

CHAPTER 7-11 MOBILE HOME PARKS

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7-11-101. LICENSE AND PERMITS.

It shall be unlawful for any person to construct, maintain or operate a mobile home park within the City unless such person shall first obtain a license and permit therefore, except that:

(1) Mobile home parks legally existing at the time of the effective date of this Ordinance may continue to operate on the same basis as under a non-conforming use as set forth in the current City Zoning Ordinance, subject to the exceptions set forth hereafter.

(2) Existing mobile home parks may be enlarged provided the addition conform to all provisions of the City Code, which specific requirements may be waived by the City Council upon the recommendation of the Planning Commission and the City/County Board of Health if they find special circumstances or conditions that would make it unreasonable to require such compliance.

(3) Application for original licenses shall be in writing signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a fee of \$25. Said application shall contain the name and address of the applicant, the location and legal description of the mobile home park, and a site plan of the mobile home park showing all mobile home lots, structures, roads, walkways, and other service facilities.

(4) Applications for renewals of licenses shall be made in writing by the holders of the licenses, shall be accompanied by the deposit of a fee of \$25 and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.

(5) Every person holding a license shall give notice in writing to the Director of Health within 24 hours after having sold or transferred said mobile home park. Such notice shall include the name and address of the person succeeding to the ownership. It is understood and agreed that the licenses hereinafter specified are personal in nature and do not carry over from one person to another upon sale and cannot be transferred as a part of the sale of the property; a new license being necessary from the date the new owner commences business.

7-11-102. PERMIT FEES.

The Building Permit Fee for each mobile home park shall be as follows:

(1) For mobile home parks of 30 mobile home spaces or less, \$30.

(2) For mobile home parks of more than 30 mobile home spaces, \$30 plus \$1 per mobile home space over 30 with the maximum charge being \$300, regardless of size.

(3) In addition to the above fees, if any buildings or structures are built, a permit fee under the Uniform Building Code must be paid as well as the fee for mechanical installations, the electrical and the plumbing work, in accordance with the current Ordinances in effect at the time.

(4) An applicable annual license fee for mobile home parks shall be specified under the licensing provisions of the Code after the park has been constructed and is in operation.

7-11-103. APPLICATION FOR A PERMIT.

(1) Before a Conditional Use Permit for a mobile home park can be issued, plans and specifications shall be submitted to the Planning Commission. Seven copies of the plans of the proposed park shall be filed with the application on paper not smaller than 17" x 22" and shall include the following:

- (a) The name, address and telephone number of the applicant.
- (b) The location and legal description of the mobile home park.
- (c) Northpoint, scale and date of drawing.
- (d) The acreage of the proposed park.
- (e) Accurate finished contours of land at intervals of not more than two feet, and the approximate location of all that are subject to flood water, overflow or inundation and the location width, and direction of flow of all watercourses.
- (f) The location names and number of all existing public streets within 200 feet of the proposed park.
- (g) The number, size, location and type of all mobile home spaces, whether to be used for an independent mobile home which has its own sanitary facilities or dependent mobile homes which do not have such facilities.

- (h) The location, size and specifications for construction of roadways.
- (i) Plans and specifications of all buildings, improvements and facilities to be constructed, including electrical layout.
- (j) The location and size of all public utility lines.
- (k) The location and method of enclosing rubbish and garbage disposal areas.
- (l) One typical mobile home space showing the proposed location of the car slab, cabana and other planned or required items.
- (m) The drainage plan of the park showing the method to be utilized in carrying off surface drainage to an adequate point of disposition with the attached approval of the county flood control director or his authorized representative.
- (n) Details of water supply and waste disposal system.
- (o) Such further information as is required by this Ordinance or as may be additionally required by the Planning Commission in order to enable it to determine if the proposed park will comply with the legal requirements.

(2) The Planning and Zoning Division shall transmit a copy of the proposed mobile home park plan to the following agencies for their review and comment:

- (a) The City/County Board of Health.
- (b) The Public Works Department.
- (c) The Fire Department.
- (d) Any other public agency or officers determined by the Planning Commission to have an interest in the proposed park.

7-11-104. TRANSMITTAL OF PLANS.

Departments and agencies receiving plans for review shall transmit written comments or recommendations to the Planning Commission within 15 working days after receiving the plans. Failure to so report without a reasonable explanation thereof shall be determined to constitute approval for the proposed design.

