

HB0347S01 compared with HB0347

~~{Omitted text}~~ shows text that was in HB0347 but was omitted in HB0347S01

inserted text shows text that was not in HB0347 but was inserted into HB0347S01

DISCLAIMER: This document is provided to assist you in your comparison of the two bills. Sometimes this automated comparison will NOT be completely accurate. Therefore, you need to read the actual bills. This automatically generated document could contain inaccuracies caused by: limitations of the compare program; bad input data; or other causes.

Artificial Turf Placement Modifications

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Hoang Nguyen

Senate Sponsor: Stephanie Pitcher

LONG TITLE

General Description:

This bill requires a local education agency (LEA) governing board to provide notice and ~~{hold}~~ place artificial turf installation on a ~~{public hearing}~~ regular meeting agenda before installing artificial turf on LEA property.

Highlighted Provisions:

This bill:

- defines terms;
- requires an LEA governing board to provide notice to nearby property owners before installing artificial turf;
- establishes notification radius requirements ~~{based on site-specific conditions}~~ ;
- requires an LEA governing board to ~~{hold a public hearing}~~ place turf installation on a regular meeting agenda before installing the artificial turf;
- specifies the content requirements for notice; and
- establishes timelines for notice and ~~{public hearings}~~ meetings.

Money Appropriated in this Bill:

HB0347

HB0347 compared with HB0347S01

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

53G-7-228 , Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section 1 is enacted to read:

53G-7-228. Artificial turf installation -- Notice and {public hearing} meeting requirements.

(1) As used in this section:

(a) "Artificial turf" means a surface of synthetic fibers made to resemble natural grass, including any infill material such as crumb rubber.

(b) "Athletic field" means an area designed and used for organized sports activities, including soccer fields, lacrosse fields, football fields, baseball fields, and similar recreational surfaces of at least 5,000 square feet.

(b){(c)} "Installation" means the initial placement of artificial turf on an athletic field on LEA property{, including replacement of natural grass or existing surfaces with artificial turf} .

(c){(d)} "LEA governing board" means the same as that term is defined in Section 53G-7-303.

(d){(e)} "Property owner" means an individual or entity that:

(i) owns real property with a property boundary within the notification radius established under Subsection (4); or

(ii) resides on real property with a property boundary within the notification radius established under Subsection (4).

{(e) {~~"Substantial shade or tree coverage" means a minimum of 30 percent tree canopy or permanent shade-structure coverage within a 150-foot horizontal radius of the outer boundary of the field, including existing trees, additional trees or man-made shade structure, to reach 30 percent coverage, with percentage to be documented by current aerial imagery or another form of certified canopy analysis consistent with accepted urban tree canopy assessment methodologies. }~~}

HB0347 compared with HB0347S01

{(f) {"Tree canopy coverage" means the percentage of ground area overlain by tree crowns or permanent shade structures when viewed from above, as measured using accepted urban tree canopy assessment methodologies.}-}

47 (2) Before installing artificial turf on LEA property, an LEA governing board shall:

48 (a) provide notice in accordance with Subsections (3) and (4); and

49 (b) ~~{hold-}~~ place the proposed installation on a ~~{public hearing-}~~ regular meeting agenda in accordance with Subsection (5).

50 (3)

(a) An LEA governing board shall provide written notice to each property owner or property resident within the notification radius established under Subsection (4) at least 30 days before the date of the {public hearing-} meeting required under Subsection (5).

53 (b) The LEA governing board shall deliver the written notice required under Subsection (3)(a) by:

55 (i) mailing the notice by United States mail to the property address; or

56 (ii) hand delivering the notice to the property address.

57 (c) The written notice shall include:

58 (i) a description of the proposed artificial turf installation, including:

59 (A) the location of the proposed installation;

60 (B) the size of the proposed installation;

61 (C) the type of artificial turf and infill material proposed; and

62 (D) the intended use of the artificial turf;

63 ~~{(ii) {a summary of potential environmental effects, including:}-}~~

64 ~~{(A) {heat island effects and elevated ambient temperatures;}-}~~

65 ~~{(B) {volatile organic compound emissions;}-}~~

66 ~~{(C) {potential soil contamination; and}-}~~

67 ~~{(D) {potential groundwater and surface water contamination;}-}~~

68 (iii) ~~{(ii)}~~ in accordance with Subsection (4), the notification radius used {and the reason for that radius}

;

70 (iv) ~~{(iii)}~~ the date, time, and location of the {public hearing-} meeting required under Subsection (5);

71 (v) ~~{(iv)}~~ a statement that the property owner may appear at the {public hearing-} meeting to provide comment on the proposed installation;

73

HB0347 compared with HB0347S01

(vi){ (v) } contact information for the LEA where the property owner may obtain additional information about the proposed installation;and

(vii){ (vi) } information for the online location where the property owner may obtain additional information and updates on the proposed installation{~~;~~and} .

{~~(viii) {information on how to access any studies, reports, or environmental assessments related to the proposed installation.}~~}

(d) In addition to the written notice required under Subsection (3)(a), at least 60 days before the date of the {~~public hearing~~ meeting, an LEA governing board shall{~~:~~ post a notice of the proposed installation and meeting on the LEA's website.

