

Rimrock Meadows Planning Committee

FAQ

A guide to filling out the Application for Approval of Structure

Who is your planning committee?

The planning committee (RRPC) is composed of 4 to 6 members appointed by the Rimrock Board. They come from all walks of life. They volunteer their time to review building and land use requests on behalf of all Rimrock property owners.

Why is there a RRPC?

The Board of Directors as required by our Covenants created the RRPC. The goal is to provide guidance for the development of Rimrock Meadows. We do not exist to hinder development. Our charge is to help Rimrock owners develop their lot in a manner that conforms with applicable codes and Covenants and to ensure development does not create health or safety hazards and does not infringe on other's enjoyment of their property.

What needs to be approved by the RRPC?

Buildings over 200 sq. ft. require RRPC approval as well as a County Building Permit. The County department has also informed us that **any** cover built over an RV needs a permit. This includes prefab or built-on-site barns, sheds, pole-supported roof structures, and temporary or permanent dwellings. Wood fences over 4 ft. are also included. Please note there are Rimrock and Douglas County rules concerning what defines a dwelling. All existing Rimrock Meadows Covenants apply to the location and setbacks of these structures on your lot. You are responsible for abiding by Rimrock Covenants and applicable County building codes, laws, and permit requirements.

What does not require approval?

Camping units or travel trailers, concrete pads, decking (unless a building permit is required), structures less than 4 ft. tall or less than 200 sq. ft. such as temporary wind or sun shelters designed to be removed or folded when not in use. We do not need to approve wire or electric fences, or wood fences less than 4 ft. tall. RRPC approval is not required for wells or septic drain fields unless a significant change in grade occurs. *This does not intend to circumvent any Douglas County rule or permit that may be required. Contact the County if you are unsure of what their policies are.*

How do I get RRPC approval?

Visit or call the office to obtain the form. You may also download it from our website at www.rimrockmeadows.com. Read the form carefully, fill it out, and include any other sketches, etc. that would help us understand your request. It is important that you provide us a site plan showing where the structure would be located on your lot. Submit the form to the Rimrock office at PO Box 1195, Ephrata, WA or email to rimrockmeadows@gmail.com. You may also Fax it to 509 632 9801. The RRPC will respond to you within 4 weeks. You should have your County building permit underway (if required) prior to completing your Rimrock application. The County codes are much stricter than ours.

Other general information.

You are responsible for obtaining necessary permits- approval from the RRPC does not supersede official county or state agencies. Regulations change frequently, so it is a good idea to get the most current information from the appropriate agencies. *It is best to start with the Rimrock office first!*

Trailers- you may stay in a trailer at Rimrock 180 days in any 365-day period. Any stay on any lot or in the campground applies toward your length of stay. In order to reside permanently at Rimrock, you must reside in a dwelling that meets all County and State standards that has been approved by the RRPC.

Inputs and Suggestions

This is your committee designed to uphold our Covenants. We exist to help Rimrock develop so that everyone, occasional campers, seasonal users, and full or part-time residents can enjoy Rimrock's peace, quiet, and natural beauty. Write or email your comments.

RIMROCK MEADOWS PLANNING COMMITTEE

Application for Approval of Structure

Name:
Mailing Address:

Date:
Email:

Phone: Day-

Eve-

Fax-

Block/Division/Lot:

List the size and type of structure you are planning. (Example: Barn, Storage Shed, House, Garage, etc.) Approximate size: L_____ W_____ H_____

What type of foundation? Please briefly describe below.

Describe the exterior finish and roof, including color or appearance.

Does your work include making *significant* changes to the existing grade or natural contours of your lot? If yes, please describe.

Expected start date:_____ Expected completion:_____

Please attach plans, sketches, photos, & pictorial diagrams to this application. (Note: the nature and completeness of information depends on the complexity of your project, however the more information you provide, the faster your application can be considered). Please provide a site plan as well. Copies of lot maps are available in the office. Please refer to our Covenants and Douglas County codes before submitting this form. A "Frequently Asked Questions" document is also available. Douglas County and the Rimrock Planning Committee **do not** require permits unless the structure exceeds 200 square feet. The only exception we are aware of is a cover over an RV, which require a permit regardless of size.

Douglas County Permit: is attached () is applied for () date_____ is not required ()

Your Application is:

_____ Approved as submitted.
_____ Approved with modifications attached hereto. Date:_____
_____ Not approved (See comments below)

Please submit completed form to the Rimrock office or mail to:

Rimrock
POB 1195
Ephrata, 98823
Fax #- 509 632 9801

Reason(s) for non-approval: