

**WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 10, 2026**

The minutes of the Woods Cross Planning Commission meeting held February 10, 2026, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey

Robin Goodman
Jake Hennessy-online
David Lewis IV

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Leah Seawright, Code Officer
Bonnie Craig, Administrative Assistant

VISITORS:

Paul Bangerter

PLEDGE OF ALLEGIANCE:

Robin Goodman

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held January 27, 2026.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Lewis seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp then opened the meeting for public comments on items that were not on the agenda.

There were no public comments and Chairman Rupp closed the open session.

CONDITIONAL USE PERMIT FOR GEIA SOLUTIONS—2173 SOUTH 1640 WEST—PAUL BANGERTER

Chairman Rupp gave the floor to the Code Officer, Leah Seawright. She reviewed this item with the Planning Commission. She noted that Mr. Dustin and Mr. Paul Bangerter were requesting approval of a conditional use permit for the purpose of establishing a misting assembling system business including sales and service in the warehouse at this location. She noted that city code authorizes the Planning Commission

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 10, 2026
PAGE 2**

to review conditional use requests for contracting businesses and impose conditions to mitigate potential adverse impacts to surrounding property owners, such as traffic, parking, noise, etc.

Ms. Seawright went on to say this proposed business would focus on assembling misting system components as well as marketing sales. She noted the applicant has indicated that all business activities and storage will be maintained within the warehouse and there is no anticipation for outside storage. She said it is anticipated there will be a limited number of visitors to the facility and deliveries will occur during regular business hours. She said the company currently has 3 employees with 3 designated parking spaces available for employees and customers and hours of operation will be from 9:00 AM-4:00 PM.

Ms. Seawright said the city code requires 1 parking space per 800 square feet and based on the square footage of the unit, the business is within code requirements.

Following the information given by the Code Officer, Mr. Paul Bangerter addressed the Commission. He said he is the Vice President and founder of GEIA Solutions. He said this type of business activity does not occur anywhere else in the world. He said the company generates dry misting systems which are a type of humidifier which uses hypochlorous to clean areas such as stadiums, hospitals, schools, food processing plants, and many other various areas. He said hypochlorous helps fight bacteria and help keeps us healthy. He said hypochlorous is approved by the EPA and FDA. He also said it has been around since the 1800's and it helps heal wounds. He said the production and the application are simple. He said the Commission is welcome to see his operation and he could show them how it works. He said this process can do a complete cleaning of an NFL stadium in an hour and a half using their product. He said he has been doing this for nine years so far and is going well. Mr. Bangerter said he started to build his machines in his garage but now needs to move into a larger space for production. He said he does not do anything with the chemicals; he just builds the machines that utilize the chemical. Mr. Bangerter said they ship everything by UPS and do not have people come to the facility.

Following the comments by Mr. Bangerter, Chairman Rupp asked Mr. Bangerter if he had any concerns with the conditions as they had been presented to him. Mr. Bangerter said he had no concerns with the conditions as presented.

Commissioner Blackley asked if three parking spaces would be enough spaces for three employees and any customers coming to the business. Mr. Bangerter said he is not anticipating any customers coming to the business so the three parking spots for the three employees would be sufficient.

There were no further comments or questions, and Commissioner Lewis made a motion to approve the conditional use request for a light manufacturing use for GEIA Solutions, with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 10, 2026
PAGE 3**

3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.

4. Business operations shall not negatively impact the adjacent businesses and properties.

Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

DIRECTOR'S REPORT

Mr. Poole noted there will be another conditional use coming for review at the next meeting and a potential site plan.

Mr. Poole said at the next City Council meeting they will discuss whether there will be another liaison from City Council assigned to come to the Planning Commission meetings. He said they are looking into making sure the Commission is independent.

Chairman Rupp said he thought it was valuable to have a Council Member at the Planning Commission to receive their input. He said he felt like there were positives but no negatives. Mr. Poole said there may be some concern that a City Council member could not look at a situation objectively during a Council meeting if they have sat through a Planning Commission meeting with discussions and decisions being made. He reminded the Commission that they should not ask for feedback from a Council Member during a Planning Commission meeting so they can remain unbiased in their Council meeting. Mr. Poole questioned if a City Council member could look at an item objectively after hearing discussion from the Commission on the item. Mr. Poole said there would be further information on this after the Council discusses it at their next meeting.

Commissioner Lewis said he had a couple of recommendations for processes during the Planning Commission meeting. He said the first recommendation would be making sure there was a conflict-of-interest disclosure for anyone to whom that might apply. He said the second recommendation was that the Commission consider holding the public hearing after they have their initial commission discussion rather than before the discussion since there is more information given during that discussion. He said he felt like that gives the Commission an opportunity to frame things with more complete information and then hear the discussion and hold the public hearing.

Mr. Poole asked just to be clear, the Commission would like the agenda to have the staff report, the applicants comments, then Commission discussion, then the public hearing, and then any action to be taken on the agenda item.

Council Member Rupp said he felt like they did this already, but he said it could be formalized. He said he felt like the Commission does have regular discussions after the staff reports but they could change the order of how they do things for a public hearing if the Commission would like to do so. Staff said the Commission can go in any order they would prefer in the matter of a public hearing.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 10, 2026
PAGE 4**

Chairman Rupp said it could be put on the agenda in the order things would go for a public hearing as noted above.

The Commission discussed these two suggestions and said they felt these would be good changes to make.

Chairman Rupp said they could add the conflict-of-interest disclosure after the approval of the minutes on the agenda. He also noted this would be good to do and that would allow them to make sure there is a quorum if anyone needs to recuse themselves because of a conflict-of-interest.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:52 PM.

Joe Rupp, Chairman

Bonnie S. Craig, Administrative Assistant