{~~(i) {publish a notice of the proposed installation and public hearing in a newspaper or combination of newspapers of general circulation in the area of the proposed installation, except as provided in Section 45-1-101;}~~}

{~~(ii) {publish a notice of the proposed installation and public hearing electronically in accordance with Section 45-1-101; and}~~}

{~~(iii) {post a notice of the proposed installation and public hearing on the LEA's website.}~~}

(e) Notwithstanding any notice requirements under Title 52, Chapter 4, Open and Public Meetings Act, an LEA governing board shall:

(i) update the website posting required under Subsection {~~(3)(d)(iii)~~ (3)(d) within seven days after a change to the proposed installation is made before the noticed meeting where the proposed installation will be discussed or voted on; and

(ii) clearly state that an update has been made, including highlighting where to find the changes and explaining what the changes are.

(f)

(f){ (i) } The LEA governing board shall maintain documentation demonstrating compliance with the notice requirements of this Subsection (3), including:

(i){ (A) } maintaining a list of property owners notifiedfor the sole purpose of demonstrating compliance with this section;

(ii){ (B) } copies of written notices sent;and

{~~(iii) {proof of publication; and}~~}

(iv){ (C) } documentation of website posting.

HB0347 compared with HB0347S01

(ii) A list maintained under this Subsection (3)(f) may be discarded after the governing board takes final action on the installation and does not create a new record retention requirement beyond those imposed under Title 63G, Chapter 2, Government Records Access and Management Act.

(4)

(a) An LEA governing board shall determine the notification radius by measuring from the outer edge of the proposed artificial turf installation to property boundaries of surrounding properties.

~~{(b) {Except as provided in Subsections (4)(c) and (4)(d), an LEA governing board shall follow a minimum notification radius of 100 feet because artificial turf releases heat and substances that may affect air, soil, and water quality beyond the edge of the artificial turf installation, including potential impacts to property values, environmental quality, and health of nearby property owners and residents.}}~~

~~(c){(b) {An LEA governing board shall increase the-} The notification radius {to 150-} described in Subsection (4)(a) shall be 200 feet {if the proposed installation site:} .~~

~~{(i) {has prevailing wind patterns that may increase the distance that heat and chemical effects reach; or}}~~

~~{(ii) {lacks substantial shade or tree canopy coverage that may increase heat island effects and the distance that heat affects surrounding properties.}}~~

~~{(d) {An LEA governing board shall increase the notification radius to 200 feet if the proposed installation site is in a hydrologically vulnerable location, including:}}~~

~~{(i) {within 200 feet of surface water, including a stream, river, lake, or pond;}}~~

~~{(ii) {within 200 feet of a storm drain;}}~~

~~{(iii) {in an area with a shallow water table or wells that may increase the risk of groundwater contamination; or}}~~

~~{(iv) {on sloped property where water drainage flows from the proposed installation site toward surrounding properties that may increase the risk of contaminant transport.}}~~

~~{(e) {If conditions described in both Subsections (4)(c) and (4)(d) exist, the LEA governing board shall use the larger notification radius of 200 feet.}}~~

(5)

(a) An LEA governing board shall {hold a public hearing, as defined in Section 10-20-102, regarding } include the proposed artificial turf installation as an agenda item at a regular meeting of the LEA governing board.

HB0347 compared with HB0347S01

- (b) The ~~{LEA governing board}~~ meeting described in Subsection (5)(a) shall ~~{hold the public hearing}~~ be conducted in compliance with Title 52, Chapter 4, Open and Public Meetings Act.
- (c) At the ~~{public hearing}~~ meeting, the LEA governing board shall:
- (i) present information about the proposed artificial turf installation;and
 - ~~{(ii) {present information about the environmental effects identified in Subsection (3)(c)(ii);}}~~
 - (iii)~~{(ii)}~~ allow property owners and members of the public to provide public comment~~{; and}~~ on the proposed installation.
 - ~~{(iv) {respond to questions from property owners and members of the public;}}~~
 - ~~{(d) {The LEA governing board shall prepare written minutes of the public hearing that include:}}~~
 - ~~{(i) {a summary of comments received from property owners and members of the public; and}}~~
 - ~~{(ii) {the LEA governing board's responses to concerns raised;}}~~
- (6) An LEA governing board may not approve installation of artificial turf until ~~{at least 45 days after}~~ the ~~{date}~~ requirements of ~~{the public hearing required under Subsection (5)}~~ this section have been met.
- (7) This section does not:
- (a) prohibit an LEA governing board from installing artificial turf after complying with the requirements of this section;
 - (b) create a private right of action for property owners or other persons;
 - (c) require an LEA to conduct environmental testing or studies beyond what is otherwise required by law; or
 - (d) supersede any other notice or ~~{public hearing}~~ meeting requirements established by state or federal law.
- (8) The notice and ~~{public hearing}~~ meeting requirements of this section do not apply to:
- (a) maintenance, repair, or resurfacing of existing artificial turf; or
 - (b) replacement of artificial turf with natural grass or another surface that is not artificial turf.

Section 2. **Effective date.**

Effective Date.

This bill takes effect on May 6, 2026.

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