 74075



Home > Occupancy tax collection and remittance by Airbnb in Oklahoma

Rules

Occupancy tax collection and remittance by Airbnb in Oklahoma

State of Oklahoma

Guests who book Airbnb listings that are located in the State of Oklahoma will pay the following taxes as part of their reservation:

- 4.5% • Oklahoma Sales Tax: 4.5% of the listing price including any cleaning fees. For detailed information, visit the [Oklahoma Tax Commission](#) website.
 - 4% • Local Sales and Use Tax: The local sales and use tax rates vary by city and county. The rate is typically 1.0%-5.5% of the listing price including any cleaning fees. For detailed information, visit the [Oklahoma Tax Commission](#) website.
 - 7% • State-Administered Local Lodging Tax: The local lodging tax rates vary by city and county. The rate is typically 5% of the listing price including any cleaning fees. For detailed information, visit the [Oklahoma Tax Commission](#) website.
- "Visitor/hotel tax" ↑

Oklahoma City

Guests who book Airbnb listings that are located in Oklahoma City, OK, will pay the following tax as part of their reservation:

- Hotel Tax: 5.5% of the listing price including any cleaning fees, for reservations 29 nights and shorter. Whether tax is collected depends on the number of bedrooms in a listing. For detailed information, visit the [Finance Department](#) website.

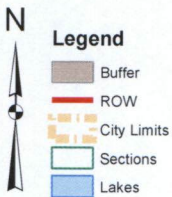
Tulsa

Guests who book Airbnb listings that are located in the City of Tulsa, Oklahoma will pay the following tax as part of their reservation:

- Lodging Tax: 5% of the listing price including any cleaning fees, for reservations 29 nights and shorter. For detailed information, visit the [City of Tulsa Lodging Tax](#) website.

[Back to top](#)

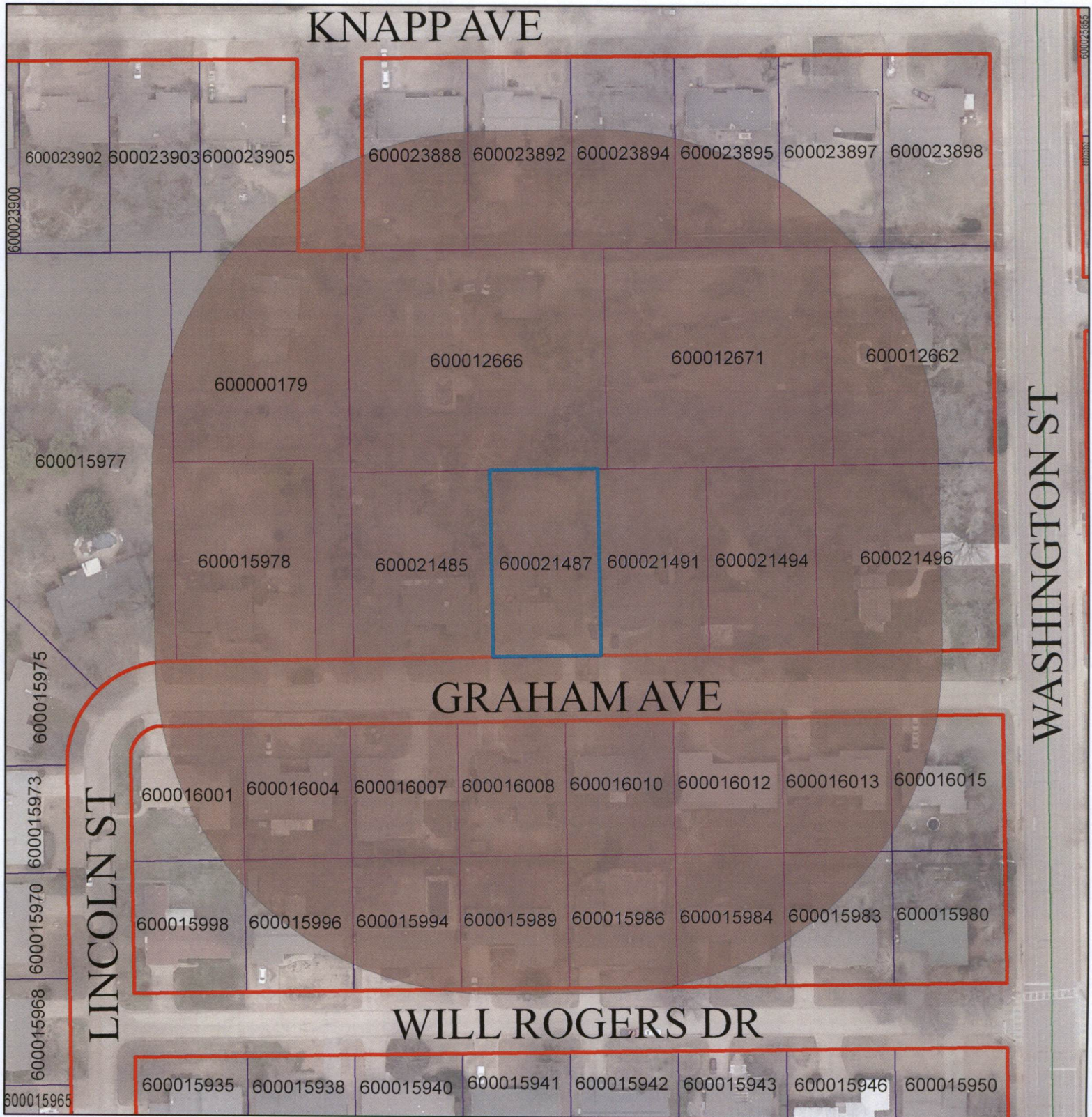
PropertyID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDescr
600023895	SC085-003001-000000	Crew, Kevin L & Michelle	1107 W Knapp Ave	Stillwater	OK	74075	1107 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 3 Lot 1
600023897	SC085-004002-000000	Hargrove, Christopher A & Kathryn A	915 W Knapp Ave	Stillwater	OK	74075	915 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 4 Lot 2
600023895	SC085-004003-000000	Richardson, Nathan L & Rhondalyn M	923 W Knapp Ave	Stillwater	OK	74075	923 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 4 Lot 3
600023894	SC085-004004-000000	Ping, Ryan & Megan	1564 W Salsage Dr	Phoenix	AZ	85045	1019 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 4 Lot 4
600023892	SC085-004005-000000	Dodson, Douglas W & Lawrence, Danny L	1019 W Knapp Ave	Stillwater	OK	74075	1019 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 4 Lot 5
600023888	SC085-004006-000000	Abelle, Nille & Ann	1023 W Knapp Ave	Stillwater	OK	74075	1023 W Knapp AveStillwater, OK 74075	Carpenter's Add Blk 4 Lot 6
600021496	SG699-001001-000000	Henson, Kathryn S	1310 N Washington St	Stillwater	OK	74075	1310 N Washington StStillwater, OK 74075	Graham's Add Blk 1 Lot 1
600021491	SG699-001002-000000	Foss, Sarah A & Sara M Co-TTEE	924 W Graham Ave	Stillwater	OK	74075	924 W Graham AveStillwater, OK 74075	Graham's Add Blk 1 Lot 2
600021487	SG699-001003-000000	Cowboy Club, LLC	1010 W Graham Ave	Stillwater	OK	74075	1010 W Graham AveStillwater, OK 74075	Graham's Add Blk 1 Lot 3
600021485	SG699-001004-000000	Dunaway, Richard C	3902 E 51st Ste 100 St	Tulsa	OK	74135	1024 W Graham AveStillwater, OK 74075	Graham's Add Blk 1 Lot 4
600016015	SW060-001005-000000	Chalover, Cody M & Sarah E	1024 W Woodlind Dr	Stillwater	OK	74075	1024 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 1
600016013	SW060-001002-000000	Black Properties, LLC	4824 W Woodlind Dr	Stillwater	OK	74075	1024 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 2
600016012	SW060-001003-000000	Reih Properties, LP	3724 Timberline Dr	Pilot Point	TX	76258	923 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 3
600016010	SW060-001004-000000	Jones, Judith Giesel	12501 Joe Allen Rd	Stillwater	OK	74074	923 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 4
600016008	SW060-001005-000000	Who, Functem	301 N Cordelia Ave	Broken Arrow	OK	74012	1015 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 5
600016007	SW060-001006-000000	Ajayasingh, Punidan D & Emily S	1502 S Culpesper Dr	Stillwater	OK	74074	1015 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 6
600016004	SW060-001007-000000	Kelly, Steven L & Brenda J	1023 W Graham Ave	Stillwater	OK	74075	1015 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 7
600016001	SW060-001008-000000	Burke, Stephen L & Giti	2030 W Sherwood Ave	Stillwater	OK	74074	1101 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 8
600015996	SW060-001009-000000	Chase, Charles E & Cida S Trust	1123 W Graham Ave	Stillwater	OK	74075	1123 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 9
600015994	SW060-001010-000000	Johnston, Dwight C & Margaret A	1124 W Will Rogers Dr	Stillwater	OK	74075	1124 W Will Rogers DrStillwater, OK 74075	Washington Hts Blk 1 Lot 10
600015989	SW060-001011-000000	Fleldend, Trevor C & Joy	1102 W Will Rogers Dr	Stillwater	OK	74075	1102 W Will Rogers DrStillwater, OK 74075	Washington Hts Blk 1 Lot 11
600015986	SW060-001012-000000	Strecker, Brian N & Kimberly I	1020 W Will Rogers Dr	Stillwater	OK	74075	1020 W Will Rogers DrStillwater, OK 74075	Washington Hts Blk 1 Lot 12
600015984	SW060-001013-000000	Watts, Ricky & Laura	23 Orchard Ln	Ponca City	OK	74604	924 W Will Rogers DrStillwater, OK 74075	Washington Hts Blk 1 Lot 13
600015983	SW060-001014-000000	Gasem, Khalid A M & Safia	6215 S Range Rd	Stillwater	OK	74075	916 W Will Rogers DrStillwater, OK 74075	Washington Hts Blk 1 Lot 14
600015978	SW060-001015-000000	Estrella, Jorge G & Muchna, Amy E	916 W Will Rogers Dr	Stillwater	OK	74075	1102 W Graham AveStillwater, OK 74075	Washington Hts Blk 1 Lot 15
600000179	SW060-002001-000000	Decker, William M Revoc Tr	1102 W Graham Ave	Stillwater	OK	74075	1102 W Graham AveStillwater, OK 74075	Washington Hts Blk 2 Lot 2
600015977	SW060-002002-000000	Bales, Jeffrey P & Patty A	1112 W Graham Ave	Stillwater	OK	74075	1112 W Graham AveStillwater, OK 74075	Washington Hts Blk 2 Lot 2
600012671	SZ995-19N02E-10B252	Justus, Harley H & Kerri E	1326 N Washington St	Stillwater	OK	74075	1326 N Washington StStillwater, OK 74075	Misc Tr 10-19N-02E B-252 (1.14acm/1) Beg 417 42'S & 417 42'W NE/C SE/A, W-208 71' S-208 71' E-208 71' N-208 71' POB
600012666	SZ995-19N02E-10B253	Burk, Teresa & Johnny	1328 N Washington St	Stillwater	OK	74075	1328 N Washington StStillwater, OK 74075	Misc Tr 10-19N-02E B-253 (1.14acm/1) Beg 417 42'S & 417 42'W NE/C SE/A, W-208 71' S-208 71' E-208 71' N-208 71' POB & 30' Strip Of Vacated St On W
600012662	SZ995-19N02E-10B254	Canahan, Shelby	1324 N Washington St	Stillwater	OK	74075	1324 N Washington StStillwater, OK 74075	Misc Tr 10-19N-02E B-254 (1.14acm/1) Beg 417 42'S NE/C NE/A SE/A, S- 208.7' W-208.7' N-208.7' E-208.7' POB



Payne County

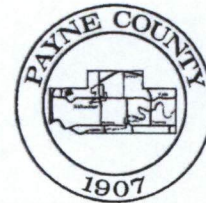
300' BUFFER

1020 W Graham Ave



This map is for assessment purposes only and is not intended for use in making conveyances or for preparing legal descriptions.

James C Cowan
Payne County Assessor



CERTIFICATE OF OWNERSHIP

Re: Account # 600021487
Address: 1020 W Graham Ave

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instruments filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

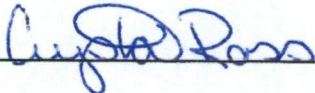
Lot Four (4), Block One (1), GRAHAM'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description, and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 28 day of July, 2023.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: 

Teresa Kadavy

From: Stephen <stephenburke1111@gmail.com>
Sent: Monday, August 7, 2023 8:18 PM
To: CityClerk
Subject: Objection to Short Term Rental

'23AUG8AM7:37
CITY CLERKS OFFICE

This email originated from an **External Source**. Please use proper judgement and **Caution** when opening attachments, clicking links, or responding to this email.

Associate City Planner
Diana Hood

I am lodging a formal objection to the Application for Short Term Rental #STR-0128 at 1020 W. Graham Ave.
I request a public hearing so I and some of the other residents of the neighborhood can express our concerns to having a short term rental.

Stephen Burke
1123 W. Graham Ave.
Stillwater, OK
74075
Stephenburle1111@gmail.com

Sent from [Mail](#) for Windows

MEMORANDUM

DATE: 9/19/2023
TO: Stillwater Planning Commission
FROM: Jacquelyn Porter, City Planner
SUBJECT: Short-Term Rental (STR) Application Review

Under the recent Ordinance 3435, short-term rentals (STR) are to be licensed with the City if located within RSL, RSS, or RT zoning districts. As part of the licensing process, property owners within 300-feet of the subject property are notified of the STR application and have 30-days within which to file an appeal to the licensing.

