

1 **Artificial Turf Placement Modifications**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Hoang Nguyen

Senate Sponsor:

2 **LONG TITLE**

3 **General Description:**

4 This bill requires a local education agency (LEA) governing board to provide notice and
5 hold a public hearing before installing artificial turf on LEA property.

6 **Highlighted Provisions:**

7 This bill:

- 8
- 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

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

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

25 **53G-7-228 . Artificial turf installation -- Notice and public hearing requirements.**

26 (1) As used in this section:

- 27
- 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.

- 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.