

C-4 Subdivision
WATER – SEWER – POWER

1. Sewer: The lots in the C4 subdivision are not connected to city sewer and so do not pay an impact fee or sewer hook up fee nor do they pay a monthly service fee to a sewer district. They must apply to Central District Health Department for a septic permit suitable for the demand of the structure they have designed for their house. Please provide them with the CDHD approved septic locations so that they can see where on their lot the septic tests have been conducted and pre-approved based on previous test holes and soil reviews. They will receive the final septic tank size and sewage field size from CDHD based on their application. Each application will have to have a septic field designated as well as a replacement field when and if the original septic field fails.

2. Water: Each lot owner will need to retain a well driller to drill a well for each house. Again, the CDHD subdivision septic layout also designates the area on each lot where a well can be placed. These designations are approved across the entire subdivision to provide separation between the wells and the septic fields. The homeowner is advised to contract with a well driller early in the process as the driller has to obtain a well permit from Idaho Division of Water Resources and well drillers often have a backlog of work which will affect their schedule.

3. Power: Idaho Power has designed and installed the power delivery to each lot of the C4 subdivision. However, due to the lot size and potential power draw from larger homes with accompanying shops, Idaho Power is not installing transformers prior to home design where power draw and home location can be determined. Lot owners will need to determine if they would like a 200 amp, 400 amp or 600 amp transformer and they will need to locate the transformer within 150 ft. of their structures breaker box. Again, lot owners should contact Idaho Power prior to construction to request the transformer and designate the transformer location. Idaho power will then set up an installation service date for each home.

In addition: Canyon County has a “Right to Farm” law and country lot owners are advised in the CCRs as well that they are living in an area in which active farm activities are occurring. Therefore the ordinary course of planting, plowing and harvesting crops will be present in the near area and the rights of these farms to proceed with their business is protected.