At this time, appeal(s) have been filed on STR application requests:

- **1202 West Stonecrest Avenue** in the RSS zoning district

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A question of private restrictions/covenants is likely to arise. The City cannot enforce private restrictions/covenants but the Planning Commission can give weight to them as part of the deliberative process.

	Application for RESIDENTIAL SHORT-TERM RENTAL
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Property Owner: HomeCrest Ventures LLC Mailing Address: 5021 N Hunters Rdg, Stillwater, OK 74075

Owner Contact Information: Phone: 9188132955 Email: homecrestventuresllc@gmail.com

Property Management Contact Name: Shoaib Shaikh
Phone: 9188132955 Email: shoaib.shaikh.f@gmail.com

Property Street Address: 1202 W Stonecrest Ave, Stillwater, OK 74075

Zoning Classification: RSS Number of Bedrooms Offered for Rent: 4

URL for an advertisement of the rental. <https://www.airbnb.com/manage-your-space/940527490310283424/details>

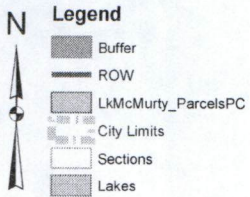
Required documents to be submitted with the residential short-term rental application.

SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	
	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	
	Initial application fee of \$100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is \$10.00.	
	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	
	Floorplan depicting the location of: • Rooms provided for rent • Smoke detectors • Carbon monoxide detector • Fire extinguishers	
	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (<u>Payne County Assessor website</u>)	
	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	

APPLICANT SIGNATURE:  DATE: 7/24/23

Date Application Received: <u>7-24-23</u>	Application # <u>STR-0127</u>	Received by: <u>AL</u>
30-Day Objection Period: <u>8-24-23</u>	Objection Filed: ☒ YES ☐ NO	PC Hearing Date: _____
Approval Date: _____	Denial Date: _____	

