


Kenai Peninsula Borough
Office of the Borough Mayor

MEMORANDUM

TO: Peter Ribbens, Assembly President
Members of the Borough Assembly

FROM: Peter A. Micciche, Borough Mayor 


DATE: September 3, 2025

RE: Appointments to Advisory Planning Commissions

In accordance with KPB 21.02.060, the applicants listed below have been verified as residents within the boundaries to be represented, as well as registered voters within the precincts covered by the commission boundaries.

I hereby submit my recommendations for confirmation by the Assembly.

COOPER LANDING ADVISORY PLANNING COMMISSION

Phillip J. Miller	Seat A	Term Expires 09/30/2028
Chris Degernes	Seat B	Term Expires 09/30/2028
David W. Nees	Seat 	Term Expires 09/30/2028

HOPE/SUNRISE ADVISORY PLANNING COMMISSION

Gregory Sorensen	Seat C	Term Expires 09/30/2028
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Thank you for your consideration.

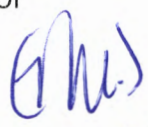
Kenai Peninsula Borough


Office of the Borough Clerk

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: Robert Ruffner, Planning Director

THRU: Michele Turner, Borough Clerk 

FROM: Sue Ellen Essert, Deputy Borough Clerk 

DATE: August 29, 2025

RE: Advisory Planning Commission Applications for Appointment

The notice of vacancy for the Advisory Planning Commission Seats was advertised on July 28, 2025. The application period closed on August 27, 2025.

In accordance with KPB 21.02.060, the following applicants have been verified as a resident within the advisory commission boundary in which they are applying, and are a registered voter within the precinct covered by the commission boundaries.

COOPER LANDING ADVISORY PLANNING COMMISSION

Seat A	Janette Cadieux
Seat B	Chris Degernes
Seat G	David W. Nees
Any Open Seat	Phillip J. Miller

HOPE/SUNRISE ADVISORY PLANNING COMMISSION

Seat C	Gregory Sorenson
Seat D	

Thank you.

Kenai Peninsula Borough

Planning Department

Advisory Planning Commission Application Submitted 2025-08-25 11:05:12

APC/Seat: Cooper Landing, Any Open Seat (Term Expires 09/30/2028)

Name Phillip J Miller	Mobile Phone 9073943040
Home Phone	Work Phone
Email pjmillera@gmail.com	Date of Birth [REDACTED]
SSN	Voter #
Residence Address 19233 Sterling Hwy Cooper Landing, AK 99572	Mailing Address PO Bx 727 Cooper Landing, AK 99572
How long have you lived in the area served by this Advisory Planning Commission? 23 Years	What knowledge, experience, or expertise will you bring to this board? Knowledge of local, state and national codes for buildings and site development. Ability to research and comprehend policy, regulations, ordinances as pertaining to land use. Ability to work with individuals from diverse backgrounds for positive outcomes.

Phillip J Miller
P.O. Box 727
Cooper Landing, AK 99572
pjmillerak@gmail.com
907-394-3040 Voice and Text

Kenai Peninsula Borough
Borough Clerk: Michele Turner

RE: Cooper Landing Advisory Planning Commission

Greetings Clerk Turner,

I have been a property owner in Cooper Landing since 2000 and a full time resident since 2003.

Interest in serving on the Cooper Landing Advisory Planning Commission has been submitted through the online portal. Attached is a copy of my most recent of my professional experience resume.

Regards,

Phillip J. Miller

A handwritten signature in black ink, appearing to read 'Phillip J. Miller', with a long horizontal flourish extending to the right.

Phillip J Miller
P.O. Box 727
Cooper Landing, AK 99572
pjmillerak@gmail.com
907-394-3040 (Voice and Text)

Professional Experience:

University of Alaska Anchorage (UAA) June 1991 to May 2019

Construction Manager - Maintenance and Operations – Kenai Peninsula College
November 2003 to May 2019.

Daily planning, assigning and directing a staff of 6 to 10 in the operation and maintenance of facilities. Select, manage, and direct outside vendors and contractors providing facilities support services.

