

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman –	Mark Stahl (03)	Derylee Hecimovich (07)	VACANT (12)
Vice Chair – Jon Olsen (10)	Cody Beus (04)	Stephen Brown (08)	
VACANT (01)	VACANT (05)	Benjamin Swimm (09)	
Dick Zobel (02)	Steven Sawyer (06)	Erik “Moe” Johnson (11)	

AGENDA

REGULAR MEETING LOWER LEVEL CONFERENCE ROOM

**March 17, 2021
4:30 P.M.**

- I. CALL TO ORDER; ROLL CALL
- II. ELECTION OF CHAIRMAN AND VICE-CHAIR
- III. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- IV. AUDIENCE PARTICIPATION (Limit 3 minutes)
- V. APPROVAL OF MINUTES
 - A. October 21, 2020
- VI. ITEMS OF BUSINESS
 - A. Application to Amend Farm Conservation Plan (MSB00471)
 - B. Letter to remove Ms. Hecimovich from the board
 - C. Tracy McDaniel – Staff Report
- VII. MEMBER COMMENTS (Limit to 3 minutes)
- VIII. NEXT MEETING
 - TBD
- IX. ADJOURNMENT

- MOTION: Mr. Johnson moved to direct staff to send a letter to those groups that have unrepresented seats on the board, requesting the groups bring forward nominees for those positions. Mr. Zobel 2nd. Discussion.
- The Board discussed having all members reach out to their associates regarding membership on the board, as well as having a letter sent out from the Borough.
- Mr. Skinner called for the questions. All in favor.
- Ms. McDaniel's next topic of discussion was the frequency of the board meetings. Would the board consider meeting on an as needed basis, as opposed to every month.
 - Would meet when board action is needed on applications.
- Ms. McDaniel received an application from Colaska for their property at Mile 78 of the Parks Highway, where they have the Kashwitna gravel mine pit. They have requested to be able to mine the 213 acre Ag parcel. The idea is that they would mine it, the Borough would receive royalties of the gravel mining operation, and then Colaska would take the over-burden and soils and push it back onto the parcel when they have completed the mining. This application will be coming in front of the board towards the beginning of 2021.

B. 2021 meeting calendar – presented, no comments

VII. MEMBER COMMENTS (limit to 3 minutes)

- Mr. Zobel – nice to get back together. Had a question regarding the bio-solid legislation for the Pt. Mac area. Existing permit for application of bio-solids out at Pt. MacKenzie expires this year. Was wondering if Ms. McDaniel had heard of anything regarding this.
- Mr. Sawyer – might have a person willing to be a board member
- Mr. Brown – wears two hats, UA Experimental Farm and the AK State Fair. Would like to thank the Borough for helping the fair out financially during the pandemic.
- Mr. Skinner – would like to thank everyone for working together to get done what we have to do.

VIII. NEXT MEETING

A. TBD

IX. ADJOURNMENT

Mr. Skinner adjourned the meeting at 5:30 p.m.

John Olson, Vice-Chair

ATTEST:

Jill Irsik
Department Administrative Specialist

Matanuska-Susitna Borough



MEMORANDUM

TO: Agriculture Advisory Board Members

THROUGH: Eric Phillips, Community Development Director *EP*

FROM: Tracy K. McDaniel, Asset Manager *HLM*

DATE: March 17, 2021 meeting

RE: MSB000471/Request to Amend the Farm Conservation Plan
Tax ID No. 18N01E04A002 (39.93 Acres) & 18N01E04B001 (279.71 Acres)
Tax Map WA 02

The applicants/buyers, Paul & Margaret Cook and Cook Raevsky Ezra LK, LLC, have applied to amend the current Farm Conservation Plan for the above reference agricultural parcels sold in the 1977 Agricultural Sale program under former MSB Title 13. The applicants request to amend the 2005 Farm Conservation Plan and add a 60' by 100' steel sided, pole barn within the pasture area identified as "f 2, 2.7 ac. Pasture" Exhibit A.

The property was sold in the Borough's 1997 Agricultural Land Sale. The deed issued by the Borough on March 31, 1977, was recorded with conditions and restrictions specific to the parcel and under Section 6, Farm Use Development Plan, the conditions and restrictions state the following, "Adherence to the Farm Use Development Plan submitted to (sic) the grantee and as approved by the Matanuska-Susitna Borough is mandatory. Such Plan, however, may be modified or amended upon written approval from the Matanuska-Susitna Borough."