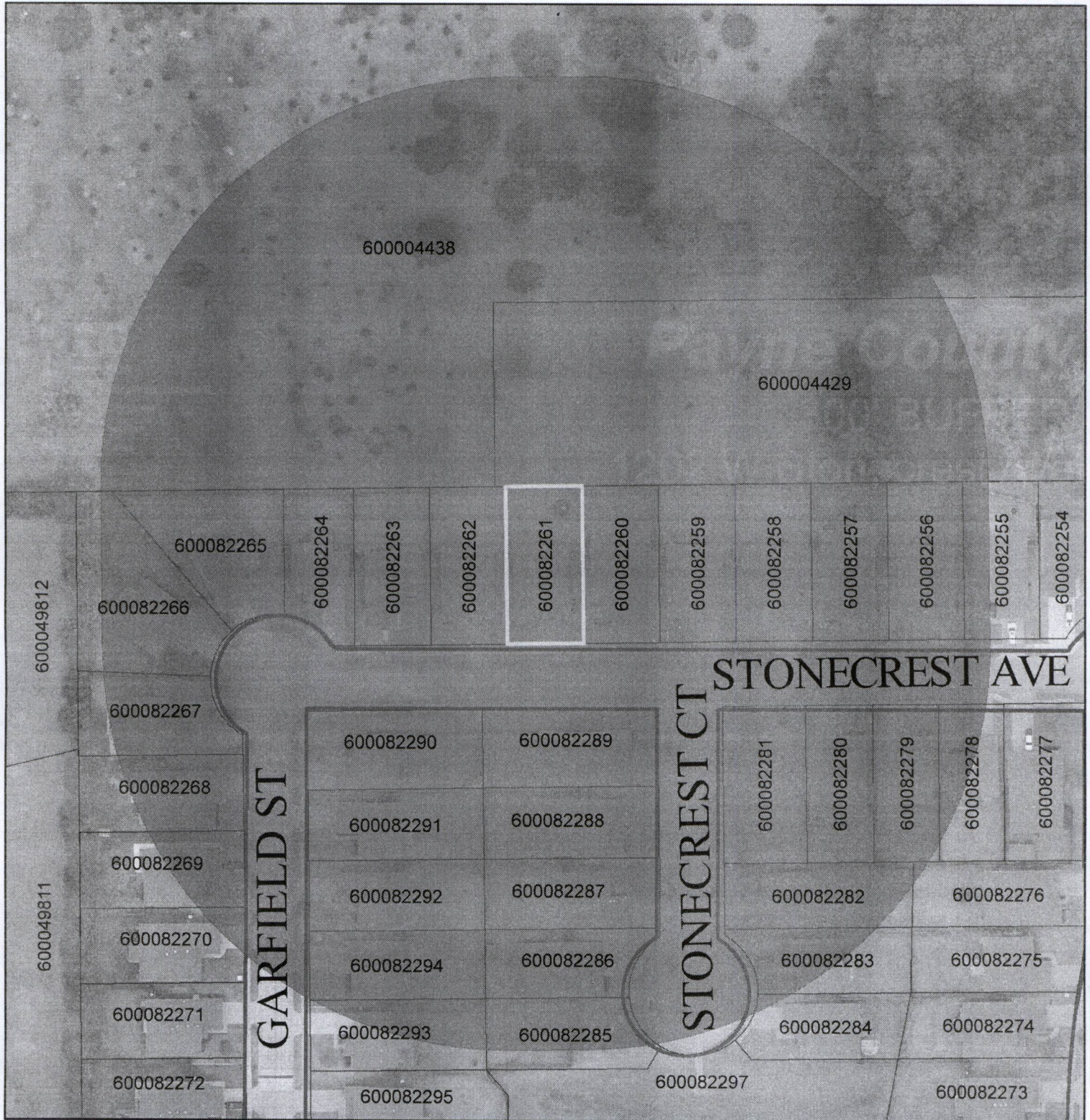
PropertyID	Cadastral	Owner1	Mailing	City	State	ZipCode	PrimaryLoc	LegalDescr
600082255	55748-001008-000000	Schovanec, Tyler & Emily	1104 W Stonecrest Ave	Stillwater	OK	74075	1104 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 8
600082256	55748-001009-000000	Williams, Ashley & Tanner	1108 W Stonecrest Ave	Stillwater	OK	74075	1108 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 9
600082257	55748-001010-000000	Morris, Kyle D & Krystyn R	2318 W October Trce	Stillwater	OK	74074	1112 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 10
600082258	55748-001011-000000	Campbell, Tyler O & Malika	1116 W Stonecrest Ave	Stillwater	OK	74075	1116 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 11
600082259	55748-001012-000000	Bradley, Barbara	1120 W Stonecrest Ave	Stillwater	OK	74075	1120 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 12
600082260	55748-001013-000000	Janier, Kylla L & Stephen D	1124 W Stonecrest Ave	Stillwater	OK	74075	1124 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 13
600082261	55748-001014-000000	HomeCrest Ventures, LLC	5021 N Hunters Rdg	Stillwater	OK	74075	1202 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 14
600082262	55748-001015-000000	Morris, Justin L & Shelby D	1206 W Stonecrest Ave	Stillwater	OK	74075	1206 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 15
600082263	55748-001016-000000	Ghaemi, Aaron & Jacqui	1214 W Stonecrest Ave	Stillwater	OK	74075	1214 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 16
600082264	55748-001017-000000	Willhoite, Kathryn	1218 W Stonecrest Ave	Stillwater	OK	74075	1218 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 1 Lot 17
600082265	55748-001018-000000	Webb, Ronald D & Forsbeck, Tina L	5108 N Garfield St	Stillwater	OK	74075	5108 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 18
600082266	55748-001019-000000	Loss, Scott R & Sara S	5108 N Garfield St	Stillwater	OK	74075	5108 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 19
600082267	55748-001020-000000	Miller, Alexandra K & Upton, Connie M	5024 N Garfield St	Stillwater	OK	74075	5024 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 20
600082268	55748-001021-000000	Romano, Diana M & Branca, Carlo	5018 N Garfield St	Stillwater	OK	74075	5018 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 21
600082269	55748-001022-000000	Rakeshaw, Abby D	11147 N 2280 Rd	Bessie	OK	73622	5012 N Garfield StStillwater, OK 74075	Stonecrest Blk 1 Lot 22
600082270	55748-001023-000000	Goeringer, Leo K & Sherri L	5018 N Nancy Lee Dr	Stillwater	OK	74075	5018 N Nancy Lee DrStillwater, OK 74075	Stonecrest Blk 1 Lot 23
600082271	55748-002004-000000	Hood, Kimberly	1105 W Stonecrest Ave	Stillwater	OK	74075	1105 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 4
600082272	55748-002006-000000	Hammond, Michael Ray	6002 Madrone Mdw Dr	Katy	Tx	77494	1109 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 6
600082273	55748-002007-000000	Munger, Melinda & James T	1111 W Stonecrest Ave	Stillwater	OK	74075	1111 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 7
600082274	55748-002008-000000	Puckett, Jordan L	9300 S Char Lin Ranch Rd	Stillwater	OK	74075	1115 W Stonecrest AveStillwater, OK 74075	Stonecrest Blk 2 Lot 8
600082281	55748-002009-000000	Altendorf, Mary K TTEE	14113 Cayenne Cir	Cushing	OK	74023	5021 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 9
600082282	55748-002010-000000	Cline, Amy Leigh(TOD)	5009 N Stonecrest Ct	Siloam Springs	AR	72761	5015 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 10
600082283	55748-002011-000000	Blair, Candice & Brandon	5010 N Stonecrest Ct	Stillwater	OK	74075	5009 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 11
600082284	55748-002012-000000	Cook, Shannon J	5016 N Stonecrest Ct	Stillwater	OK	74075	5016 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 12
600082285	55748-002013-000000	Vernon, Dale & Kelle	5022 N Stonecrest Ct	Stillwater	OK	74075	5022 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 13
600082286	55748-002014-000000	Vernon, Dale & Kelle	5102 N Stonecrest Ct	Stillwater	OK	74075	5102 N Stonecrest CtStillwater, OK 74075	Stonecrest Blk 2 Lot 14
600082287	55748-002015-000000	Cochran, Sean C & Amy E	5101 N Garfield St	Stillwater	OK	74075	5101 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 15
600082288	55748-002016-000000	Baker, Jonathan D & Diana L	4600 Roundup Rd	Stillwater	OK	74075	5025 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 16
600082289	55748-002017-000000	Parker, Clint A & Rebecca D	3960 SW 149th St	Stillwater	OK	74075	5013 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 17
600082290	55748-002018-000000	Vargas, Juana & Sanchez, Jesus	5101 N Garfield St	Stillwater	OK	74075	5101 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 18
600082291	55748-002019-000000	Mohanty, Smita & Prusti, Rabindra K	4600 Roundup Rd	Edmond	OK	73034	5025 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 19
600082292	55748-002020-000000	RKI Properties, LLC	3960 SW 149th St	Oklahoma City	OK	73170	5019 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 20
600082293	55748-002021-000000	Cox, Deana R	5013 N Garfield St	Stillwater	OK	74075	5013 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 21 Less-1'
600082294	55748-002022-000000	Whitney, Taylor M	5007 N Garfield St	Stillwater	OK	74075	5007 N Garfield StStillwater, OK 74075	Stonecrest Blk 2 Lot 22 & S-1' Lot 21
600004429	52999-20N02E-27B253	PMC-GAB, LLC	5106 N Washington St	Stillwater	OK	74075	5106 N Washington StStillwater, OK 74075	MISC TR 27-20N-02E B-253 (4.56acm/1)
600004438	52999-20N02E-27B255	City Of Stillwater	PO Box 1449	Stillwater	OK	74076	5316 N Washington StStillwater, OK 74075	MISC TR 27-20N-02E B-255 (83.68acm/1)



Payne County

300' BUFFER

1202 W Stonecrest Ave



This map is for assessment purposes only and is not intended for use in making conveyances or for preparing legal descriptions.

Affidavit

STATE OF OKLAHOMA
COUNTY OF PAYNE

The undersigned, Shoaib Shaikh, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the state of Oklahoma. I have personal knowledge of the facts hereon, and, if, called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I state that 1202 W Stonecrest Ave, Stillwater, OK has working smoke detectors and working carbon monoxide detector, and functioning fire extinguisher.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.

Executed the 21st day of July, 2023.

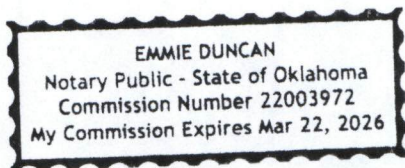


Shoaib Shaikh

Notary Acknowledgement

STATE OF OKLAHOMA, COUNTY OF PAYNE, ss:

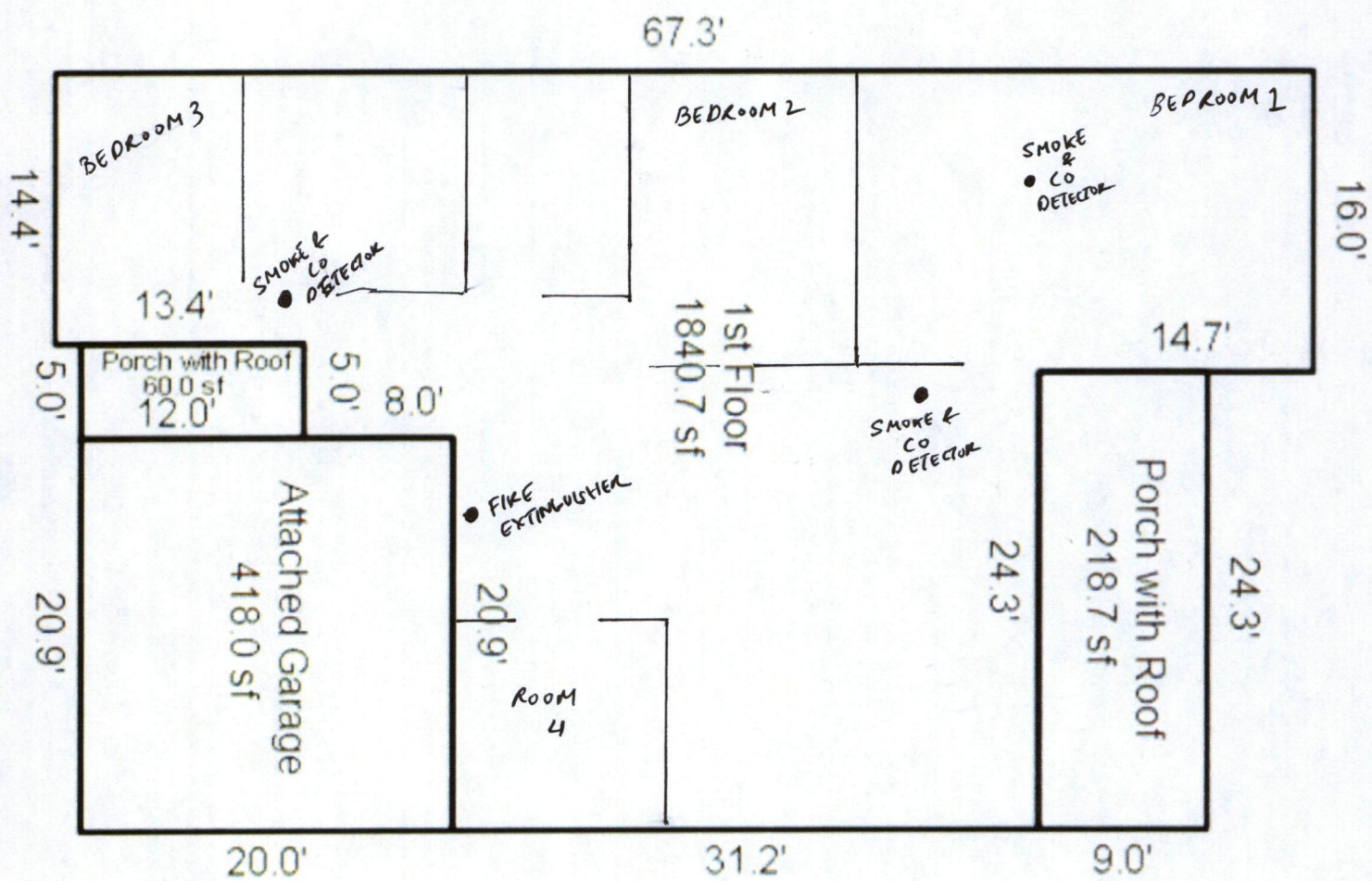
This affidavit is acknowledged before me on this 21 day of July, 2023 by Emmie Duncan



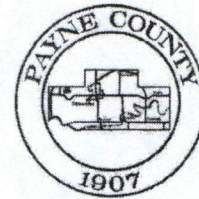
Notary Public

My Commission Expires:

3-22-26



James C Cowan
Payne County Assessor



CERTIFICATE OF OWNERSHIP

Re: Account # 600082261
Address: 1202 W Stonecrest Ave

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instruments filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

Lot Fourteen (14), in Block One (1), STONECREST, a part of the SE/4 of Section 27, Township 20 North, Range 2 East, I.M., City of Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description, and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 21 day of July, 2023.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: Cynthia Ross



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600082261
1202 W Stonecrest Ave

HomeCrest Ventures, LLC
5021 N Hunters Rdg
Stillwater OK 74075-1223

2023 Market Value
\$249,280

KEY INFORMATION

Parcel ID	20N02E-27-2-SS748-001-0014		
Land Size	1.00000	Land Unit	Lot
Class	UR	School District	Stillwater Town (016T)
Exemption	-	Section	27
Township	20N	Range	02E
2023 Taxes (Estimated)	\$2,573		
Neighborhood	Stillwater Northwest		
Legal Description	STONECREST BLK 1 LOT 14		

2023 APPRAISAL DETAILS

Land Value	\$28,000
Building Value	\$218,080
Misc Imp Value	\$3,200
Total Market Value	\$249,280

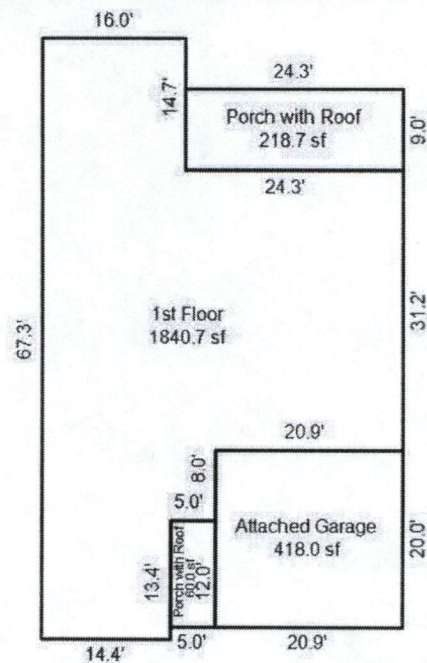
SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
07/06/2023	\$272,000	2757	107	Warranty Deed	Lewis, Christopher & Brooke
03/27/2015	\$0	2250	609	Warranty Deed	RADER, DARRIN L
03/27/2015	\$192,000	2250	611	Warranty Deed	TYNER, MICHELLE L
04/12/2012	\$175,000	2017	22	Warranty Deed	TYNER, TRAVIS D
09/17/2010	\$179,000	1911	461	Warranty Deed	Ideal Homes Of Norman, Lp
08/07/2009	\$234,000	1848	624	Warranty Deed	TWISTED CREEK DEVELOPMENT, LLC

BUILDING DETAILS

BUILDING (1) - 1202 W STONECREST AVE

Type	Single-Family Residence	Style	One Story
Finished Living Area	1,841 sf	Basement	-
Quality	Average	Condition	Average
Year Built	2010	Exterior Walls	Veneer, Brick
Bedrooms	4	Roof Cover	Composition Shingle
Full Bath	2	HVAC	Warmed & Cooled Air
Half Bath	1	Garage Type	Attached Garage


