

**Artificial Turf Placement Modifications**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Hoang Nguyen**

Senate Sponsor: Stephanie Pitcher

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**LONG TITLE****General Description:**

This bill requires a local education agency (LEA) governing board to provide notice and hold a public hearing 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 before installing artificial turf;
- specifies the content requirements for notice; and
- establishes timelines for notice and public hearings.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

ENACTS:

**53G-7-228**, Utah Code Annotated 1953

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

Section 1. Section **53G-7-228** is enacted to read:

**53G-7-228 . Artificial turf installation -- Notice and public hearing 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) "Installation" means the initial placement of artificial turf on LEA property,

- 31 including replacement of natural grass or existing surfaces with artificial turf.
- 32 (c) "LEA governing board" means the same as that term is defined in Section 53G-7-303.
- 33 (d) "Property owner" means an individual or entity that:
- 34 (i) owns real property with a property boundary within the notification radius
- 35 established under Subsection (4); or
- 36 (ii) resides on real property with a property boundary within the notification radius
- 37 established under Subsection (4).
- 38 (e) "Substantial shade or tree coverage" means a minimum of 30 percent tree canopy or
- 39 permanent shade-structure coverage within a 150-foot horizontal radius of the outer
- 40 boundary of the field, including existing trees, additional trees or man-made shade
- 41 structure, to reach 30 percent coverage, with percentage to be documented by current
- 42 aerial imagery or another form of certified canopy analysis consistent with accepted
- 43 urban tree canopy assessment methodologies.
- 44 (f) "Tree canopy coverage" means the percentage of ground area overlain by tree crowns
- 45 or permanent shade structures when viewed from above, as measured using accepted
- 46 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 a public hearing in accordance with Subsection (5).
- 50 (3)(a) An LEA governing board shall provide written notice to each property owner
- 51 within the notification radius established under Subsection (4) at least 30 days before
- 52 the date of the public hearing required under Subsection (5).
- 53 (b) The LEA governing board shall deliver the written notice required under Subsection
- 54 (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) in accordance with Subsection (4), the notification radius used and the reason for  
69                    that radius;  
70                    (iv) the date, time, and location of the public hearing required under Subsection (5);  
71                    (v) a statement that the property owner may appear at the public hearing to provide  
72                    comment on the proposed installation;  
73                    (vi) contact information for the LEA where the property owner may obtain additional  
74                    information about the proposed installation;  
75                    (vii) information for the online location where the property owner may obtain  
76                    additional information and updates on the proposed installation; and  
77                    (viii) information on how to access any studies, reports, or environmental  
78                    assessments related to the proposed installation.  
79                    (d) In addition to the written notice required under Subsection (3)(a), at least 60 days  
80                    before the date of the public hearing, an LEA governing board shall:  
81                    (i) publish a notice of the proposed installation and public hearing in a newspaper or  
82                    combination of newspapers of general circulation in the area of the proposed  
83                    installation, except as provided in Section 45-1-101;  
84                    (ii) publish a notice of the proposed installation and public hearing electronically in  
85                    accordance with Section 45-1-101; and  
86                    (iii) post a notice of the proposed installation and public hearing on the LEA's  
87                    website.  
88                    (e) Notwithstanding any notice requirements under Title 52, Chapter 4, Open and Public  
89                    Meetings Act, an LEA governing board shall:  
90                    (i) update the website posting required under Subsection (3)(d)(iii) within seven days  
91                    after a change to the proposed installation is made before the noticed meeting  
92                    where the proposed installation will be discussed or voted on; and  
93                    (ii) clearly state that an update has been made, including highlighting where to find  
94                    the changes and explaining what the changes are.  
95                    (f) The LEA governing board shall maintain documentation demonstrating compliance  
96                    with the notice requirements of this Subsection (3), including:  
97                    (i) a list of property owners notified;  
98                    (ii) copies of written notices sent;

- 99            (iii) proof of publication; and
- 100           (iv) documentation of website posting.
- 101        (4)(a) An LEA governing board shall determine the notification radius by measuring
- 102           from the outer edge of the proposed artificial turf installation to property boundaries
- 103           of surrounding properties.
- 104           (b) Except as provided in Subsections (4)(c) and (4)(d), an LEA governing board shall
- 105           follow a minimum notification radius of 100 feet because artificial turf releases heat
- 106           and substances that may affect air, soil, and water quality beyond the edge of the
- 107           artificial turf installation, including potential impacts to property values,
- 108           environmental quality, and health of nearby property owners and residents.
- 109           (c) An LEA governing board shall increase the notification radius to 150 feet if the
- 110           proposed installation site:
- 111           (i) has prevailing wind patterns that may increase the distance that heat and chemical
- 112           effects reach; or
- 113           (ii) lacks substantial shade or tree canopy coverage that may increase heat island
- 114           effects and the distance that heat affects surrounding properties.
- 115           (d) An LEA governing board shall increase the notification radius to 200 feet if the
- 116           proposed installation site is in a hydrologically vulnerable location, including:
- 117           (i) within 200 feet of surface water, including a stream, river, lake, or pond;
- 118           (ii) within 200 feet of a storm drain;
- 119           (iii) in an area with a shallow water table or wells that may increase the risk of
- 120           groundwater contamination; or
- 121           (iv) on sloped property where water drainage flows from the proposed installation
- 122           site toward surrounding properties that may increase the risk of contaminant
- 123           transport.
- 124           (e) If conditions described in both Subsections (4)(c) and (4)(d) exist, the LEA
- 125           governing board shall use the larger notification radius of 200 feet.
- 126        (5)(a) An LEA governing board shall hold a public hearing, as defined in Section
- 127           10-20-102, regarding the proposed artificial turf installation.
- 128           (b) The LEA governing board shall hold the public hearing in compliance with Title 52,
- 129           Chapter 4, Open and Public Meetings Act.
- 130           (c) At the public hearing, the LEA governing board shall:
- 131           (i) present information about the proposed artificial turf installation;
- 132           (ii) present information about the environmental effects identified in Subsection

- 133                   (3)(c)(ii);
- 134                   (iii) allow property owners and members of the public to provide comment; and
- 135                   (iv) respond to questions from property owners and members of the public.
- 136           (d) The LEA governing board shall prepare written minutes of the public hearing that
- 137                   include:
- 138                   (i) a summary of comments received from property owners and members of the
- 139                   public; and
- 140                   (ii) the LEA governing board's responses to concerns raised.
- 141           (6) An LEA governing board may not approve installation of artificial turf until at least 45
- 142                   days after the date of the public hearing required under Subsection (5).
- 143           (7) This section does not:
- 144                   (a) prohibit an LEA governing board from installing artificial turf after complying with
- 145                   the requirements of this section;
- 146                   (b) create a private right of action for property owners or other persons;
- 147                   (c) require an LEA to conduct environmental testing or studies beyond what is otherwise
- 148                   required by law; or
- 149                   (d) supersede any other notice or public hearing requirements established by state or
- 150                   federal law.
- 151           (8) The notice and public hearing requirements of this section do not apply to:
- 152                   (a) maintenance, repair, or resurfacing of existing artificial turf; or
- 153                   (b) replacement of artificial turf with natural grass or another surface that is not artificial
- 154                   turf.
- 155                   Section 2. **Effective Date.**
- 156                   This bill takes effect on May 6, 2026.