

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on December 13, 2023 4:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



NOTICE AND AGENDA OF MEETING

Monday
December 18, 2023
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address, and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at
CityofEufaulaOK.com

Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsey Lewis

AGENDA
Planning and Zoning Commission
December 18, 2023
5:30 p.m.

The Planning & Zoning meeting is canceled due to lack of agenda items.

Agenda
Board of Adjustment
December 18, 2023
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsey Lewis

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Board of Adjustment meeting September 18, 2023
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Variance/Special Exception application requesting a Special Use Permit for a short-term residential rental (AirBnB) at the following location: Lot Fifteen (15) Block Two (2) Rainbow Bend. Commonly known as 2021 Rainbow Bend.
 - a) Conduct a public hearing.
 - b) Take action.
5. Adjournment.

MINUTES
Board of Adjustment
September 18, 2023
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter

1. Call to Order – 5:55 PM Chairman Sam Sylvester
2. OATH OF OFFICE (LEWIS) KAY WALL
3. Roll Call /Attendance Executive Assistant Julie Musgraves
Members Present: Kleveter, Pennington, Sylvester, Linstead, Lewis
4. Approval of Minutes.
A. Board of Adjustment meeting August 24, 2023
Motion to Approve by Kleveter, 2nd by Pennington. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.
5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Special Use Permit for a short term residential rental (AirBnB) at the following location: Lot Four hundred Fifty-Nine (459) of River Oaks Estates, a subdivision located in the South Half (S/2) of Section One (1), Township Nine (9) North, Range Sixteen (16) East of the I.B.M., McIntosh County, Oklahoma. Commonly known as 805 Comanche Drive.

a) Conduct a public hearing.
b) Take action.
Discussion. Spoke in Favor: Laura & Mitchell Higgins, Patricia Smith. Opposition: June Brown. Motion to Approve by Linstead, 2nd by Lewis. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.
6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Variance/Special Exception Application requesting permission to place an off-site sign advertising their business on an existing sign pole at the corner of Selmon and Birkes Road. Legal Description: A tract of land known as the West 78.34 feet of Lots Four (4) and Eight (8), all of Lots Five (5) and Seven (7), and the East 65.50 feet of Lot Six (6), all in Block Eleven (11), Sunset Addition to the City of Eufaula, McIntosh County, Oklahoma, and part of Tully Ave in the City of Eufaula,

now vacated, as shown by the recorded plat thereof more particularly described as follows: Beginning at a point on the South line of Tully Avenue 248.66 feet West of the Northeast corner of Block 11, Sunset Addition; thence West along said South line of Tully Avenue a distance of 34.09 feet; thence North and parallel to the center line of Sixth Street a distance of 40 feet; thence West along the North line of Tully Avenue a distance of 120.45 feet; thence South and parallel to the center line of Sixth Street a distance of 20 feet; thence West and parallel to the North line a Tully Avenue a distance of 77.81 feet; thence South and parallel to the center line of Sixth Street a distance of 106.20 feet to a point on the Northerly Right-of-Way line of Oklahoma State Highway No.9; thence in a Southeasterly directing along said Right-of-Way line a distance of 250.00 feet; thence North and parallel to the center line of Sixth Street a distance of 176.49 feet to the Point of Beginning. Commonly known as 540 Selmon Road.

- c) Conduct a public hearing.
- d) Take action.

Discussion. Speaker Patrica Smith. Motion to Approve by Linstead, 2nd by Pennington. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis. Motion to Approve with the following findings by Linstead, 2nd by Sylvester. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.

- A. The building is set off on the side street away from the main road.
- B. There are not places for the sign to be set on the applicants property.
- C. The variance will cause no detriment to the area, The sign pole is already in place with other signs already attached.

7. Adjournment.

Motion to Adjourn by Sylvester, 2nd by Kleveter. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.



