

ORDINANCE NO. 749

AN ORDINANCE AMENDING ARTICLE 7: MOBILE HOME PARKS OF CHAPTER 5 OF THE CODE OF THE CITY OF OGDEN, KANSAS, PERTAINING TO MOBILE HOME PARKS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OGDEN, KANSAS:

Section 1. Amendment. That Article 7 of Chapter 5, is hereby amended as follows:

1. The opening paragraphs of Article 7 are hereby amended to read as follows:

The following sections are not applicable to all mobile home parks established before July 12, 1973 as set out in Annex A herein: 5-722(a) (with a 15 foot clearance for existing mobile home parks); 5-723; 5-724; 5-725; 5-726; 7-735; 7-736 and 5-737.

All other sections in this article are applicable to all mobile home parks regardless of when established.

2. That Section 5-707 of the Code of the City of Ogden, Kansas, is hereby amended to read as follows:

5-707. SAME; RENEWAL; RESTRICTIONS.

- (a) Application for renewal of license shall be made in writing by the holder of the license, shall be accompanied by a payment of \$10.00 per mobile home lot and shall contain any changes in the information submitted since the original license was issued or the last renewal granted.
- (b) In the event the holder of the license fails to renew their mobile home park license on or before December 1 because of non-compliance with the provisions of this Article, then the holder of the expired license shall pay a penalty of \$500.00 for each month of non-renewal, in addition to any other fees required by this Article.
- (c) No increase in the number of mobile home lots within any existing mobile home park will be granted except that is a permanently plumbed structure serving or having served as a dwelling is removed within the existing mobile home park, the governing body is authorized in its discretion to approve additional lots.
- (d) Nothing herein shall permit or be interpreted to allow any physical boundary expansion of any existing mobile home park than the number of lots stated in the home park license.

3. That Section 5-708 of the Code of the City of Ogden, Kansas, is hereby amended to read as follows:

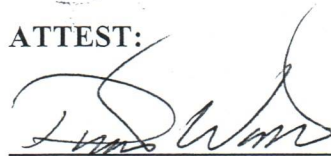
5-708. SAME. LICENSE PERIOD; INSPECTIONS AND PASSAGE REQUIRED.

- (a) All license fees shall be for the period from December 1st to November 30th of the following year and are not pro-ratable or transferrable. All licenses shall be purchased before December 1st of the ensuing year. All annual inspections are to be completed by October 31st of each year, and it shall be the responsibility of the park owner or operator to contact the mobile home park inspector to secure the inspection and to accompany the inspector either in person or through a representative during the inspection. Inspections may commence September 1st and shall be completed and passed by October 31st of each year. No mobile home park license shall be renewed in the absence of the successful completion and passage of the annual inspection conducted by the mobile home park inspector.
- (b) The annual inspection required by this section shall include the following items:
1. Whether each mobile home in the park is in compliance with the following:
 - a. Adequate skirting as required by Section 5-744;
 - b. Satisfactory connections to public water and sewer services as required by this Article;
 - c. Has a refuse container located on the mobile home's lot as required by Section 5-738;
 - d. All necessary tie-downs as required by Section 5-727;
 2. Whether the park, and each mobile home therein, is in compliance with Section 5-743 and Chapter VIII of this Code.

Section 2. Effective Date. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED AND ADOPTED THIS 6th DAY OF APRIL 2022, BY THE GOVERNING BODY OF THE CITY OF OGDEN, KANSAS.

ATTEST:



DAVID WARD, City Clerk



ROBERT PENCE, Mayor

List of Updated Yearly MHP Inspection Items:

1. Tie Downs.
2. Water Lines- connected with no leaks.
3. Sewer Lines- connected with no leaks.
4. Skirting- complete no missing panels and no large holes. Skirting panels removed for inspection must be reinstalled the week following inspection and prior to October 31.
5. Access panel.
6. No broken, missing, or boarded up windows
7. No broken, open, or boarded up doors. This will include water heater utility door accessed from outside.
8. No broken, deteriorated, or missing siding.
9. No holes in or tarping of holes on roofs.
10. Porches must be in good working order. No missing or broken steps. Installed level and must meet the city building code for height, step depth and height, railing, and handrails.
11. The property may not have trash, brush, furniture, appliances, building materials, etc.
12. All sheds must conform with the code for accessory structures. This includes setbacks, maintenance of the outside in an attractive manner, and they must have doors that shut to screen items stored inside.
13. No excess outside storage of items
14. No inoperable vehicles
15. No down trees or large branches