MISC IMPROVEMENTS

IMPROVEMENT TYPE
Cellar/Flat/Under Garage

UNITS/SQ FT
1

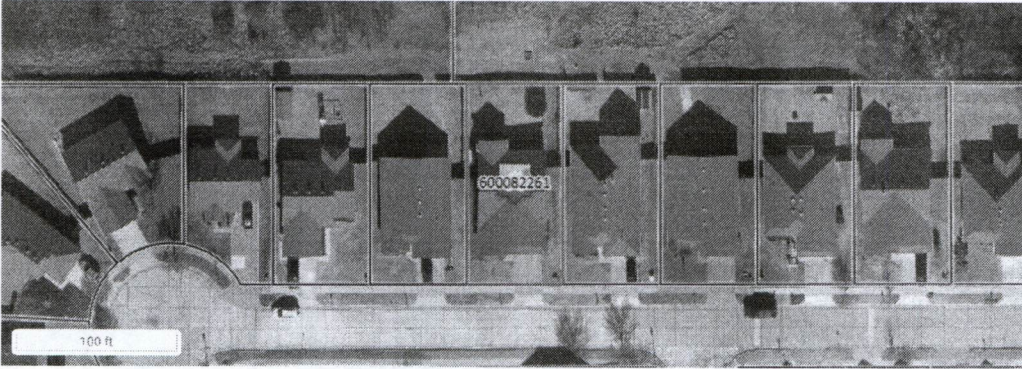
EST YEAR BUILT
2012

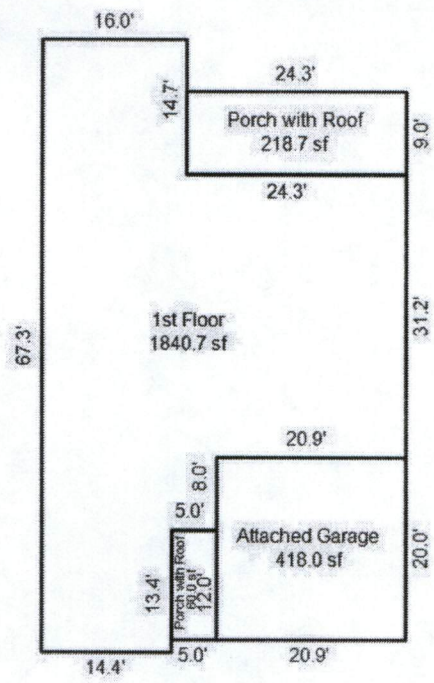
YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Cellar/Flat/Under Garage	1	2012	-	-	-

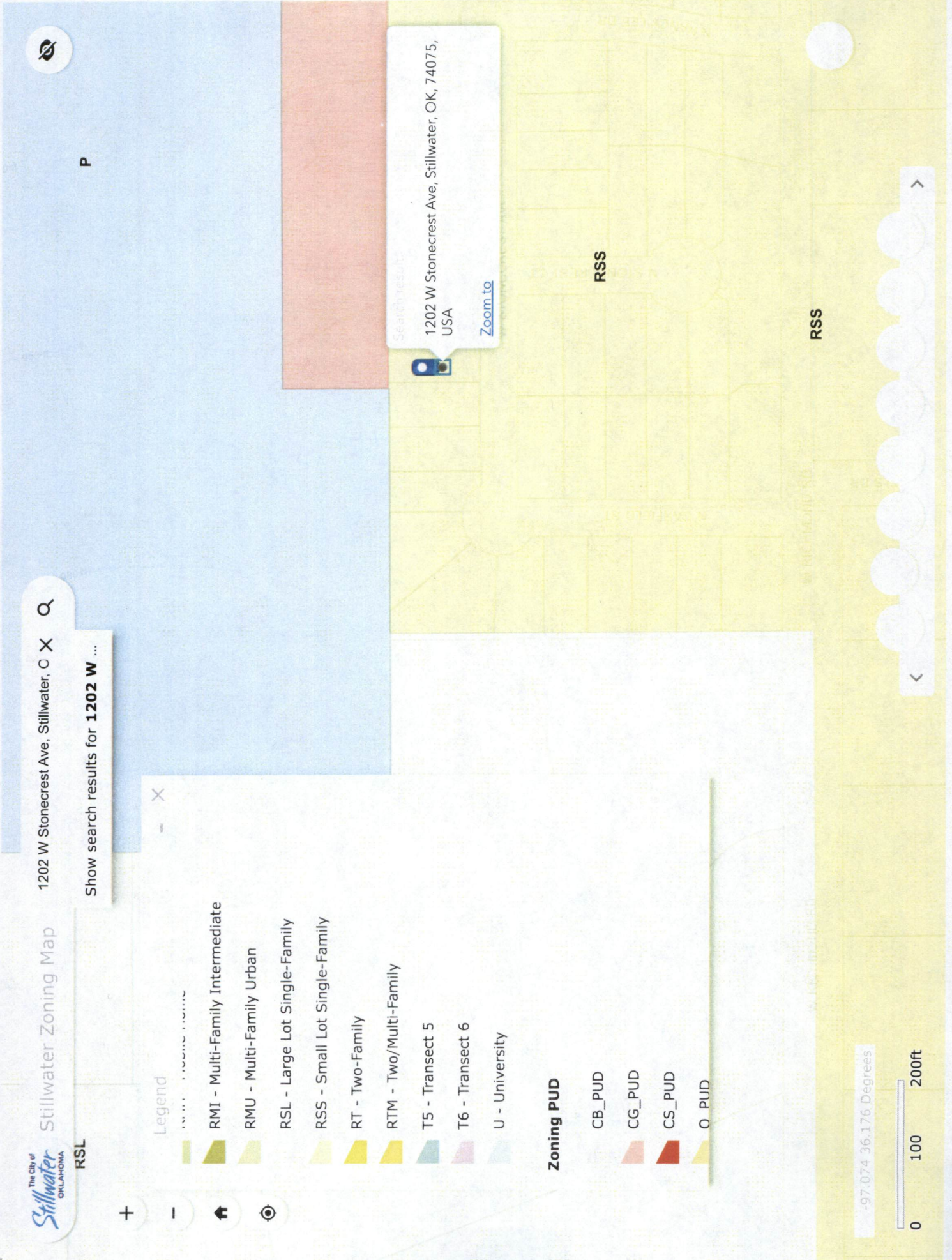
LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
1.00000	Lot	59	121	NW Stw - Small Lot	\$28,000





Data last updated: 07/21/2023



Zillow

Save Share

\$2,100/mo 4 bd 2.5 ba 1,841 sqft

1202 W Stonecrest Ave, Stillwater, OK 74075

House for rent

Request a tour

Apf

Overview

Facts and features

Price History

Fast & easy Zillow application.

This property accepts Zillow application. 'Apply now' to fill out the online form you want. Just \$35 for 30 days.