Board of Adjustment Item No. 4

Meeting Date: December 18, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Special Use Permit for short term residential rental (AirBnB) at the following location: Lot Fifteen (15) BLK 2 Rainbow Bend, Eufaula McIntosh County, Oklahoma. Commonly known as 2021 E Rainbow Bend.

Initiator: Christopher Layman

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Christopher Layman submitted a Special Use Permit on November 15, 2023 for the mentioned property so he can rent the residence as a short-term vacation rental. As of today's date I have received one phone call from Rick Sybert in protest.

Attachment: Application, Title, Vacation Rental listing with Airbnb.com, Radius List, Radius Letters, Map, Indian Journal Publication.

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Christopher LAYMAN 918-798-1013
Name of Applicant Phone

PO Box 92 HANNA OK 74845
Address of Applicant

Legal Description of property requesting special use permit:
LOT 15 Block 2 Rainbow Bend
~~000000 Block 2 Rainbow Bend~~

Physical address of property: 2021 Rainbow Bend Zoning of Property: Res

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:
VRBO / Air BNB

Chris 11-15-23
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

Deed

Air Bud market tax

WARRANTY DEED

(Statutory Form - Individual)

This Space Reserved For Filing

I-2021-000855 Book001104 Pg:222
02/22/2021 10:40 am Pg 0222-0223
Fee: \$ 20.00 Doc: \$ 0.00
Deena Farrow - McIntosh County Clerk
State of Oklahoma



MM

The parties herein claim

Documentary Stamp Tax 4

Exemption No. _____

Title 68 O.S. § 3202

Date 2-22-21

Claimant Signature Chen

KNOW ALL MEN BY THESE PRESENTS:

That Barbara Shumate

_____ , part Y of the first part, in consideration of

the sum of ten (10) dollars, and other valuable considerations, in hand paid, the receipt

of which is hereby acknowledged, do es hereby grant, bargain, sell,

and convey unto Christopher LAYMAN

PO BOX 92, Hanna, OK 74845

_____ , part Y of the second part, the following described

real property and premises situate in McIntosh County, State of Oklahoma, to-wit:

RAINBOW Bend Estates B2 L15,
RAINBOW Bend Estates B2 L16,
RAINBOW Bend Estates B2 L17,
RAINBOW Bend Estates B2 L18

mcintosh county, OKLAHOMA

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the
second part Y heirs and assigns forever, free, clear and discharged of and from all
former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 22 day of February, 20 21

Barbara W Shumate



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma, County of McIntosh, SS.

Before me, a Notary Public in and for said County and State, on this 22nd day of February, 20 21, personally appeared Barbara Shumate

to me known to be the identical person _____ who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My commission expires 03-05-2024 Paula Freeman Notary Public

I-2021-000855 Book001104 Pg:223
02/22/2021 10:40 am Pg 0222-0223
Fee: \$ 20.00 Doc: \$ 0.00
Deena Farrow - McIntosh County Clerk
State of Oklahoma

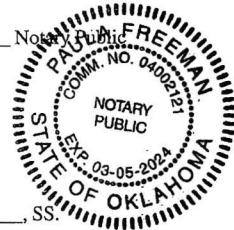
INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____, County of _____, SS.

Before me, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____

to me known to be the identical person _____ who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My commission expires _____ Notary Public



Warranty Deed (Statutory Form - Individual)	FROM	TO	Return to

https://www.airbnb.com/hosting/listings

☆

air bnb eufaula ok

→

TodayInboxCalendarInsightsMenu

1 listing

+ Create listing

Search listings

Rooms and beds

Amenities

Listing status

More filters

LISTING

STATUS

TO DO

INSTANT BOOK

BEDROOMS

BEDS

BATHS

LOCATION

Fisherman Retreat

In progress

Finish

On

4

6

4

Eufaula, OK

https://mail.google.com/mail/u/0/#inbox/FMfcgzGwHfspCdVvwplQKVmQHXLnzNnK?projector=1&messagePartId=0.1

1/1



TRINA WILLIAMS
McINTOSH COUNTY ASSESSOR



P. O. BOX 107
110 N. First Street
Eufaula, OK 74432

Phone 918-689-2611
Fax 918-689-3611
assessor46tlw@yahoo.com

August 24, 2023

City of Eufaula
Julie Musgraves

INVOICE

Lots 15-18 Rainbow Bend, City of Eufaula.....\$50.00

Respectfully,

Trina Williams
McIntosh County Assessor



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 11/16/2023

Time 10:15:57

Map Image



Account List

Account	460041069	Current Owner	Legal Description
ParcelID	1210-00-002-013-0-001-00	LAYMAN, CHRISTOPHER	LOT 14 BLK 2 OF RAINBOW BEND
Situs			1164/476
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	P O BOX 92	
Block/Lot	0002 / 0013	HANNA	OK 74845-0000
Lot Size	1 Lots	Book/Page 1164-0476	
Account	460024296	Current Owner	Legal Description
ParcelID	1210-00-002-001-0-000-00	SYBERT, RICK & SHONSY REV LIVING TRUS	LOTS 1-2 AND BLK 2 RAINBOW BEND
Situs	02007 E RAINBOW BEND		368/645 569/484 580/276 620/223 636/639
Sec/Twn/Rng		2007 E RAINBOW BEND	983/689 984/743 AND LOTS 22-23 BLK 2
Subdivision	RAINBOW BEND	EUFULA	RAINBOW BEND 368/645 569/484
Block/Lot	0002 / 0001	OK 74432-	580/276 636/639 984/743 1169/564
Lot Size	4 Lots	Book/Page 1169-0564	
Account	460024306	Current Owner	Legal Description
ParcelID	1210-00-002-019-0-000-00	HAWKINS, CARRIE B & ZACHARIAH FOUNTA	LOTS 19-21 BLK 2 RAINBOW BEND
Situs	02011 E RAINBOW BEND		368/464 412/710 457/343 458/461 586/316
Sec/Twn/Rng		1732 S YORKTOWN AVE	594/477 763/24 763/120 824/251 847/648
Subdivision	RAINBOW BEND	TULSA	867/121 1136/601 1152/620
Block/Lot	0002 / 0019	OK 74104-	
Lot Size	3 Lots	Book/Page 1136-0601	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 11/16/2023