The applicants will continue the established farm use related to maintaining an elk herd, growing hay and grain, and guided hunts on the farm. The pole barn building will support the farming operations to store farm equipment, with additional use as a repair shop for the farm equipment, and an airplane hangar for fly-in hunters.

The proposed location of the building is located on Class 3c soils considered farmland of local importance (Exhibit B). The proposed building will have a footprint of approximately 6,000 SQ/FT (0.13 acre) and is of little consequence to the overall agricultural production and operations that currently exists on the properties but is a needed addition to productivity of the farm. The building location is in an area that is easily accessible by the internal farm roads, pastures, and its runway.

RECOMMENDATION: The Land and Resource Management Division respectfully requests the Agriculture Advisory Board recommend the Borough Assembly approve the applicant's request to amend the farm conservation plan to construct a 60' by 100' pole barn building to support the farm and shall take effect upon transfer of the agricultural rights ownership from the current owners to the applicants/buyers.

_____ No comments

_____ Concur with staff recommendations

_____ Concur with staff recommendations with the following modification:

_____ Do not concur

Comments: _____

Date

Chairman

EXHIBIT A

MATANUSKA SUSITNA BOROUGH
COMMUNITY DEVELOPMENT DEPARTMENT
LAND AND RESOURCE MANAGEMENT DIVISION
BOROUGH FARM CONSERVATION PLAN

Pursuant to MSB Title 13, MSB Title 23, and Alaska Statute 9.45.235 Agricultural operations

NAME: Paul + Margaret Cook MSB 000411
ADDRESS: 8850 North Simineo Circle, Palmer, AK 99645
TELEPHONE: _____ (HOME) 630-742-2613 (MOBILE)

This Farm Conservation Plan (FCP) is required as a condition of the Agricultural Covenants, Conditions, and Restrictions within the contract or deed, summarizes the purchaser's/owner's commitment to proper agricultural land use and conservation practices, which are represented graphically on the attached parcel map and supplementary written narrative. When approved by the Borough Manager, this plan remains with the property title as currently approved or subsequently amended.

COVENANTS:

1. The owner of this parcel agrees to inform himself or herself of the relevant Borough Code under which this agricultural property was sold and all associated conditions of sale/conveyance addressed in the brochure, sale contract, covenants, conditions, and restrictions (CCRs), and to abide by all covenants and restrictions listed therein.
2. The purchaser is required to use management practices reasonably designed to prevent pollution of water and to prevent soil erosion greater than applicable soil loss tolerances estimated by USDA Natural Resource Conservation Service guidelines.
3. To the extent that development takes place, the owners agree to develop in conformance with this plan. This plan may be modified upon request of the purchaser by the same administrative process required for approval of the original plan.
4. The purchaser/owner understands that a Farm Conservation Plan developed individually or in conjunction with, a review by the Soil and Water Conservation District and approved by the Matanuska Susitna Borough Manager may not fulfill USDA requirements for funding resource applications. The Borough recommends, but does not require the purchaser/owner consult Natural Resource Conservation Service for assistance in developing a Borough Farm Conservation Plan.

A Farm Conservation Plan must be updated **prior** to any significant changes on or to the property including, but not limited to, the amount of acres cleared/planted, new farm roads, or buildings/structures not indicated on the current plan. Covenants, Conditions, and Restrictions for Borough property sold under Title 13 convey only the Agricultural Rights and any transfer of those rights requires consent of the Borough, which require Assembly approval or Manager's Decision depending on the CCRs that run with the property.

If an agricultural parcel is subdivided, a new Borough Farm Conservation Plan must be submitted for each parcel created by the subdivision of the original parcel. The new plan(s) must be approved prior to subdivision and platting actions.

A properly completed plan will address such permanent conservation objectives as:

- 1) Protection of wetland, streams, and related water resources of the land;
- 2) Protection of highly erodible land, farmsteads, animal rest areas, etc. with conservation practices such as effective wind barriers (natural or planted wind breaks), permanent cover crops, and proper location of improvements.

The following is a SUMMARY of the information required to complete a FCP .

- 1) A written narrative describing the planned development and conservation measures to be employed as shown on the required map. The narrative must provide details about the improvements; including the primary agricultural use of any structure, and any planned secondary uses.
- 2) Structures, such as barns and shops, used for agricultural purposes, may be used for commercial purposes if it does not interfere with the primary, agriculture-related purpose.
- 3) A physical resource map indicating;
 - a) Map scale;
 - b) Soil types
 - b) Clearing configuration, use, and acreage;
 - c) If the agricultural use does not require clearing, i.e. birch syrup production, greenhouse, hoop house, low tunnel, organic niche farming, peony production, wind generation, etc., the diagram will include such information;
 - c) Real property (houses, barns, fences etc.) improvement locations, type, and size;
 - d) Access/farm roads, legal easements, setbacks, physical features such as water bodies, or planned physical features such as stock ponds or irrigation ditches.

