



Cottonwood Heights

Trip Hazard Mitigation Policy

Policy Summary: Cottonwood Heights has public sidewalks on approximately 60% of its public streets. Public sidewalks may vary in age and in quality of condition. Not every mere inequality or irregularity in the surface of a sidewalk rises to the level of a defect or trip hazard risk. The City however recognizes that some sidewalk conditions can create unreasonable hazards for pedestrians and other sidewalk users.

Accordingly, the City and its Public Works Department will exercise both discretion and professional judgment in determining whether and when sidewalks need to be replaced or repaired. To this end, the City has created this trip hazard mitigation policy designed to facilitate the inspection, prioritization and scheduling of trip hazard repairs. As part of this policy the City will periodically complete a sidewalk condition survey to assist in the identification of trip hazards and prioritize their repair. The last such survey was completed in fall of 2005 and can be found in the Cottonwood Heights Capital Facilities Plan.

Trip Hazard Mitigation Districts: In addition to performing necessary localized repairs when reported by residents, the City allocates funding each year to repair trip hazards, neighborhood by neighborhood. The City is divided into five (5) trip hazard mitigation districts. Each year at least one district is comprehensively reviewed and trip hazards are identified and repaired where possible. If a trip hazard repair requires replacement of a sidewalk, the City will work with the property owner to have the sidewalk replaced.

Trip Hazard Repair Criteria and Process: Permanent repairs to damaged concrete in the sidewalk area will be made when one or more of the following conditions exist:

1. Vertical displacement of ½-inch or more in the curb and gutter, sidewalk, or driveway.
2. Vertical change in design grade of one (1) inch or more within a two (2) foot length of curb and gutter, sidewalk, or driveway.
3. Broken or shattered concrete, concrete with open holes, or concrete raised projections which, in the judgment of the City Engineer, constitute a trip hazard to pedestrians or blocks drainage.
4. Parkway strip concrete (concrete installed in the park strip between sidewalk and curb) is considered to be an extension of the sidewalk and is subject to the same criteria to determine the need for repairs (½-inch vertical separation or one (1) inch vertical movement in two (2) feet). All hazardous concrete in the park strip must be removed. The property owners may elect to have the space filled with soil or concrete (per a plan approved by the City) at the property owners' expense.



If a sidewalk deficiency meeting at least one of the above criteria is reported to the City, the deficiency will be inspected as promptly as possible. Following such inspection, the following will generally happen:

- The defect will be marked in day-glo red or orange paint to point out the problem area to pedestrians.
- If the defect was the direct result of a private property owners tree or other condition on their abutting property, the area needing repair will be marked in day-glo green and the abutting



property owners will be notified of their repair responsibilities and options.

- If the repair of a reported defect is solely the responsibility of the City, the defect will be listed for repair on the City's sidewalk repair prioritization schedule. All repairs on this list will be completed on a funding availability basis
- If the defect can be repaired with a simple sidewalk cut or lifting, it will be added to the yearly repair list and completed as soon as possible.

Responsibility for Repairs: As per section 14.32 of the Cottonwood Heights Code, the owner of a parcel of property abutting a public right-of-way is responsible for replacement or repair of curb, gutter, or sidewalk which has deteriorated to a degree which requires repair or replacement.

In most cases a deteriorated or damaged sidewalk will have associated trip hazards. In many of these instances, saw cutting a sidewalk will eliminate the trip hazard. Where possible, the City will cause this to be completed as per available funding. Additional repairs beyond saw cutting shall be the responsibility either in full or in part of the property owner, as per City ordinance and this policy.

Before undertaking any repairs on abutting sidewalks, property owners are required to contact the City and apply for a Right-Of-Way Improvement Permit to work in the public right-of-way. Contact the Planning Coordinator at 545-4154 to apply for this permit.

City Participation in Trip Hazard Repair and Sidewalk Replacement: If the owner of a parcel of property wants to remove and replace the curb and gutter, drive approach or sidewalk on public property because of deteriorated condition or to repair trip hazards as defined by this policy, the City may reimburse the property owner fifty percent (50%) of the cost of replacement, not to exceed one thousand dollars (\$1000) per lot/parcel. This reimbursement is subject to sufficient budgeted funds being available. Priority will be given to trip hazard mitigation and other safety related repairs.