Time 10:15:57

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Account List

Account	460024300	Current Owner	Legal Description
ParcelID	1210-00-002-007-0-000-00	HAWKINS, CARRIE B & ZACHARIAH FOUNTA	LOTS 7-9 BLK 2 RAINBOW BEND 619/584
Situs			763/24 780/205 867/122 1136/601
Sec/Twn/Rng		1732 S YORKTOWN AVE	1152/620
Subdivision	RAINBOW BEND		
Block/Lot	0002 / 0007	TULSA OK 74104-	
Lot Size	3 Lots	Book/Page 1136-0601	
Account	460024275	Current Owner	Legal Description
ParcelID	1210-00-001-003-0-000-00	FEWELL, ROBERT M. & LYNNE L.	LOT 3 BLK 1 RAINBOW BEND 685/32
Situs			709/420
Sec/Twn/Rng		2030 RAINBOW BEND	
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0003	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page	
Account	460024295	Current Owner	Legal Description
ParcelID	1210-00-001-040-0-000-00	THOMPSON, GLENN B & LAURA L FREPPEL	LOT 39-40 BLK 1 RAINBOW BEND
Situs			569/673 685/32 770/527 959/503 959/506
Sec/Twn/Rng		4737 WHITE ROCK CIRCLE UNIT D	1143/735
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0040	BOLDER CC 80301-	
Lot Size	2 Lots	Book/Page 1143-0735	
Account	460024294	Current Owner	Legal Description
ParcelID	1210-00-001-036-0-000-00	THOMPSON, GLENN B & LAURA L FREPPEL	LOT 36-38 BLK 1 RAINBOW BEND
Situs			569/484 685/32 784/214 1114/624
Sec/Twn/Rng		4737 WHITE ROCK CIRCLE UNIT D	
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0036	BOLDER CC 80301-	
Lot Size	3 Lots	Book/Page 1114-0624	
Account	460024276	Current Owner	Legal Description
ParcelID	1210-00-001-004-0-000-00	FEWELL, ROBERT M. & LYNNE L.	LOT 4 BLK 1 RAINBOW BEND 685/32
Situs			709/420
Sec/Twn/Rng		2030 RAINBOW BEND	
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0004	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 0569-0673	
Account	460003696	Current Owner	Legal Description
ParcelID	0000-27-10N-16E-2-004-00	DANIEL, BRENT & SHONTEL	BEG NW/C S000530W 380.56' POB
Situs	01908 COON CREEK RD		S000530W 208.71' S895430E 208.71'
Sec/Twn/Rng	27-10N-16E		N000530E 208.71' N895430W 208.71' POB
Subdivision		1908 COON CREEK RD	SEC 27-10-16 526/356
Block/Lot		EUFAULA OK 74432-000C	
Lot Size	1.0000 Acres	Book/Page 0526-0356	
Account	460024286	Current Owner	Legal Description
ParcelID	1210-00-001-021-0-000-00	U.S.A.	LOT 21 BLK 1 RAINBOW BEND
Situs			
Sec/Twn/Rng			
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0021	00000-000C	
Lot Size	1 Lots	Book/Page	
Account	460024302	Current Owner	Legal Description
ParcelID	1210-00-002-010-0-000-00	BRAMLETT, JANET K & CHELI HUNT	LOT 10 BLK 2 RAINBOW BEND 966/447
Situs			
Sec/Twn/Rng		& MARK T BRAMLETT	
Subdivision	RAINBOW BEND	6335 W NORTHWEST HWY #1816	
Block/Lot	0002 / 0010	DALLAS TX 75225-000C	
Lot Size	1 Lots	Book/Page 0966-0447	
Account	460024298	Current Owner	Legal Description
ParcelID	1210-00-002-005-0-000-00	COGBURN, DENVER L. & LAVONNE	LOT 3-6 BLK 2 RAINBOW BEND 281/58
Situs	02082 W RAINBOW BEND		283/411 559/594 581/510 829/71 832/487
Sec/Twn/Rng		K.	1045/82 <>
Subdivision	RAINBOW BEND	2082 W RAINBOW BEND	
Block/Lot	0002 / 0005	EUFAULA OK 74432-000C	
Lot Size	4 Lots	Book/Page 1045-0082	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 11/16/2023