Type of Ag planned: ☒ Field crops ☒ Food animals ☐ Birds/Bees ☐ Hoop/Greenhouse
☒ Grazing ☐ Other _____

Is clearing required? ☐ Yes ☒ No

Map scale _____	Acres	Map # of Improvement	Improvement Type	Size
Total Acres: <u>315</u>	_____	_____	_____	_____
Soils types and classes	_____	_____	_____	_____
Cleared acres (planned)	_____	_____	_____	_____
Cleared acres (existing)	_____	_____	_____	_____
Cropland acres (planned)	_____	_____	_____	_____
Cropland acres (existing)	_____	_____	_____	_____
Pasture acres (planned)	_____	_____	_____	_____
Pasture acres (existing)	_____	_____	_____	_____

See Attached Map

SEE ATTACHED MAP

Con't.	Acres	Map # of Improvement	Improvement Type	Size
Primary improvement site (planned)	_____	_____	_____	_____
Primary improvement site (existing)	_____	_____	_____	_____
Real property: house, barns, fences	_____	_____	_____	_____
Greenhouse/hoop house/low tunnel	_____	_____	_____	_____
Access/farm roads	_____	_____	_____	_____
Legal easements	_____	_____	_____	_____
Setbacks	_____	_____	_____	_____
Stock ponds/lakes/creeks	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

As the purchaser/owner of MSB 000476, I am aware of the requirement in my contract, deed, or CCRs to operate the farm in accordance with an approved Farm Conservation Plan and that any modification may require a modification to an existing Farm Conservation Plan.

I have reviewed this plan with the Soil and Water Conservation District and agree to operate the farm according to this Plan. The plan shows all improvements/structures currently on the property and the attached narrative explains their primary agricultural use as well as any secondary uses.

Paul Cook
Purchaser/owner signature

[Signature]
Purchaser/owner signature

2-22-2021
Date

2-22-2021
Date

I approve this Farm Conservation Plan.

MSB Manager

Date approved

IF APPLICABLE

The _____ Soil and Water Conservation District has reviewed this Farm Conservation Plan for MSB _____ and believes that it, including any attached comments and recommendations, fulfills the requirements of MSB Title 13 or Title 23 as well as Alaska Statute 09.45.235 for a conservation plan implemented in cooperation with the district. By signing a plan that modifies an existing plan, the District asserts that the new plan accurately reflects the present state of the farm including all structures, physical features, cleared fields, greenhouse(s), hoop house(s), low tunnel(s), grazing, birds/bees, or other agricultural production as specified, and conservation measures currently in place as well as indicating the planned changes. District staff has verified the accuracy of the information provided.

Soil and Water Conservation District Comments and/or Recommendations:
(Attach a separate sheet, if needed.)

Reviewed by the _____ Soil and Water Conservation District on _____,
Date reviewed

SWCD Chair

MATANUSKA SUSITNA BOROUGH
COMMUNITY DEVELOPMENT DEPARTMENT
LAND AND RESOURCE MANAGEMENT DIVISION
BOROUGH FARM CONSERVATION PLAN

