

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	Mark Stahl (03)	Steven Sawyer (06)	Kenneth Hoffman (10)
Vice Chair – Stephen Brown (08)	Kim Bergey (04)	Adam Jenski (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Benjamin Swimm (09)	VACANT (12)

AGENDA

REGULAR MEETING
LOWER LEVEL CONFERENCE ROOM
Call In #: 1-907-290-7880
Participant Code: 758 999 452#

September 20, 2023
4:30 P.M.

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- III. AUDIENCE PARTICIPATION (Limit 3 minutes)
- IV. APPROVAL OF MINUTES
 - A. May 17, 2023
- V. ITEMS OF BUSINESS
 - A. Staff Report – Joe Metzger
 - B. Work Session Follow Up
 1. Updated MSB Agricultural Lands Map
 2. Smaller Subdivisions (less than 40 acres)
 3. More than 4 parcels allowed to be subdivided
 4. Where do we go from here/next steps
- VI. MEMBER COMMENTS (Limit to 3 minutes)
- VII. NEXT MEETING
 - October 18, 2023
- VIII. ADJOURNMENT

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- Ag Sales this summer: Two parcels in Pt MacKenzie, which must sell with State Ag Covenants; one parcel north Willow as Title 23. Majority of the available land the Borough owns is not on the road system.
- Map requested by Board was prepared; he will send a PDF version to the Board. This map will be a “work in progress”; other layers discussed (State Ag, properties assessed as farm, etc.).
- May have to call a meeting in August if there are Ag Conversions pending, as well as Ag Sales prior to these going to the Assembly.

B. Work Session

The following topics were discussed. Board agreed to address top two. Other items will be considered at a later date.

- More than 4 parcels allowed to be subdivided, no less than 40 acres each parcel
- Smaller subdivisions - less than 40 acres
 - 20 acres
 - Soil surveys are an important requirement for smaller acreage
 - Acreage allowed for homesites
 - Based on distance to urban areas?
 - Proportional to acreage?
 - Consider diversity in farming
- Incentive for Ag Properties (taxes, development, etc.)
- Agricultural Sales Program
- MSB Ag Sales
 - Smaller lots (40 acres, 80 acres)

To make changes to the older Title 23 Covenants will take 70% vote of those under that program. Changes will be considered for all Ag Programs, not just Title 23.

Ms. Bergey requested that staff pull out the relevant language from current Covenants pertaining to changes being addressed so that, as language is being developed by the Board, this is in front of them.

VI. MEMBER COMMENTS (Limit to 3 minutes)

Mr. Slowik: Good progress made this meeting; sees benefits to smaller Ag parcel sales, glad Mr. Hoffman is on Board to share from the perspective of a very small farm; Board is on the right path.

Mr. Bergey: Agree with Mr. Slowik, need recommendations to the Assembly as they manipulate these ordinances.

Mr. Stahl: Thanked everyone for the good discussion, encouraging meeting. Wished everyone a good summer.

Ms. Bergey: Important to do this work for the small farmers; smaller parcels will more likely open doors of opportunities, and there is a market here for this.

86 Mr. Hoffman: Thanked Mr. Metzger for his efforts.

87 Mr. Sawyer: Would like to see 1 or 2 Assemblypersons to attend the meetings and listen
88 in on the discussion; Mr. Metzger mentioned they can be invited by Board members;
89 Assemblymen Hale and Yundt have made comments in support of changes.

90 Mr. Brown: Shared about a phone call he recently received.

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92 VII. NEXT MEETING
93 September 20, 2023

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95 VIII. ADJOURNMENT
96 Mr. Anderson adjourned the meeting at 5:45 p.m.

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102 LaMarr Anderson, Chairman

9/20/2023

103 ATTEST:

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106 _____
107 Margie Cobb
108 Department Administrative Specialist