Time 10:15:57

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Account List

Account	460024274	Current Owner	Legal Description
ParcelID	1210-00-001-001-0-000-00	FEWELL, ROBERT M. & LYNNE L.	LOT 1-2 BLK 1 RAINBOW BEND 685/32
Situs	02030 E RAINBOW BEND		709/420
Sec/Twn/Rng		2030 RAINBOW BEND	
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0001	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0709-0420	
Account	460024285	Current Owner	Legal Description
ParcelID	1210-00-001-019-0-000-00	HIGGINS, HASKELL M & BREND S	LOT 19-20 BLK 1 RAINBOW BEND 117/99
Situs			100 260/554 828/689 829/71 917/720&722
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	23179 JOB ROAD	
Block/Lot	0001 / 0019	HOWE OK 74940-000C	
Lot Size	2 Lots	Book/Page 0917-0020	
Account	460024287	Current Owner	Legal Description
ParcelID	1210-00-001-022-0-000-00	SIMON, ELIZABETH	LOT 22-23 BLK 1 RAINBOW BEND
Situs	01975 W RAINBOW BEND		502/293 1060/288 1104/776 TODD
Sec/Twn/Rng			1180/450
Subdivision	RAINBOW BEND	1975 W RAINBOW BEND	
Block/Lot	0001 / 0022	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1180-0450	
Account	460024288	Current Owner	Legal Description
ParcelID	1210-00-001-024-0-000-00	BUNYARD, JERRY L.	LOT 24 BLK 1 RAINBOW BEND 475/384
Situs	01967 W RAINBOW BEND		722/245 1078/54 1088/441
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	850881 S 3550 RD	
Block/Lot	0001 / 0024	STROUD OK 74079-000C	
Lot Size	1 Lots	Book/Page 1078-0054	
Account	460024291	Current Owner	Legal Description
ParcelID	1210-00-001-028-0-000-00	SHELBURN, KIMBERLY M & JOHN P	LOT 28 BLK 1 RAINBOW BEND 336/803
Situs	01941 W RAINBOW BEND		418/503 465/487 519/431 885/402 1098/70
Sec/Twn/Rng		601 E 71ST STREET	<>
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0028	HAYSVILLE KS 67060-	
Lot Size	1 Lots	Book/Page 1098-0070	
Account	460024293	Current Owner	Legal Description
ParcelID	1210-00-001-033-0-000-00	MC GEE, DALINA	LOT 33-35 (PT LOT 31) BLK 1 RAINBOW
Situs	01791 COON CREEK RD		BEND 717/679 742/321 745/452 854/469
Sec/Twn/Rng		1791 COON CREEK RD	856/732 1110/365
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0033	EUFAULA OK 74432-	
Lot Size	3 Lots	Book/Page 1110-0365	
Account	460024290	Current Owner	Legal Description
ParcelID	1210-00-001-026-0-000-00	COLLINS, BRIAN L. & LAQUIENNA F.	LOT 26-27 BLK 1 RAINBOW BEND
Situs			471/455 573/537 582/87 638/249 967/152
Sec/Twn/Rng		805 E. COVELL RD	988/167 1075/654
Subdivision	RAINBOW BEND		
Block/Lot	0001 / 0026	EDMOND OK 73034-	
Lot Size	2 Lots	Book/Page 1075-0654	
Account	460024303	Current Owner	Legal Description
ParcelID	1210-00-002-011-0-000-00	BUNYARD, JERRY L.	LOT 11-12 BLK 2 RAINBOW BEND
Situs	01948 W RAINBOW BEND		768/128 1078/54 1088/441
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	850881 S 3550 RD	
Block/Lot	0002 / 0011	STROUD OK 74079-000C	
Lot Size	2 Lots	Book/Page 1078-0054	
Account	460024304	Current Owner	Legal Description
ParcelID	1210-00-002-013-0-000-00	PEYTON, JAMES R. & HYDIE M.	LOT 13 BLK 2 RAINBOW BEND 664/597
Situs	01949 W RAINBOW BEND		740/160 821/340 837/590 873/30 873/32
Sec/Twn/Rng			936/803 1047/443
Subdivision	RAINBOW BEND	1949 W RAINBOW BEND	
Block/Lot	0002 / 0013	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1047-0443	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 11/16/2023