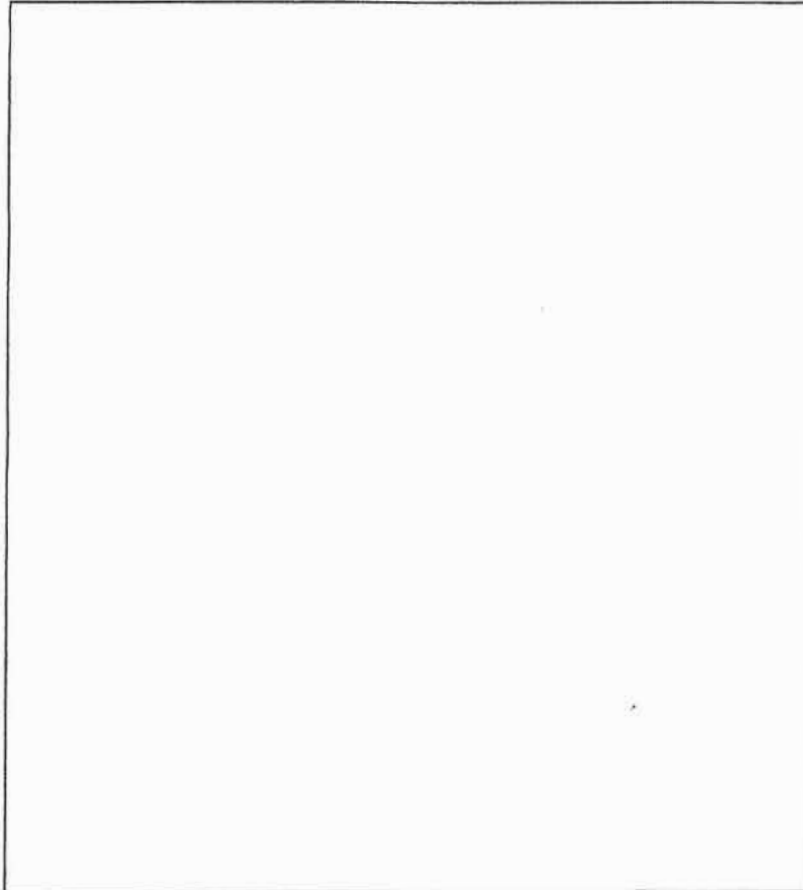
SEE ATTACHED MAP

Purchaser/Owner _____ Date _____

Scale _____ Total acres _____ Conservation District _____

Location (community, project area, neighborhood) _____

Please show nearby roads or other identifiable features to help locate the parcel



FARM CONSERVATION PLAN MAP LEGEND

North Arrow

Parcel Boundary

Existing Access (road and/or trails)

Proposed Access (road and/or trails)

Irrigation or drainage ditch

Streams or sloughs

Existing buildings with Map ID

Proposed buildings with Map ID

Existing field cleared and cultivated

Proposed fields to be cleared and cultivated

Pasture (existing or proposed)

Undeveloped Area

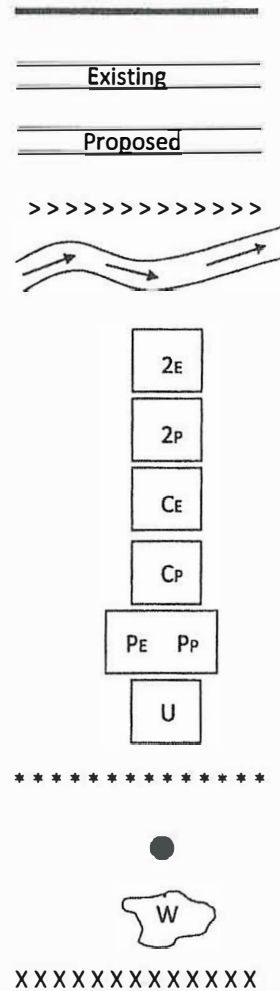
Windbreaks (indicated width in narrative)

Well

Water (reservoir, natural/mad-made pond)

Fence (describe type in narrative)

