

# Ballot measure targets SV development

Scotts Valley 1990  
Sentinel staff report

✓ SCOTTS VALLEY — After months of preparation, the Battle of Glenwood is finally to be played out Tuesday when Scotts Valley voters attempt to decide the fate of the last big patch of green within city limits.

By a vote of 3-2 last November, the City Council approved a general plan amendment that gave developer Charles Keenan the go-ahead to subdivide the 200 acres into 145 home lots.

But opponents gathered the signatures of more than 1,000 voters and forced the issue to the upcoming public vote. They argued that the wooded meadow on the city's northern fringe is the last respite from the sprawl of stores and tract homes.

They argue, too, that there isn't enough water to support another thirsty development.

If companion propositions O and P are approved, the project proceeds. Defeat blocks the

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— Nick Van Bruggen, Glenwood opponent

plan.

Keenan is urging a yes vote, saying his project will preserve, not wreck, the meadow by setting aside 70 percent of it as open space.

Though the homes would be in the \$400,000-plus range, they would be lined up on relatively modest lots of 7,000 to 17,000 square feet, leaving expanses of the meadow in a park-like state, Keenan's camp argues.

Planning Commissioner Michael Shulman predicts prices would start around \$500,000 for homes of 2,500 to 2,700 square feet and larger models would hit the mid-\$700,000 mark.

But project manager Kerry Williams puts the

spread at \$400,000 to \$600,000 or so based on comparable properties in the area.

Critics, including Santa Cruz County Supervisor Jeff Almquist, say that even at those prices, the property taxes wouldn't be enough to cover the city's cost of providing services such as police and fire protection.

Keenan has tried to offset that argument by pledging to give the city \$8.5 million off the top to help finance the various services.

And, he says, if he loses, the general plan allows him to move ahead with a smaller project without the \$8.5 million incentive or the same level of open-space protections.

It is a battle of numbers, emotion, slick brochures and competing endorsements.

Shulman of the Planning Commission agrees with Glenwood supporters that the approved plan is far more attractive than the "plain-Jane" model that could result if the referendum fails.

But a leading opponent, Nick Van Bruggen, says the supporters are using "bogeyman" tactics.

"They try to convince you something bad will happen if it isn't approved," he said.

If the current plan is killed, Bruggen and others say, state and private money could be cobbled together to buy the land, which could be set aside as permanent open space.

With cost estimates ranging from \$4 million to \$20 million, even Van Bruggen acknowledges that a public purchase would be an uphill climb.

"To have a transaction, you need a willing seller," Van Bruggen said.

## Absentee votes may decide fate of development

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With both sides predicting a close vote, don't expect to know the fate of Scotts Valley Proposition O and Proposition P by Tuesday night.

As of Monday, 2,268 of the city's 6,509 registered voters, 35 percent, had requested absentee ballots, which typically take days to count after the polls close. (Absentee voters who don't think the mail will get their ballots to county elections officials by Tuesday evening can drop them off at any of the six polling sites on election day.)

The heavy request for absentee ballots is an indication of the high level of interest in the referendum, an effort to kill the proposed 145-home Glenwood Meadow subdivision.

There is likely to be some confusion since the point of the referendum is to stop the project but a yes vote means the project should proceed and a no vote means the subdivision should be stopped.

The polls will be open from 7 a.m. to 8 p.m. Tuesday at the following spots:

- Vista Del Lago Clubhouse, 444 Whispering Pines Drive.
- Spring Lakes Park Clubhouse, 225 Mt. Hermon Road.
- Scotts Valley City Hall Council Chambers, 1 Civic Center Drive.
- Light And Life Lutheran Church, Fireside Room, 360 Kings Village Road.
- Vine Hill Elementary School, 151 Vine Hill Road.
- Community Foursquare Church, 4001 Granite Creek Road.

Need help figuring out where to go? The county Elections Department can be reached at 454-2060.