Time 10:15:58

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Account List

Account	460024305	Current Owner	Legal Description
ParcelID	1210-00-002-015-0-000-00	LAYMAN, CHRISTOPHER	LOT 15-18 BLK 2 RAINBOW BEND
Situs	02015 E RAINBOW BEND EUF		569/484 685/32 753/677 879/278 1104/222
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	P O BOX 92	
Block/Lot	0002 / 0015	HANNA	OK 74845-000C
Lot Size	4 Lots	Book/Page 1104-0222	
Account	460003733	Current Owner	Legal Description
ParcelID	0000-28-10N-16E-1-003-00	U.S.A.	N&E OF COON CREEK ACRES LESS
Situs			RAINBOW BEND EST. & LESS.01A
Sec/Twn/Rng	28-10N-16E		905/581 SEC.28-10-16
Subdivision			
Block/Lot			00000-000C
Lot Size	28.7400 Acres	Book/Page	
Account	460024292	Current Owner	Legal Description
ParcelID	1210-00-001-029-0-000-00	DOWNUM, CHARLES COLUMBUS	LOT 29-32 (PT LOT 31 (31-32) BLK 1
Situs		REVOCABLE TRUST	RAINBOW BEND 372/236 703/293
Sec/Twn/Rng		% TERESA DAVIS	745/452 892/313
Subdivision	RAINBOW BEND	RT 6 BOX 372	
Block/Lot	0001 / 0029	EUFAULA	OK 74432-000C
Lot Size	4 Lots	Book/Page	
Account	460024289	Current Owner	Legal Description
ParcelID	1210-00-001-025-0-000-00	JONES, CASEY G. & TAMMIE M.	LOT 25 BLK 1 RAINBOW BEND 384/368
Situs	01955 W RAINBOW BEND		751/557 772/421 <>
Sec/Twn/Rng			
Subdivision	RAINBOW BEND	12112 SE 42ND	
Block/Lot	0001 / 0025	CHOCTAW	OK 73020-000C
Lot Size	1 Lots	Book/Page 0772-0421	
Account	460023789	Current Owner	Legal Description
ParcelID	1050-00-001-184-0-000-00	MCINTOSH COUNTY 1	LOT 184 BLK 1(AKA "A") COON CREEK
Situs			ACRES 427/386
Sec/Twn/Rng			
Subdivision	COON CREEK ACRES #1	DITCH	
Block/Lot	0001 / 0184		00000-000C
Lot Size	1 Lots	Book/Page	
Account	460032133	Current Owner	Legal Description
ParcelID	0000-27-10N-16E-2-010-00	YOUNG, RYAN DAVID & JILLIAN MARIE	BEG NW/C NW S000531W 1038.84' POB
Situs	01950 COON CREEK RD		S000531W 132' S895429E 330' N000531E
Sec/Twn/Rng	27-10N-16E		132' N895429W 330' POB SEC 27-10-16
Subdivision		1950 COON CREEK RD	772/200 992/287 1123/763
Block/Lot		EUFAULA	OK 74432-000C
Lot Size	1.0000 Acres	Book/Page 1123-0763	
Account	460003697	Current Owner	Legal Description
ParcelID	0000-27-10N-16E-2-005-00	BANFIELD, BART & JENNIFER	BEG NW/C NW S000531W 1302.84 POB
Situs	01740 COON CREEK RD		S895424E 330' S000531W 132' N895424W
Sec/Twn/Rng	27-10N-16E	512 W 34TH ST	330' N000531E 132' POB SEC 27-10-16
Subdivision			542/605
Block/Lot		SAND SPRINGS	OK 74063-
Lot Size	1.0000 Acres	Book/Page 0542-0605	
Account	460003698	Current Owner	Legal Description
ParcelID	0000-27-10N-16E-2-006-00	LITTLE, ROGER S. & BETH A.	BEG NW/C NW S000531W 1170.84 POB
Situs	01766 COON CREEK RD	REVOCABLE LIVING TRUST	S895424E 330' S000531W 132' N895424W
Sec/Twn/Rng	27-10N-16E		330' N000531E 132' POB SEC 27-10-16
Subdivision		1766 COON CREEK RD	543/66 555/387 924/236 990/242
Block/Lot		EUFAULA	(SUCCESSOR CO-TRUSTEES JEREMY
Lot Size	1.0000 Acres	Book/Page 0924-0236	LAYNE LITTLE & JENNIFER LYNN
Account	460032758	Current Owner	Legal Description
ParcelID	0000-27-10N-16E-2-014-00	DANIEL, BRENT R. & SHONTEL S.	BEG NW/C NW S000531E 589.27' POB
Situs	01900 COON CREEK RD		N895424E 499.87' S000531E 449.75'
Sec/Twn/Rng	27-10N-16E		S895424W 499.84' N000531W 449.55'
Subdivision		1908 COON CREEK RD	POB SEC 27-10-16 813/629 933/810
Block/Lot		EUFAULA	OK 74432-000C
Lot Size	5.1600 Acres	Book/Page 0933-0810	



