

# MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

<b>Chairman</b> – LaMarr Anderson (01)	Melanie Glatt (03)	VACANT (06)	Kenneth Hoffman (10)
<b>Vice Chair</b> – Stephen Brown (08)	Alexandria Hoffman (04)	Adam Jensi (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Misty O'Connor (09)	Abby Raisanen(12)

## AGENDA

**REGULAR MEETING**  
**DSJ Building / Lower Level Conference Room**

**December 18, 2024**  
**4:30 P.M.**

**Call In #: 1-907-290-7880**  
**Participant Code: 189 892 021#**

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- III. AUDIENCE PARTICIPATION (Limit 3 minutes)
- IV. APPROVAL OF MINUTES: November 20, 2024
- V. ITEMS OF BUSINESS
  - A. Staff Report – Suzanne Reilly
  - B. Work Session
- VI. MEMBER COMMENTS (Limit to 3 minutes)
- VII. NEXT MEETING: January 15, 2025
- VIII. ADJOURNMENT

1 **MATANUSKA-SUSITNA BOROUGH**  
2 **AGRICULTURE ADVISORY BOARD**  
3

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5  
6 **MINUTES** - DRAFT

7  
8 **REGULAR MEETING**

**November 20, 2024**

9 **DSJ BUILDING**

**4:30 P.M.**

10 **LOWER LEVEL CONFERENCE ROOM**  
11

12 I. **CALL TO ORDER; ROLL CALL**

13 Mr. Anderson called the meeting to order at 4:33 p.m.

14 Members present and establishing a quorum were: LaMarr Anderson, Stephen Brown,  
15 Amanda Salmon, Melanie Glatt (via phone), Jozef Slowik, Misty O’Connor (@ 4:45  
16 p.m.) and Thomas Bergey (left @5:48 p.m.)

17 Members absent and excused:

18 Members absent: Alexandria Hoffman, Adam Jensi, Kenneth Hoffman

19 Staff present: Joseph Metzger, Land Management Division Manager

20 Suzanne Reilly, Asset Manager

21 Margie Cobb, Department Administrative Specialist  
22

23 II. **APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE**

24 Mr. Anderson requested switching the order for items A & B under “Items of Business.  
25 Agenda approved as with the change proposed.  
26

27 III. **AUDIENCE PARTICIPATION (Limit 3 minutes)**

28 No audience participation.  
29

30 IV. **APPROVAL OF MINUTES**

31 The October 16, 2024 Minutes were approved as presented.  
32

33 V. **ITEMS OF BUSINESS**  
34

35 A. **2025 Board Schedule**

36 The 2025 Board Meeting Schedule was presented.  
37

38 B. **Staff Report**

39 Ms. Reilly: West Conversion was approved by the Assembly on 11/19.

40 The Board’s newly appointment Youth Intern, Abby Raisanen was present. She  
41 will officially be on the board at the December meeting.  
42

43 C. **Resolution 24-02: A RESOLUTION OF THE MATANUSKA-SUSITNA**  
44 **BOROUGH (BOROUGH) AGRICULTURE ADVISORY BOARD**  
45 **RECOMMENDING THE BOROUGH ASSEMBLY ADOPT ORDINANCE**  
46 **SERIAL NO. 24-115 WHERE THE BOROUGH HOLDS DEVELOPMENT**  
47 **RIGHTS; SUBDIVIDING TWO AGRICULTURAL PARCELS (320 ACRES)**

48 INTO THREE; REVISING THE ORIGINAL FARM PLAN AND ADDING A  
49 NEW FARM PLAN; CONSTRUCTING A TEMPORARY STRUCTURE ON  
50 THE PRIMARY HOME SITE AND A NEW RESIDENCE ON ONE OF THE  
51 NEW 40-ACRE PARCELS (MSB008116).

52  
53 Staff Report: Ms. Reilly summarized the staff report; Ms Reilly & Mr. Metzger  
54 answered questions.

55  
56 Mr. Bergey moved to approve this Resolution; Mr. Brown seconded. Motion  
57 passed unanimously.

58  
59 D. Work Session Follow up – Title Changes  
60 *Investigate the feasibility of smaller parcels and more subdivisions and develop a*  
61 *recommendation to the Assembly while ensuring de minimis loss of agricultural*  
62 *land*

63  
64 At 4:54 p.m. motion was made to go into Committee As A Whole by Mr. Brown;  
65 Mr. Bergey seconded.

66  
67 At 6:01 p.m. motion was made to come out of Committee As A Whole by Ms.  
68 Salmon; Ms. O'Connor seconded.

69  
70 VI. MEMBER COMMENTS (Limit to 3 minutes)

71 Ms. Glatt: Feels 10 acres is best; concerns regarding soils/ecological perspective,  
72 livestock; must have farm plan.

73 Ms. O'Connor: As the holidays approach, encouraged everyone to buy local gifts.

74 Ms. Salmon: Requested staff to get information from the Attorney on how this Board  
75 may be able to request the Assembly to approve the State Farm Tax Relief.

76 Mr. Metzger: Read the Borough Code relating to the responsibility of this Board; he  
77 interprets this as current Borough Ag Program owners (Title 13, Title 15 & Title 23).

78  
79 VII. NEXT MEETING: December 18, 2024

80  
81 VIII. ADJOURNMENT

82 Mr. Anderson adjourned the meeting at 6:08 p.m.

83  
84  
85  
86 \_\_\_\_\_  
LaMarr Anderson, Chairman      DATE

87 ATTEST:

88  
89  
90 \_\_\_\_\_  
91 Margie Cobb  
92 Department Administrative Specialist

## TITLE CHANGE – SMALLER PARCELS

**Investigate the feasibility of smaller parcels and more subdivisions and develop a recommendation to the Assembly while ensuring de minimus loss of agricultural land.**

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Possible lot size of 10-20 acres

- Balance: Preserve large lots for livestock while addressing need for small Ag
- Define rules for subdividing

### OVERALL GOALS:

Protect and preserve ag land

Ensure decisions today do not negatively affect the future.

Minimize creating future conflict

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### DISCUSSION NOTES (as of 11/20/2024 meeting)

Ensure agricultural potential, it's important to be not just size, but agricultural potential.

- Road easement, home/other buildings, well, irrigation, wind break, natural terrain (i.e., stream, wetlands), setbacks, etc.
- Farmable acreage, not just acreage
- Soil composition
- Livestock away from developed areas; vegetables nearer developed areas (*zoning does not exist in the Borough at this time – currently Special Land Use District, which may be qualifiable; discussion with Borough legal would be advised if this becomes considered*)
  - Currently farmers are taking their product to Anchorage to farmers markets to sell; some items are shipped out of state
- No livestock on small parcels

***Build in conditions to keep abuse from happening (purchased, but not used for agricultural purpose).***

- ***Ensure buyers are those wanting to farm***
- ***Require farm plan on plat***
- ***Require IRS Schedule F***

What constitutes Ag? Definition?

IRS Schedule F definition (*require proof of Schedule F filed?*)

Copied from IRS Publication 225: *You are in the business of farming if you cultivate, operate, or manage a farm for profit, either as owner or tenant. A farm includes livestock, dairy, poultry, fish, fruit, and truck farms. It also includes plantations, ranches, ranges, and orchards and groves.*

WWOOFing OK?

What is the current market for Ag parcels? Need economic information

Platting Input:

- 10 acres, useable acre report required. Smaller than 10 would require more submission requirements.
- Platting process, per code.
- Useable area report required for 5 ac or less
- Required 50 ft ROW or new, 60 ft or greater dedicated for access.
- Suggestion: Applicant shows farmable area on plat submissions.
- Suggestion: Create a specific code in Title 23 to place these definitions.

Lease farm space to younger farmers?

CON: Lease may be cancelled; ownership is more comfortable for clearing, dozing, etc.

Staff Research: FMV/acre