7-11-105. PLANNING COMMISSION ACTION.

The Planning Commission shall review the application, maps and plans of the proposed mobile home park, considering the reports of other departments and agencies together with the provisions of this Code and shall conditionally approve, amend and approve, or may disapprove the application as submitted.

7-11-106. REPORT TO THE APPLICANT.

After the consideration and action of the Planning Commission, the Zoning Administrator shall give the applicant written notification of the decision. Copies of such notification shall be forwarded to the Board of Health and the Building Inspection Department and in the event of disapproval, shall set forth the reasons therefore.

7-11-107. EXPIRATION OF APPROVAL.

The approval of the Planning Commission shall expire and become void one year after the date of approval if building permits have not been issued and if the construction of the park has not been commenced and pursued diligently. The Planning Commission may grant a maximum extension of six months under exceptional circumstances, provided that written application for such extension shall be made not less than 30 days prior to the expiration of the original approval.

7-11-108. LOCATION AND FENCING.

Location of mobile home parks shall be regulated by the Zoning Ordinance of the City. Where any boundary of a park directly abuts property which is improved with a permanent residential building or directly abuts unimproved property which may, under existing laws and regulations, be used for permanent residential construction or abuts any street, a six-foot high solid visual barrier fence or wall properly related to surrounding topography and the character of the surrounding development shall be provided along such boundary; except that, at the point where a public street intersects with an access road, the height of the fence or wall shall be determined by the Zoning Ordinances of the City.

Where any mobile home park boundary is adjacent to a public street, the fence or wall shall be setback from the street right-of-way a minimum of 10 feet. This ground between the fence or wall and the street right-of-way line shall be landscaped and permanently maintained.

7-11-109. STREET DEDICATION.

The developer of the mobile home park shall be required to dedicate to the City and shall improve to City standards all streets within the proposed park determined by the Planning Commission to be necessary for adequate neighborhood circulation.

7-11-110. ACCESS STREET.

The location and width of the access street shall be determined by the Planning Commission.

7-11-111. MINIMUM AREA.

The minimum permissible area for the construction of any mobile home park shall be five acres.

7-11-112. PARK PLAN.

Mobile home parks shall conform to the plan as submitted and approved by the respective governing agencies and to the following requirements:

(1) The park shall be located on a well-drained site, properly graded to insure rapid drainage and free from stagnant pools of water.

(2) Each park shall provide mobile home spaces, clearly defined or delineated, which shall have a minimum average area of 3,000 square feet, exclusive of streets and sidewalks, and a width of not less than 40 feet.

(3) Mobile homes shall be so located on each space as to permit a 15-foot clearance between the mobile homes.

- (a) Carport covers and patio covers may extend to within three feet of side lot lines of the

- individual mobile home spaces, or where lot lines are not defined, to within six feet of another structure.
- (b) No mobile home shall be located closer than 15 feet to any building within the park or to any property line of the park which does not abut upon a public street or highway. This set back may be reduced if the property line of the park abuts a power corridor or other permanent open space not occupied by structures.
- (c) No mobile home shall be located closer to any property line of the park abutting upon a public street or highway than 25 feet or such other distance as may be established by Ordinance or regulation as a front yard setback requirement with respect to conventional buildings in the Zoning District in which the mobile home park is located.
- (4) The street system shall provide convenient circulation by means of streets properly located with respect to the access streets. Closed ends of dead end streets shall be provided with adequate paved vehicular turning or backing space. A turning circle shall be at least 80 feet in diameter.
- (5) Walkways shall be provided from mobile home spaces to service buildings and shall be constructed of concrete not less than two feet wide.
- (6) All streets and walkways shall be hard-surfaced and adequately lighted, subject to approval of the Planning Commission.
- (7) Each park shall provide service buildings to house such toilet, bathing and other sanitation facilities as are required by this Ordinance.
- (8) Electrical service shall comply with the provisions of the currently adopted West Valley City Electrical Code.
- (9) The operator of said mobile home park is hereby charged with the responsibility of making all connections from said mobile home to sewer, water, gas, electric or any other utility services governed by these regulations, and shall do so in full conformity with the Building Codes, the Plumbing Code, the Electrical Code and Health Codes. The operator shall, upon request, deliver to any Inspector, Health Office or other official such pertinent information required to prove compliance with the Ordinances at any reasonable time.
- (10) Two parking spaces shall be provided on each mobile home space and each mobile home park shall provide an automobile parking area for the use of guests. One such space shall be provided for every five lots or fraction of five lots within the park. Each space shall be 10 feet by 20 feet in size and shall contain such additional area as is necessary to afford adequate ingress and egress.
- (11) Mobile home stands shall be no smaller than 10 by 50 feet in size.
- (12) Not less than five percent of the gross site area shall be devoted to recreational facilities. Individual recreational areas shall not be less than 2500 square feet in size.