Represent UAA/KPC on \$50 million capital construction projects. Initial planning, design and work scoping, development of project approvals and budget acquisition. Participate in the selection of design teams. Work closely with design teams to insure campus needs and UAA standards were used in the development of project plans and specifications. Participate in pre-bid process reviewing site and existing conditions with prospective contractors. Coordinate contractor activities to reduce on campus conflicts. Initiate, direct, track and respond to varying construction documents. Review delivered products and work in progress on construction projects, insuring compliance with plans and specifications. Work with design team and contractors on request for information to address questions and problems in the construction process. Review schedule progress with the contractor weekly, Review schedule progress no less than monthly with contractor and the design team. Review schedule of values and approve or modify progress billings for payment. Review noted deficiencies from design team inspections with the contractor. Develop and review owners deficiencies list prior to final acceptance of the contracted work.

Work independently and in teams to develop and deliver projects on time and within the established budgets.

Associate Director of Facilities Maintenance - University of Alaska Anchorage, August 2002 to November 2003

Development of technical specifications for specific maintenance contracts. Work closely with the procurement department in solicitation of bids for contractual services. Contract administrator for maintenance contractors on the Anchorage Campus. Contractors include Elevators, Building Automation, Fire System Inspections, and other outside contractors as necessary, insure compliance to specifications and approval of payment upon completion of work. Represent UAA Facilities Maintenance with building managers, departments, committees, and construction design teams. Safety Manager for Facilities Maintenance.

Electrical Mechanical Supervisor - University of Alaska Anchorage, July 1999 to August 2002
Directly Supervise 7 Electricians, 4 HVAC Technicians, and 3 plumbers in the daily maintenance, operation and repair of the University of Alaska Anchorage Campus. Responsibilities included full personnel, planning and scheduling of all types of maintenance heating, electrical, plumbing, fire alarm, elevators, housing maintenance contract.

HVAC Technician - University of Alaska Anchorage, June 1991 to July 1999

Perform preventative maintenance on boilers, air handlers, and control systems. Respond and implement solutions to temperature comfort concerns from building users. Respond to after hour calls for emergency service. Recommend and implement upgrades to the building automation system.

Notable Projects

UA Kenai Fire Training Site (MAPTS): Contaminated Soil and Water Hydrocarbon and PFOA and PFOS, DEC Hazard ID # 454. Approximately 11,000 cubic yards and hydrocarbon contaminated soil land farmed and tilled 2009 thru 2013. PFOA and PFOA contamination confirmed in 2013 and is ongoing.

Kenai Peninsula College, Student Housing: \$18 million, 102 bed student housing facility, from conception through completion including art and furniture. Site was a former gravel source site that was redeveloped to include a campus wide storm and waste water collection systems.

Kenai Peninsula College, Career and Technical Education Center: \$14.5 million 18,000 square foot classroom and laboratory building. Conception to completion including \$1.4 million in classroom and lab equipment, and industrial process simulators.

University of Alaska Anchorage, November 30, 2018 Earthquake: Post Disaster Assessment and recovery of four buildings on the Anchorage Campus.

Kenai Peninsula College, Mining and Petroleum Training Services Building: \$3 million 5,000 square foot classroom and office building.

Kenai Peninsula College - City of Soldotna, Water Line Extension: University funded joint venture with the City of Soldotna to extend 12" water main 9,000 lineal feet to the campus to enable further campus expansion.

University of Alaska Anchorage Hiring Committees: Participate on hiring committees as the community campus representative for the UAA Direct of Planning and Construction (twice) 2004 and 2017. Participation in the hiring of the Director of Environmental Health, Safety and Risk Management. 2018-2019.

University of Alaska Anchorage Safety Team: Participate as the community campus representative in review of all UAA Administrative Policies on safety.

Kenai Peninsula College Global Harmonized System (GHS): Implemented change from the Material Safety Data Sheets, to Safety Data Sheets and GHS labeling of all secondary containers. Safety Training and review of SDS and GHS procedures with facility employees

Abilities

Literate in the business environment, email, Word, Excel, Adobe PDF, BlueBeam, Submittal Exchange, eBuilder, Docusign, Publisher.

Experienced in project and fund accounting procedures for budgeting and cost accounting.