November 16, 2023

McIntosh County Assessor's Office
Attention: Trina Williams

Re: 300 Foot radius request 2021 E Rainbow Bend

Mrs. Williams,

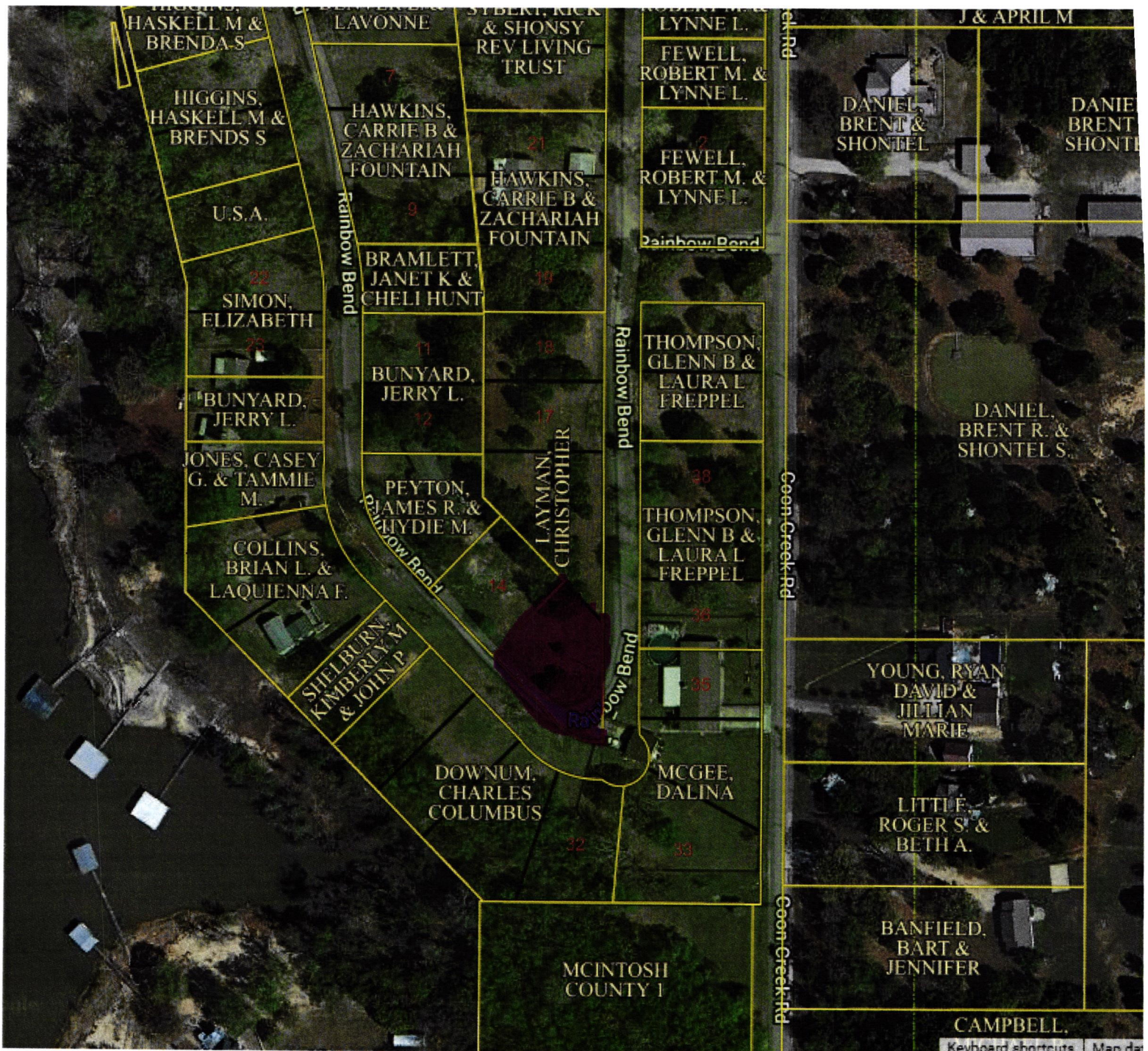
The City of Eufaula requests a 300' radius of the property located at Lot Fifteen (15) BLK 2 Rainbow Bend, McIntosh County, Oklahoma.