(13) The occupied area of each mobile home space shall not exceed 75 percent of the total area of the lot. Area shall be deemed occupied when covered or occupied by a trailer coach, cabana, vehicle, awning, closet, cupboard or other structure of any kind. Unoccupied area shall be adequately landscaped and maintained.

(14) All utilities in the park shall be placed underground.

(15) Each mobile home space shall provide the tenant storage area convenient to its entrance which shall contain 120 cubic feet of area.

(16) Each mobile home shall be provided with a patio area containing a minimum of 100 square feet of space; such patio shall be constructed in accordance with the Uniform Building Code which is currently effective and in use by West Valley City.

(17) Bulk storage area equivalent to 80 square feet per mobile home space shall be provided and the area so designated shall be asphalted and fenced in such a manner as to screen the compound from surrounding mobile home spaces.

(18) All mobile homes within the park shall be skirted and each home shall be firmly anchored to prevent sway and/or give or play, and shall be adequately supported.

(Ord. No. 98-45 Amended 06/09/1998; Ord. No. 00-36 Amended 05/22/2000)

7-11-113. INSPECTION OF MOBILE HOME PARKS.

(1) The Director of Health and/or the Building Inspection Division or their representatives are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with the ordinance and the regulations issued hereunder.

(2) The Director of Health and Building Official, or their representative, shall have the power and authority to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

(3) It shall be the duty of the owners or occupants of the mobile home parks, and mobile homes contained therein, or of the person in charge thereof, to give the Director of Health or Building Official free access to such premises at reasonable times for the purpose of inspection.

(4) It shall be the duty of every occupant of a mobile home park to give the owner thereof, or his agent or employee, access to any part of the mobile home park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and regulations issued hereunder or with any lawful order issued pursuant to the provisions of this Ordinance.

7-11-114. ENFORCEMENT.

The Building Official and the Director of Health are hereby designated and authorized as the officers charged with the enforcement of the provisions of this Title.

7-11-115. REVOCATION OF LICENSE.

The Building Official or the Director of Health or any other officer charged with the enforcement of this Title

may revoke any license to maintain and operate a mobile home park when the licensee is found to have violated any provision of this Code. After such violation, the license may, in the discretion of the revoking official, be reissued if the violation has been remedied and the park is in condition to be maintained and operated in full compliance with the law.

7-11-116. APPEAL.

If for any reason, application for a license has been denied or the officials have revoked a permit granted hereunder, the person to whom the revocation or license has been effectively withdrawn may, upon application, be granted a hearing before the Building Official and/or the Director of Health as provided herein.

Any person whose license has been suspended or revoked, or who has received from the Director of Health or the Building Official notice that his license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the proper official under the procedure provided by Section 7-11-117; provided that, when no petition for such hearing shall have been filed within 10 days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such 10-day period.

7-11-117. NOTICES, HEARINGS AND ORDERS.

(1) Whenever the Director of Health or the Building Official determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance or regulations issued hereunder, he shall give notices of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:

- (a) Be in writing;
- (b) Include a statement of the reasons for its issuance;
- (c) Allow a reasonable time for the performance of any act it requires;
- (d) Be served upon the owner or his agent as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address or when he has been served with such notice of any method authorized or required by the laws of this State; and
- (e) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance and regulations issued hereunder.

(2) If, at the end of the period set forth in the notice, the Building Official and/or the Director of Health shall reinspect such mobile home park and, if such conditions or practices have not been corrected, he shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park except as provided in this Ordinance.

(3) Any person whose license has been suspended or is otherwise affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance or any regulation issued hereunder, may request and shall be granted a hearing on the matter before the proper official charged with the enforcement of the provisions of the Ordinance which the operator is accused of violating by filing a written petition requesting a hearing and setting forth a brief statement of the grounds therefore within 10 days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under paragraph (6) of this section. Upon receipt of such petition, the Director of Health and/or the Building Official shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than 10 days after the date on which the petition was filed; provided, that upon application of the petitioner, the Director of Health and/or the Building Official may postpone the date of the hearing for a reasonable time beyond such 10-day period when, in his judgment, the petitioner has submitted good and sufficient reasons for such postponement.