Other Markers used

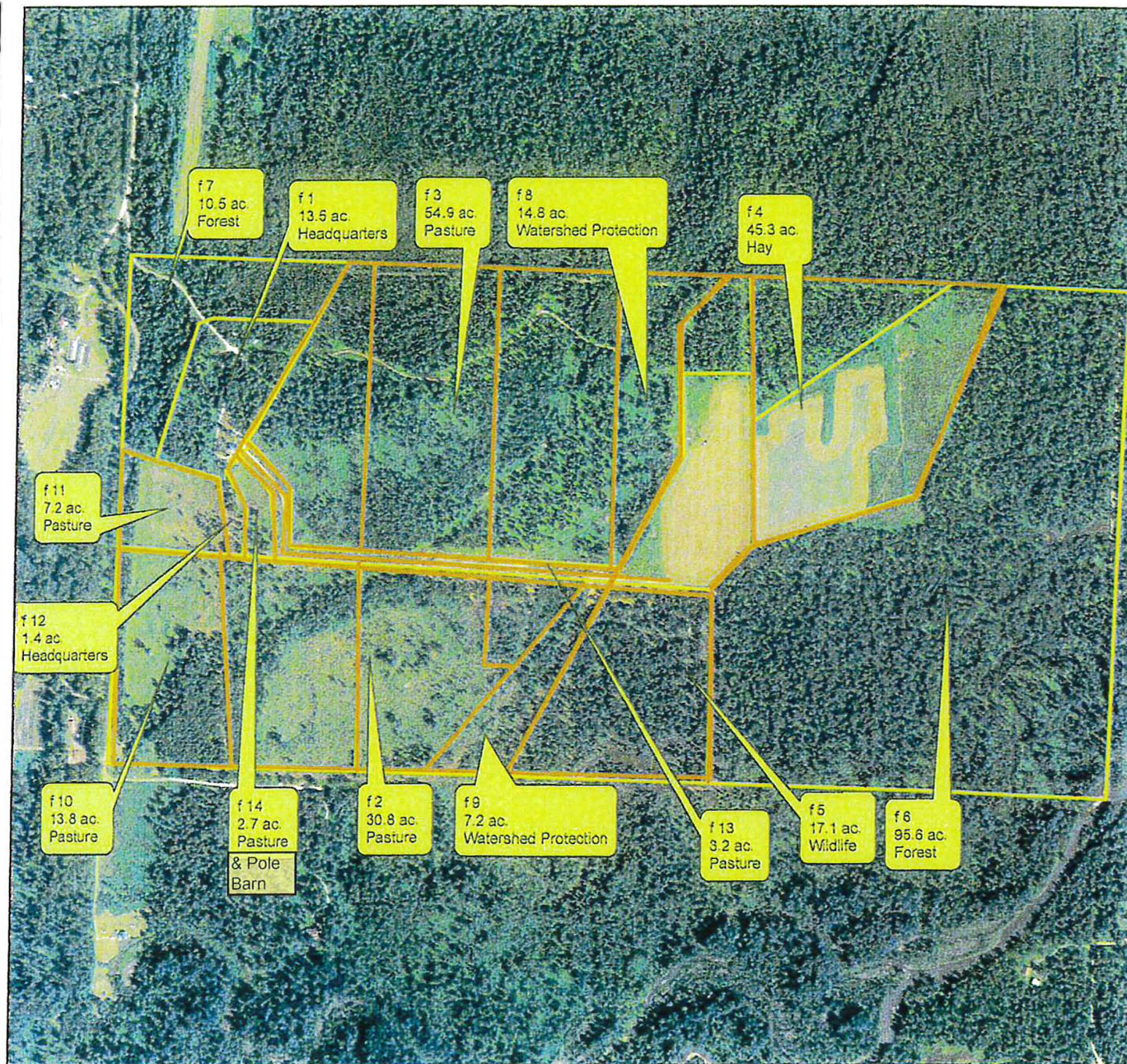


Conservation Plan Map

Date: 2/20/2021

Customer(s): NORTHERN LIGHTS ELK RANCH
MSB000471 / 1977 Agricultural Land Sale

Legal Description: Twp. 18N, Range 1E, Section 4, GLO Lots 1, 2, 3, 4 & S1/2 N1/2



Legend

Use & Acreage (lines)

Farm Unit(s) Boundary (lines)

N



Amend f14 to add a pole barn - This location allows an outbuilding at the end of the runway to serve as an airplane hangar for fly in hunters, farm equipment storage, and a repair shop. The outbuilding will be an enclosed 60' by 100' (approx.) steel pole barn.

400 0 400 800 1,200 1,600 Feet

Exhibit B

Custom Soil Resource Report

Map Unit Legend (8850 Simineo Circle 18N02E04 N1/2)

Matanuska-Susitna Valley Area, Alaska (AK600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	15.6	4.8%
159	Kidazqeni, cool, and Niklason, cool soils, 4 to 12 percent slopes	5.4	1.7%
162	Kidazqeni-Niklason complex, 0 to 2 percent slopes	135.5	41.6%
185	Susitna silt loam, 0 to 2 percent slopes	168.9	51.8%
220	Water	0.7	0.2%
Totals for Area of Interest		326.1	100.0%

Custom Soil Resource Report Soil Map (8850 Simineo Circle 18N02E04 N1/2)