Date available

Available Now

Heating

Type

Single Family Residence

Pets

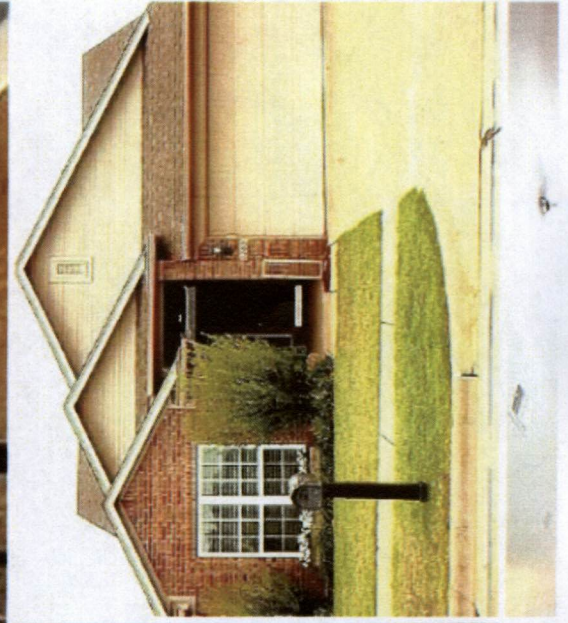
Parking

Cooling

Contact manager

Laundry

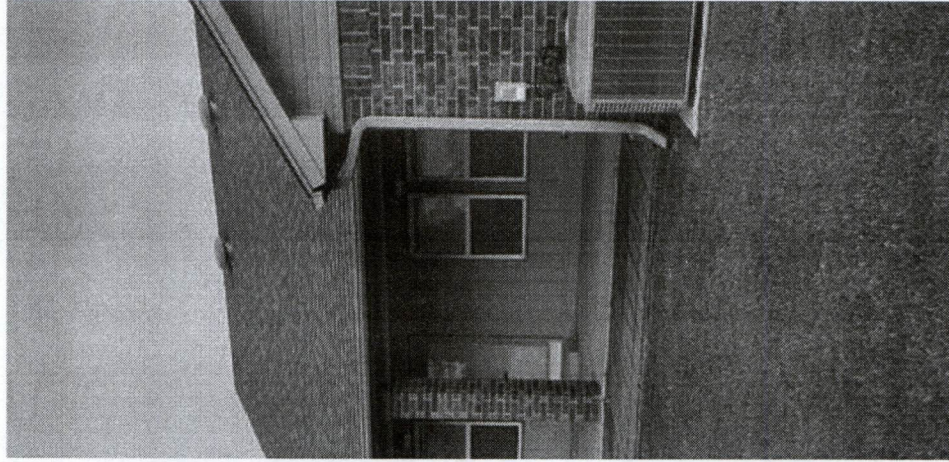
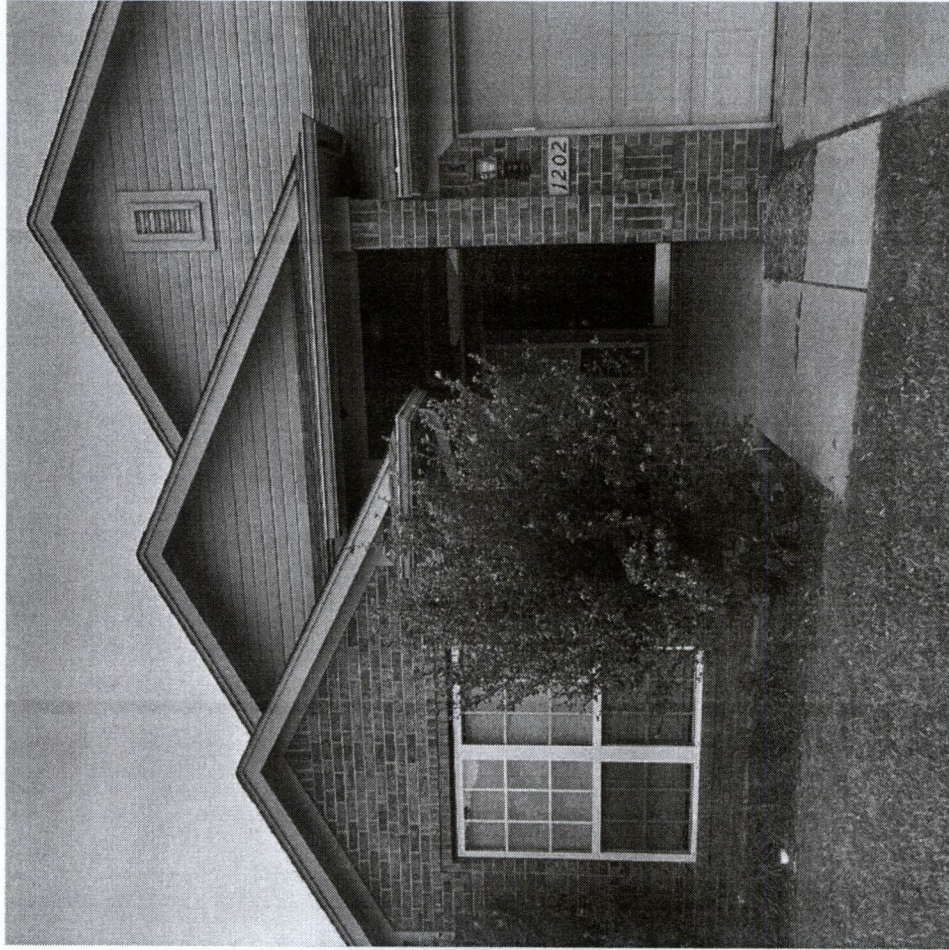
Deposit & fees



Charming Retreat in Stillwater

★ New · [Stillwater, Oklahoma, United States](#)

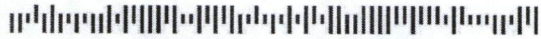
[Share](#) [Save](#)



⋮ Show all photos



OKLAHOMA Tax Commission



HOMECREST VENTURES LLC
5021 N HUNTERS RDG
STILLWATER OK 74075-1223

Account ID:	STS-16261510-05
Letter ID:	L0747023296
Issued:	July 14, 2023

TRO

Dear Taxpayer,

You received this notice because your registration application for a sales tax account has been processed.

What Happens Next

Your account number is **STS-16261510-05** and your filing frequency is **monthly**. Your first return is due on **September 20, 2023** for filing period ending **August 31, 2023**.

What You Need To Do Immediately

New users are required to complete an account registration on OkTAP before filing returns or submitting payments online. To register, visit OkTAP via **tax.ok.gov** and click the **Create an Account** link.

Contact Us

If you would like to discuss this notice, you can contact us in the following ways:

- Email: Send an email to **taxassist@tax.ok.gov**.
- Phone: Call **405.521.3160**.
- Mail: Send a letter to **Oklahoma Tax Commission Oklahoma City, OK 73194**. To avoid delays, make sure to include a copy of this letter.
- In Person: Schedule an appointment via **tax.ok.gov**.

'23AUG21AM9:30

8-18-2023

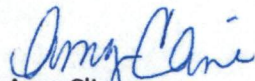
CITY CLERKS OFFICE

Regarding Application #STR-0127

The Stonecrest HOA Rules Number 6 prohibits business being carried out on the residential lots. I have included a copy of the rule.

