

Glenwood plan changed, again

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Attempting to win City Council support for its controversial Glenwood Drive development, the Keenan Land Co. is looking at revising the 195-acre project once again.

A new configuration could downsize the proposed development from 74 to 67 lots with room for the Ohlone tiger beetles, a rare species that must be protected, and an 8.5-acre park with four ballfields.

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"Obviously we'd prefer not to (reduce the number of homes), but it's something we're prepared to do," said developer Kerry Williams.

She is contemplating the change since the tiger beetle is now ranging through most of the 10 acres that had been offered to the city for ballfields.

Council members agreed there is a need to set aside land for recreation in the Glenwood Drive, but their response was at best lukewarm.

"I wish this would have come in the first time around," said Councilman Cliff Barrett, comparing the sketch presented by Williams with a version calling for 145 homes rejected by voters last June.

Barrett then threw out a compromise that would allow construction of 19 homes around the perimeter of the property,

and purchase of the meadow for open space with \$5 million earmarked for the site in the state park bond.

Councilwoman Stephany Aguilar was the least enthusiastic about the development, suggesting the land be zoned for agricultural use.

Whether that would be legally possible has yet to be seen. In 1991, a different City Council approved a plan for 276 homes and a golf course on the same site.

Although a year has passed since the Glenwood vote, emotions still run high judging from the large number of people who addressed the issue at the City Council meeting Wednesday night.

"We need some fields," said Curtis Shaw, president of Scotts Valley Little League. "We're on this planet. We have a right to use it."

Dave Sanguinetti, chairman of the city Parks and Recreation Commission, agreed park land is needed.

"These fields would get used," he said.

Opponents, however, stood firm.

"I support additional recreation, but I'm completely against the project," said Julie Edwards Levy, who lives in the Glenwood area. "The voters have spoken. Let's listen to them."

Another opponent, Nick Van Bruggen, said buying the land with state bond money would provide both open space and recreation.

However, the state won't negotiate with the developer, or

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even appraise the property, until the City Council votes on the Keenan project.

"The appraisal wouldn't be realistic until a decision is made on how the property is to be developed," said W. John Schmidt of the state Wildlife Conservation Board.

Williams remains hopeful of gaining city support. "The property is zoned for housing," she said. "We've paid over \$1 million (in assessments for sewer and water service)."

Although critics say the developer already has a profit from selling 20 acres for \$4.2 million to the Scotts Valley Unified School District for a high school, Williams said most of that money went to the foreign bank that previously owned the land.

"We're looking for a win-win," she said. "If this is an alternative the council can get excited about, we're willing to consider it."