

agreement is intended to avoid improvements by the developer that would later need to be demolished when construction of the roundabout begins. Instead, the developer will make a financial contribution to the roundabout's construction.

The development agreement also provides that the developer construct a portion of the regional drainage system, with the county supplying the pipe materials and the developer's construction costs being credited toward drainage fees. Again, this is to avoid so-called "throw-away construction." Detention of water and water quality will be handled on-site. When a regional detention pond is completed nearby, detention volume on-site may be reduced with the possibility that the on-site detention pond may be no longer needed.

Kari Parsons, project manager/planner II, Planning and Community Development Department, told the BOCC that the county had notified seven neighboring properties about the development and received no written responses. It had received an email from the Western Museum of Mining & Industry and staff had worked to directly address the museum's concerns.

Gleneagle Golf Course development

The commissioners considered concurrently five items relating to the development of the abandoned golf course land along Gleneagle Drive. The applicant, Westbrook Capital Holdings LLC, had applied to build 56 single-

family homes spread out on 28 acres of the land instead of the 47 patio homes that had been planned for the driving range area but which were never built. The commissioners unanimously approved two rezoning

requests and a sketch plan that together annulled the previous approval for the patio homes and restrictions on the use of the rest of the golf course land, and rezoned the area to be developed as "residential suburban" to en-

able the development of the 56 homes. The preliminary plan for 56 homes was also unanimously approved. However, the final plat was approved only after an agreement was reached between county staff and the developer to

overcome ongoing disagreement concerning drainage toward Westchester Drive. This agreement saw 44 single-lot homes final platted, with 12 left to be final platted at a possible future date once drainage issues are re-

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