I have concerns about a short-term rental in the neighborhood. It could lower property values. It is a nice quiet, family neighborhood. Strangers coming in and out is concerning. What if the renters are renting to have a party or have parties before sporting events? The noise and parking could become an issue.

Thank you


Amy Cline

1844 0327

I-2009-008889 07/20/2009 3:57 pm
Book 1844 Page(s) 0327-0333
Fee: \$ 25.00 Doc: \$ 0.00
Linda Hatfield - Payne County Clerk
State of Oklahoma

**OWNER CERTIFICATE, DEDICATION AND RESERVATION
FOR THE STONECREST ADDITION**

KNOW ALL MEN BY THESE PRESENTS:

THAT Twisted Creek Development, LLC, Declarant, hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the following described real estate and premises situated in Payne County, Oklahoma, to-wit:

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, being more particularly described as follows, commencing at the Southeast corner (SE/cor) of said Section Twenty-seven (27); thence North 00°03' West along the East line of said Section 561.00 feet; thence South 89°57' West, a distance of 577.86 feet to the Point of Beginning; thence South 89°57' West, a distance of 972.42 feet; thence South 00°03' East, a distance of 521.00 feet to a point on the North right-of-way of Richmond Road; thence North 89°57' East, a distance of 973.27 feet; thence North 00°03' West, a distance of 521.00 feet to the Point of Beginning.

AND

Together with an easement and right-of-way for roadway purposes and for ingress and egress and for the installation and maintenance of any and all utility lines over, under, across and through the following described property as an easement appurtenant to the above-described property, said right-of-way easement being more particularly described as follows, to-wit: A tract of land in the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, more particularly described as follows: Commencing at the Southeast corner (SE/cor) of the Southeast Quarter (SE/4) of said Section Twenty-seven (27); thence South 89°57' West along the South line of said Section 52.00 feet; thence North 00°03' West a distance of 40.00 feet to a point on the West right-of-way line of State Highway 177; thence North 00°03' West a distance of 195.00 feet to the Point of Beginning; thence South 89°57' West a distance of 525.46 feet; thence South 00°03' East a distance of 30.00 feet; thence North 89°57' East a distance of 525.46 feet; thence North 00°03' East a distance of 30.00 feet; to the Point of Beginning.

All of STONECREST, Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.



20-
5-

constructed on a Lot shall receive prior Architectural Review Committee approval. Metal outbuildings are permitted provided they are less than six (6) feet tall at the peak of the outbuilding roof and provided not part of the outbuilding is visible from any street, any lot, or the Common Areas. Outbuildings taller than six (6) foot at the peak of its roof are permitted provided such outbuilding is of the same style, material, and size as the single family residence constructed on the same lot. All outbuilding roofs must be shingled with the same shingles as installed on the residence, and the color of the outbuilding must match the trim color of the residence. All outbuildings shall be located within the City of Stillwater setback ordinance as well as any setback provided by any Governing Document. Each outbuilding shall be properly permitted as required by City of Stillwater ordinance.

4. No building shall be located on any lot neither nearer to the front lot line nor nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any residential lot nearer than twenty (20) feet to the front lot line, or further than thirty-five (35) feet from the front lot line, or nearer to the rear lot line than permitted by City of Stillwater ordinances. No dwelling shall be located nearer than five (5) feet to the side lot line. In no event shall the distance between a single-family residential building be less than ten (10) feet. For the purpose of this covenant, eaves, steps and open porches shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.
5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these reserved easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may hinder or change the direction of flow of drainage channels in the drainage easements. The utility reserve area of each lot and all improvements permitted therein for those improvements for which a public authority or utility company is reasonable. Maintenance of drainage channels, emergency overflows, and other swales which are important to abutting properties, but are not a part of the drainage system maintained by public authority or utility company, shall be the property owner's responsibility; and it shall be the responsibility of the property owner to (A) keep the easements, channels and swales free of any structure, planting or other material which may change the direction of flow, obstruct, or retard the flow of surface water in the channels or swales whether they be in easements or contained on the individual property owner's lot and (B) to provide continuous maintenance of the improvements in the easements or of the channels or swales, except for the improvements for which a public authority, utility company, or property-owner's maintenance association is responsible.
6. No business or trade activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

Tina Forsbeck / 1218 W Stonecrest Ave. Stillwater, OK 74075

CITY CLERKS OFFICE

To

Planning Associate City Planner Diana Hood

Date: 08/21/2023

Application Number: STR-0127

Applicant: HomeCrest Ventures, LLC

Location: 1202 W. Stonecrest Ave.

Dear Mrs. Hood,

I am writing this letter to object the above planning application for Short-Term Rentals on the following grounds:

We just moved to the Stonecrest neighborhood and one of the reasons we moved here was because we wanted to live in a neighborhood where neighbors know each other, talk to each other and watch out for each other. With short-term rentals, this would not be the case. We would not know who is coming or going. With short-term rentals, we would not know who will next door will be or across the street. There will be comings and goings most of the time, between the renters and the people who clean, etc. Some are quiet, and some are partiers, one never knows. I would just like to know my neighbors and not have to worry about who is renting next door. We want to live in a safe place, that's why we chose the Stonecrest neighborhood. I think the integrity of our neighborhood should be the first and most important concern for our neighborhood.

I also have a problem with an LLC taking rentals from locals. I think it is hard enough for families to find an affordable place to live in Stillwater. Have you looked at what houses and apartments are rented for? Being a college town makes it even more difficult to find something to rent that a family that lives here year-round can afford. Before we worry about bringing in tourists or short-term renters shouldn't we worry about our communities' families, many who are almost homeless because they can no longer afford the outrageous rent here.

These are just some of my objections which I hope will help to decide about the commercial use of this residential property. I want to thank you for your time and hope that I am not too late to make an objection to this.

Sincerely,

Tina Forsbeck

Teresa Kadavy

From: Shelby Morris <shelbydmorris@hotmail.com>
Sent: Wednesday, August 16, 2023 3:53 PM
To: CityClerk
Cc: Stonecrest HOA; justinandshelby@sbcglobal.net
Subject: Application No. STR-0127

'23AUG16PM4:05

CITY CLERKS OFFICE

This email originated from an **External Source**. Please use proper judgement and **Caution** when opening attachments, clicking links, or responding to this email.

8/16/2023

RE: Application for Short-Term Rental
Submitted by: HomeCrest Ventures, LLC
Location: 1202 W Stonecrest Ave.
Application No.: STR-0127

To Whom it Concerns:

We object to the request for a short-term rental in Stonecrest. This objection is based on many factors, including the potential for:

- Traffic and visitors who have no vested interest in the safety of the individuals and families who live in our neighborhood
- Noise and nuisance issues
- Parking issues
- Trash/Property Damage
- Decreased property values

Thank you,

Justin and Shelby Morris

1206 W Stonecrest Ave.