

# WILCOX LANDSCAPING/STORAGE

## SITE PLAN

### CITY COUNCIL MEETING

SEPTEMBER 21, 2023

Summary: Kirk Wilcox is seeking site plan approval at 1673 Anvil Road (Lot 1, Blacksmith Fork Industrial Park. The proposed plan is for an office/yard location for Wilcox Landscaping together with an outdoor RV/trailer/boat storage yard.

ZONING: M-2 Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Roads were built with the development of the industrial park. Parking will be per site plan.

PLANNING COMMISSION CONDITIONS:

1. Pave parking at the office location.
2. Berm is to be moved back from the curb to the property line.
3. Custom covers or shrink wrap that has not deteriorated to be used. No blue tarps or other visually detrimental covers are allowed. (If used)
4. Security lighting needs to be included. (Dark sky compliant)
5. Slats or privacy fencing to provide screening needs to be installed.

Other considerations:

Rental agreements should include restriction on junked or leaking vehicles.

**Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years. Utility connections are subject to the capacity of the existing system. Sewer and Electrical capacities are being evaluated by their respective departments.**

**PARKING AT OFFICE AREA SHOULD BE PAVED**

■ Metal Shipping Containers  
28' 8" x 40'  
12' 8" x 60'

■ Wilcox Landscape Construction / Storage yard

■ Storage yard for landscape materials

- Soils
- Landscape Boulders/Rocks
- Gravel
- Pavers
- Timbers
- Plant Materials

■ Existing Compacted Roadbase Surface

1/2 Chain Link Fence 3 strand  
Barbed wire top

**PLANNING COMMISSION RECOMMENDATIONS:**

**RESTRICTION ON TARPS, CUSTOM COVERS OR SHRINK WRAP IN GOOD CONDITION ONLY.**

**SECURITY LIGHTING SHOULD BE ADDED TO SITE.**

**SLATS SHOULD BE INCLUDED ALONG FENCE TO PROVIDE SCREENING.**

**EXISTING BERM WILL BE MOVED BACK FROM ROAD**

Landscape Equipment & RV Parking

Existing Compacted Roadbase Surface

Asphalt Roadway

Open RV Parking

Existing Compacted Roadbase Surface

Asphalt Roadway

RV Parking

Existing Compacted Roadbase Surface

Asphalt Roadway

Entry

Existing City Meter

24' Backhoe Landscape  
Beam 2'-3 1/2" High  
Planted with Trees  
Shrubbery / Perennials

Wood Cloth & gravel Mulch

1/2 Chain Link Fence with 3 strand  
Barbed wire top

18' Backhoe Landscape Beam  
3" thick Planted Heavy with Trees/  
Shrubbery / Perennials. Weed Cloth and  
gravel Mulch top dressing

Arrival Road

24' Backhoe Landscape Beam

Electric Service Box

Existing Street Light



**WILCOX LANDSCAPE / LANDSCAPE YARD / RV STORAGE**  
CONCEPTS / CONSTRUCTION

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M. Kirk Wilcox, Landscape Architect

Blacksmith Rock Business Park  
Lot #1 22650 1720 E. Hyman  
North Side 1'-10'-0"  
10-12-2015