Experienced in the review of plans, specifications, construction documents, and the research of code and industry specifications that are incorporated by reference.

Education

Service High School, Anchorage Alaska - Diploma

Higher Education: I do not have a University degree. I excelled and perform well in the Higher Education environment, working and communicating with individuals and professionals whom had obtained the highest levels of formal education and professional credentials.

Continual Professional Development including the following:

Behavioral Science Methods For Accident Prevention April 2000

University of Alaska Anchorage 2001 Chancellors Outstanding Staff APT

University of Wisconsin Professional Development Fall 2002
Inventory Management

University of Alaska Anchorage Spring 2003
Beginning and Advance Excel

Facilities Officer of Higher Education
Institute for Facilities Management January 2005

OSHA 40 Hour HAZWOPER March 2010

Facilities Officer of Higher Education
Certified Educational Facilities Professional December 2011

Community Emergency Response Team: 2000?

Post Disaster Assessment 2000?

Credentials such as First Aid CPR, OSHA HazWoper. OSHA 30 Hour Construction are expired.

Kenai Peninsula Borough

Planning Department

Advisory Planning Commission Application Submitted 2025-07-30 07:53:50

APC/Seat: Cooper Landing, Seat B (Term Expires 09/30/2028)

Name Chris Degernes	Mobile Phone 907-290-9200
Home Phone	Work Phone
Email degernes.apc@gmail.com	Date of Birth [REDACTED]
SSN	Voter #
Residence Address ,	Mailing Address PO Box 683 Cooper Landing, AK 99572
How long have you lived in the area served by this Advisory Planning Commission? 13 years	What knowledge, experience, or expertise will you bring to this board? Currently serving as our APC's Chair. Have worked on local, state and federal land planning issues on the Kenai Peninsula for the last 35 years. Former (retired) Alaska State Parks Superintendent for the Kenai Peninsula and Deputy Director for the state parks system.

Kenai Peninsula Borough

Planning Department

Advisory Planning Commission Application Submitted 2025-08-14 14:35:46

APC/Seat: Cooper Landing, Seat G (Term Expires 09/30/2028)

Name David w. Nees	Mobile Phone 9072449103
Home Phone	Work Phone 9072449103
Email davidneesak@gmail.com	Date of Birth
SSN [REDACTED]	Voter #
Residence Address 19275 Holben Lane Cooper Landing, AK 99572-0867	Mailing Address Po Box 867 Cooper Landing, AK 99572-0867
How long have you lived in the area served by this Advisory Planning Commission? 20 years part-time 3 years full time	What knowledge, experience, or expertise will you bring to this board? Have attended most clapc meetings for last three years. 30 year retired math teacher, and coach. Member Sustainable Education Task Force. Team player with communication and people skills.

Kenai Peninsula Borough

Planning Department

Advisory Planning Commission Application Submitted 2025-08-05 19:53:28

APC/Seat: Hope/Sunrise, Seat C (Term Expires 09/30/2028)

Name Gregory Sorenson	Mobile Phone
Home Phone 907 782 3120	Work Phone 9073380012
Email johnny@truesecretogolf.com	Date of Birth [REDACTED]
SSN [REDACTED]	Voter #
Residence Address 64191 Ferrin Drive, Hope AK	Mailing Address P.O. Box 109 Hope, AK 99605
How long have you lived in the area served by this Advisory Planning Commission? 40 years about.	What knowledge, experience, or expertise will you bring to this board? Registered Engineer for the State of Alaska before I retired. Project Engineer for over \$100 million of State of Alaska road projects. I mow the grass on most of Main Street in Hope, put out the fish cleaning stations in Resurrection Creek every year and clean them and put them away in the fall. I mow transient tiedowns at the State Airport in Hope and furnish a picnic table. I built an out house and maintain it for pilots and residents not far from the airport. I attend many concerts in Hope for the enjoyment of music and to witness for myself each event. I have been the secretary of Hope Planning for about 4 years and hardly ever miss a meeting. I built my own house in Hope and my wife owns a gift shop, Sourdough Dru's down on Main Street. She is "corporate" and I am a "flunky" but I work for her and have a good idea of what downtown in about. I am also a pilot.