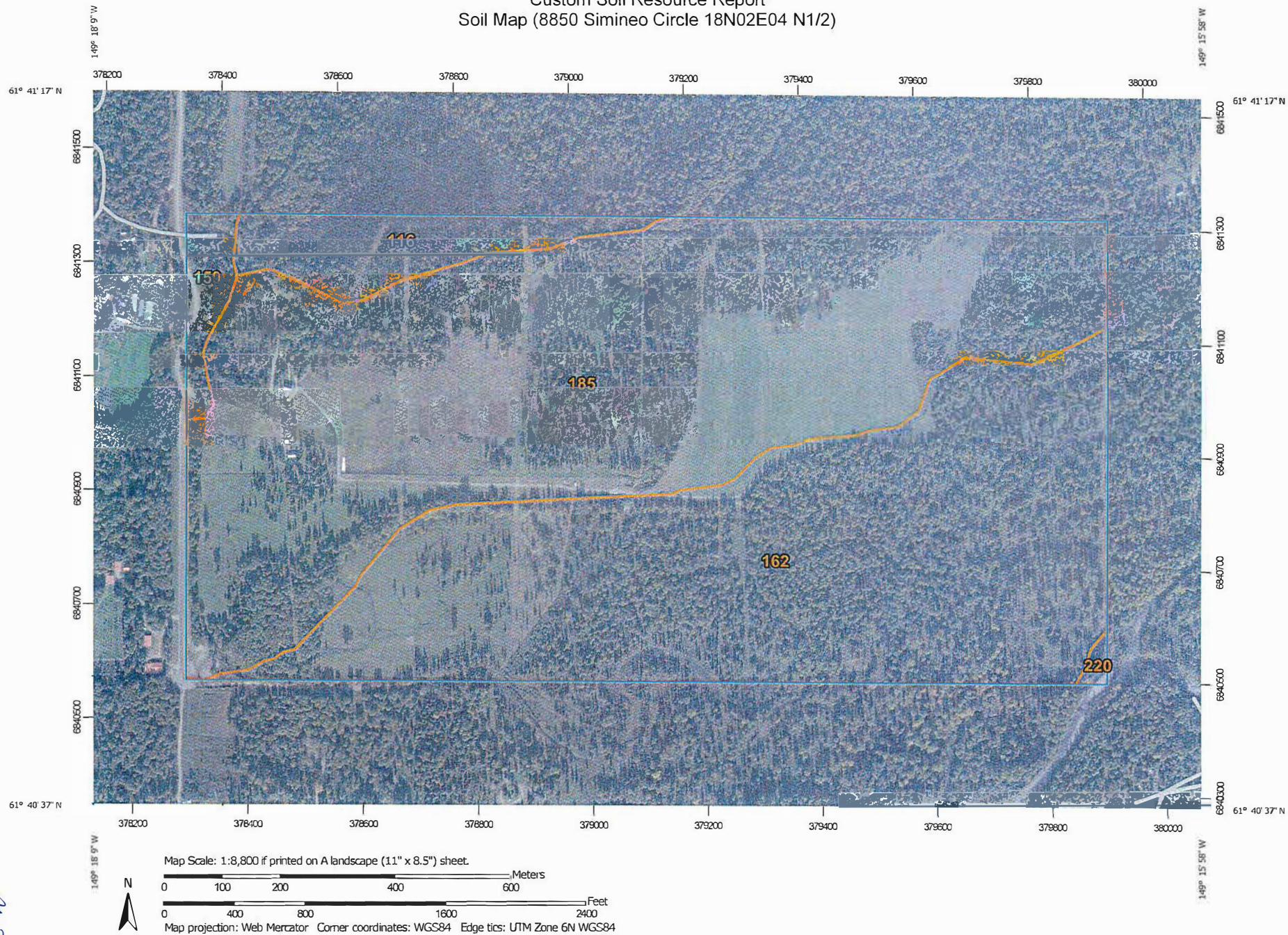


EXHIBIT B, Pg 20 of 2

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

VACANT - Seat 1
Dick Zobel - Seat 2
Mark Stahl – Seat 3
Cody Beus –Seat 4

VACANT – Seat 5
Steven Sawyer – Seat 6
Derylee “Lee” Hecimovich – Seat 7
Stephen Brown – Seat 8

Benjamin Swimm – Seat 9
Jon Olsen – Seat 10
Erik “Moe” Johnson – Seat 11
VACANT – Seat 12

March 17, 2021

To: Matanuska-Susitna Borough Assembly members

From: Matanuska-Susitna Borough Agriculture Advisory Board

Subject: Removal of board member

Recently, Ms. Hecimovich retired from the Mat Su/Copper River Cooperative Extension Service and indicated to staff that she would be resigning from the board, but never submitted a resignation letter. In accordance with Borough Code 4.05.030, the Agriculture Advisory Board respectfully request the removal of board member Derylee “Lee” Hecimovich (Seat 7) for excessive, unexcused absences in order to appoint another member to ensure there is a quorum to conduct meetings.

Respectfully,

Chair
Mat-Su Borough Agriculture Advisory Board