(4) After such hearing the Director of Health and/or the Building Official shall make findings as to compliance with the provisions of this Ordinance and regulations issued hereunder and shall issue an order in writing, sustaining, modifying or withdrawing the notice which shall be served as provided in paragraph (1) of this Section. Upon failure to comply with any other sustaining or modifying notice, the license for the mobile home park affected by the order shall be revoked.

(5) The proceedings at such a hearing, including the findings and decision of the Director of Health and/or the Building Official, together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the Director of Health and/or the Building Official, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the Director of Health and/or the Building Official may seek relief therefrom in any court of competent jurisdiction as provided by the laws of this State.

(6) Whenever the Director of Health and/or the Building Official finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately, but upon petition to the Director of Health and/or the Building Official, shall be afforded a hearing as soon as possible. The provisions of paragraphs (3) and (4) shall be applicable to such hearing and the order issued thereafter.

7-11-118. REQUIREMENT AND CONDITIONS.

(1) Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

(2) Soil and ground cover requirements. Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(3) Site drainage requirements. The ground surface in all parts of every mobile home shall be graded and equipped to drain all surface water in a safe, efficient manner, subject to approval of the Flood Control Director.

7-11-119. PARK STREET SYSTEM.

(1) General Requirements. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography, subject to the approval of the City Flood Control Department and City Surveyor.

(2) Access. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exits and allow free movement of traffic on adjacent streets.

(3) Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic.

(4) Street construction and design standards. All streets shall be provided with a smooth, hard and dense surface which shall be durable and well-drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards.

(5) Grades. Grades of all streets shall be sufficient to insure adequate surface drainage.

7-11-120. WATER SUPPLY.

(1) An adequate supply of hot water for bathing, washing and cleaning facilities shall be provided in the service buildings at all times. An adequate supply of such water shall be considered to be at least 20 pounds of water pressure per square inch on a one-half inch line.

(2) General requirements. An accessible, adequate, safe, portable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the Director of Health.

7-11-121. SEWAGE AND REFUSE DISPOSAL.

(1) An adequate and safe sewage system shall be provided in all mobile home parks for conveying and

disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with State and local laws.

(2) All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials approved by the Director of Health, shall be adequately vented and shall have water-tight joints.

(3) Waste from showers, bathtubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings shall be discharged into a public sewer system or into a private sewer and disposal plan or septic tank system, provided that the method of disposal meets the approval of the City/County Board of Health.

(4) Each mobile home space shall be equipped with a sewer connection having a minimum size of three inches, protected by a concrete collar at least three inches deep and extending 12 inches from the connection in all directions. The sewer connection shall be provided with suitable fittings to permit a water-tight junction to be made with the mobile home outlet. All sewer lines shall conform to the Plumbing Code.

(5) Manholes shall be provided at every change in direction, at every major junction of two or more branch sewers and at intervals of not more than 400 feet. Cleanouts extending to grade may be used instead of manholes on four and six-inch lines and shall be provided wherever a manhole would otherwise be necessary and at intervals of not more than 100 feet. All cleanouts shall be capped with cleanout plugs.

7-11-122. SANITATION FACILITIES.

Sanitation shall be provided as follows:

(1) Mobile home parks constructed and operated exclusively for dependent mobile homes shall require one toilet, one shower and one lavatory for males and one toilet, one shower and one lavatory for females for each eight dependent mobile home lots.

(2) In mobile home parks constructed and operated exclusively for independent mobile homes, the licensee, owner or lessee shall be required to install toilets, showers and lavatories for both sexes in sufficient number with each building, service center, recreation area or amusement facility to adequately care for the needs and requirements of those people whom it is contemplated will make use of said facility.

(3) No toilet facility for a dependent mobile home shall be further than 200 feet from the dependent mobile home lot.

(4) Toilets shall be for the exclusive use of the occupants of the mobile home park.

(5) No toilet compartment in any building shall be less than 30 inches wide.

(6) Toilets and other sanitation facilities for males and females shall be in separate buildings or separated, if in the same building, by a soundproof wall. Facilities for males and females shall be distinctly marked to denote the sex for which it is intended.

