

1 **Artificial Turf Placement Modifications**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Hoang Nguyen

Senate Sponsor: Stephanie Pitcher

3 **LONG TITLE**4 **General Description:**5 This bill requires a local education agency (LEA) governing board to provide notice and
6 hold a public hearing before installing artificial turf on LEA property.7 **Highlighted Provisions:**

8 This bill:

9 ▶ defines terms;
10 ▶ requires an LEA governing board to provide notice to nearby property owners before
11 installing artificial turf;
12 ▶ establishes notification radius requirements based on site-specific conditions;
13 ▶ requires an LEA governing board to hold a public hearing before installing artificial turf;
14 ▶ specifies the content requirements for notice; and
15 ▶ establishes timelines for notice and public hearings.16 **Money Appropriated in this Bill:**

17 None

18 **Other Special Clauses:**

19 None

20 **Utah Code Sections Affected:**

21 ENACTS:

22 **53G-7-228**, Utah Code Annotated 1953

24 *Be it enacted by the Legislature of the state of Utah:*25 Section 1. Section **53G-7-228** is enacted to read:26 **53G-7-228 . Artificial turf installation -- Notice and public hearing requirements.**27 **(1) As used in this section:**28 (a) "Artificial turf" means a surface of synthetic fibers made to resemble natural grass,
29 including any infill material such as crumb rubber.
30 (b) "Installation" means the initial placement of artificial turf on LEA property,

including replacement of natural grass or existing surfaces with artificial turf.

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

(d) "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.

(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.

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

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

(b) hold a public hearing in accordance with Subsection (5).

(3)(a) An LEA governing board shall provide written notice to each property owner

within the notification radius established under Subsection (4) at least 30 days before the date of the public hearing required under Subsection (5)

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

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

(ii) hand delivering the notice to the property address

(c) The written notice shall include:

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

(A) the location of the proposed installation:

(B) the size of the proposed installation;

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

(D) the intended use of the artificial turf;

(ii) a summary of potential environmental effects, including:

(A) heat island effects and elevated ambient temperatures:

- (B) volatile organic compound emissions;
- (C) potential soil contamination; and
- (D) potential groundwater and surface water contamination;

(iii) in accordance with Subsection (4), the notification radius used and the reason for that radius;

(iv) the date, time, and location of the public hearing required under Subsection (5);

(v) a statement that the property owner may appear at the public hearing to provide comment on the proposed installation;

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

(vii) 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, an LEA governing board shall:

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

- (i) a list of property owners notified;
- (ii) copies of written notices sent;

- (iii) proof of publication; and
- (iv) documentation of website posting.

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

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.

An LEA governing board shall increase the notification radius to 150 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.

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.

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.

An LEA governing board shall hold a public hearing, as defined in Section 20-102, regarding the proposed artificial turf installation.

The LEA governing board shall hold the public hearing in compliance with Title 52, Chapter 4, Open and Public Meetings Act.

At the public hearing, the LEA governing board shall:

- (i) present information about the proposed artificial turf installation;
- (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.