Commonly Known as: 2021 E Rainbow Bend

Additionally, if we could please receive an Excel version copy by email to AA@CityofEufaulaOK.com.

Julie Musgraves

Administrative Assistant
City of Eufaula
aa@CityofEufaulaOK.com





November 16, 2023

LITTLE, ROGER S. & BETH A. REVOCABLE LIVING TRUST
1766 COON CREEK RD
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering Special Use Permit application for the following property:

Commonly Known as: 2021 E Rainbow Bend

Legal Description: Lot 15, BLK 2 Rainbow Bend Eufaula, McIntosh County, Oklahoma.

Proposed Use: Applicant is requesting a Special Use Permit to offer a short-term residential rental (AirBnB) at the above location.

Applicant/s: Christopher Layman

Enclosed is a map showing the section and proposed location being considered for Special Use Permit. You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on December 18, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula



22
SIMON,
ELIZABETH

21
BUNYARD,
JERRY L.

JONES, CASEY
G. & TAMMIE
M.

COLLINS,
BRIAN L. &
LAQUIENNA F.

SHELBURN,
KIMBERLY M.
& JOHN P.

DOWNUM,
CHARLES
COLUMBUS

BEAN,
WILLIAM T. &
JANISE

WILLIAMS,
BONNIE SUE

HAM, ROY
V. LETTA F.

BRAMLETT,
JANET K &
CHELI HUNT

11
BUNYARD,
JERRY L.

PEYTON,
JAMES R. &
HYDIE M.

LAYMAN,
CHRISTOPHER

12

2

14

32

THOMPSON,
GLENN B &
LAURAL
FREPPLE

35
THOMPSON,
GLENN B &
LAURAL
FREPPLE

36
35
MCGEE,
DALINA

HAWKINS,
CARRIE B &
ZACHARIAH
FOUNTAIN

ROBERT M. &
D-LYNNE L.

DANIEL,
BRENT R. &
SHONTEL S.

YOUNG, RYAN
DAVID &
JILLIAN
MARIE

LITTLE,
ROGER S. &
BETH A.

BANFIELD,
BART &
JENNIFER

CAMPBELL,
MICHAEL B.

COON CREEK ACRES

MCINTOSH
COUNTY 1

U.S.A.

Google

COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)


IN THE DISTRICT COURT
NO. Public Hearing Notice w/ Map

AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
Dba The Indian Journal, McIntosh
County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATES:

November 30, 2023



Signed and sworn to before me on this 30th day of November, 2023.


Notary Public

My Commission expires: April 3, 2026
Commission # 06003427

PUBLICATION FEE: \$

56.35

192 words; 1 tabular lines;
2 column(s); — insertions

Shown exactly as published in
Newspaper

Legal Notice

Published in the Indian Journal
Thursday, November 30, 2023

City of Eufaula Public Hearing Notice

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Special Use Permit Application for property located within the City of Eufaula.

The property requesting the Special Use Permit is described as follows:

Lot Fifteen (15) BLK 2 Rainbow Bend, Eufaula McIntosh County, Oklahoma.

Commonly Known as: 2021 E Rainbow Bend

Proposed Use: Applicant is requesting a Special Use Permit to offer a short-term residential rental (AirBnB)

Applicant/s: Christopher Layman

The public hearing will be held as follows: December 18, 2023, 5:30 P.M. Board of Adjustment Eufaula Community Center, 12 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the Special Use Permit request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.



Notary Public - State of Oklahoma
Commission Number 06003427
My Commission Expires Apr 3, 2026