7-11-123. SERVICE BUILDINGS.

Service buildings housing sanitation facilities shall be permanent structures complying with all applicable Ordinances and statutes regulating building, electrical installations and plumbing and sanitation systems, and shall be located not more than 200 feet from any dependent mobile home. The building shall be well-lighted at all times, ventilated with screened openings and constructed of moisture-proof material. Such moisture-proof material may consist of painted woodwork which will permit repeated cleaning and washing. The buildings shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1 to May 1. Floors of service buildings shall be constructed of material impervious to water. All service buildings and grounds of the park shall be maintained in a clean, sightly condition and kept free from any condition menacing to the health of occupants or the public or constituting a nuisance.

7-11-124. REFUSE HANDLING.

(1) The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

(2) All refuse shall be stored in fly-tight, water-tight, rodent-proof containers, which shall be located not more than 150 feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(3) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

(4) All refuse shall be collected at least twice weekly. Where suitable collection service is not available by private agencies, the mobile home park operator shall provide the service. All refuse shall be collected and transported in covered vehicles or covered containers.

(5) Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse in a manner pursuant to approval in accordance with state and local laws.

7-11-125. SERVICE AND OTHER BUILDINGS.

(1) General. The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as:

- (a) Management offices, repair shops and storage areas
- (b) Sanitary facilities
- (c) Laundry facilities
- (d) Indoor recreation areas
- (e) Commercial uses supplying essential goods or services for the exclusive use of park occupants

(2) Structural requirements for buildings:

- (a) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior

portions shall be of materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

- (b) All rooms containing sanitary or laundry facilities shall:
 - (i) Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.
 - (ii) Have a least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be no less than 10 percent of the floor area served by them.
 - (iii) Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
- (c) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- (d) Illumination levels shall be maintained as follows:
 - (i) General seeing tasks -- 10-foot candles;
 - (ii) Laundry room work area -- 40-foot candles;
 - (iii) Toilet room, in front of mirrors -- 40-foot candles.
- (e) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

(3) Cooking shelters, barbecue pits, fireplaces and stoves shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance, both of the property on which it is used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

7-11-126. INSECT AND RODENT CONTROL.

(1) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Director of Health.

(2) Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(3) Storage areas shall be so maintained so to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.

(4) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(5) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

7-11-127. FUEL SUPPLY AND STORAGE.

- (1) Natural gas system:
 - (a) Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - (b) Each mobile home lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- (2) Liquefied petroleum gas systems:
 - (a) Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - (b) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
 - (c) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
 - (d) All LPG piping outside of the mobile home shall be well-supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
 - (e) Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning.
 - (f) No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are approved by the Director of Health.
- (3) Fuel oil supply systems:
 - (a) All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - (b) All piping from outside fuel storage tanks or cylinders to mobile homes shall be

permanently installed and securely fastened in place.

- (c) All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than 5 feet from any mobile home exit.
- (d) Storage tanks located in areas subject to traffic shall be protected against physical damage.

7-11-128. FIRE PROTECTION.

(1) The mobile home area shall be subject to the rules and regulations as set up by the Fire Prevention Council and of the West Valley City Fire Chief.

(2) Mobile home parks shall be kept free of litter, rubbish and other flammable materials.

(3) Portable fire extinguishers of a type approved by the Fire Chief or his authorized representative shall be kept in service buildings and at all other locations designated by the Fire Chief and shall be maintained in good operating condition.

(4) Fires shall be made only in stoves and other equipment intended for such purposes.

(5) Fire hydrants shall be installed in accordance with the plans and in accordance with the requirements of the West Valley City Fire Chief.

(6) Fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the park.

7-11-129. PARK MANAGEMENT.

Park management shall have the responsibilities set forth as follows:

(1) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park management shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance and regulations issued hereunder.

(3) The park management shall supervise the placement of each mobile home on its mobile home space which includes securing its stability and installing all utility connections.

(4) The park management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

(5) The park management shall notify the Director of Health immediately of any suspected communicable or contagious disease within the park.

7-11-130. RESPONSIBILITIES OF PARK OCCUPANTS.

(1) The park occupant shall comply with all applicable requirements of this Ordinance and regulations issues hereunder and shall maintain his mobile home lot, its

facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park occupant shall be responsible for proper placement of his mobile home on its mobile home space and proper installation of all utility connections in accordance with the instructions of the park management.

(3) No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot.