



COUNTY OF ALBANY
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LARAMIE, WYOMING 82070
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COMMISSIONERS@CO.ALBANY.WY.US

February 17, 2026

Todd Feezer, City Manager
City of Laramie
P.O. Box C
Laramie, WY 82070

Re: Report on the De-Annexation request for two properties: Tract 1 described by the Assessor as 16 N 73 W 26 PORT OF L 3-4; 7-8; and Tract 2 described by the Assessor as 16 N 73 W 26 NW TRACT

Dear Mr. Feezer:

The Board of County Commissioners are in receipt of a copy of the petition filed with the City of Laramie from Carson and Danielle Engelskirger requesting the de-annexation of properties owned by Carson and Danielle Engelskirger and Engel Land LLC from the municipal boundaries of the City of Laramie. As per W.S. 15-1-421 (a), we are providing this report to detail the impacts of this proposed de-annexation to the County and what will be required by the applicant if the de-annexation is approved.

The de-annexation will require law enforcement response from the Albany County Sheriff Office and emergency response from Albany County Fire District #1 or the Laramie Fire Department through an intergovernmental agreement. County maintained roads do not exist in the area. Where these properties are currently vacant, the de-annexation will not cause a significant burden for this property to be served by the County.

The zoning of this property is currently under City zoning. The property owner's zoning designation shall revert to the equivalent zoning districts that existed for these properties prior to the annexation of these properties (December 19, 2023). Tract 1 would revert to Agricultural and Tract 2 would revert to Ranchette.

The Board of County Commissioners finds that no significant impacts would occur if this de-annexation were to be approved. If the proposed de-annexation is approved, future use/development shall meet all adopted regulatory standards of Albany County.

Sincerely,

A handwritten signature in blue ink that reads "Terri Jones".

Terri Jones
Chairperson

Cc: Carson and Danielle Engelskirger, Derek Teini, Philipp Gabathuler, and David Gertsch
Attached: Area Map, Petition

THAD HOFF
COMMISSIONER

TERRI JONES
COMMISSIONER

PETE GOSAR
COMMISSIONER



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STAFF REPORT

To: Board of County Commissioners
From: David C. Gertsch, Planning Director
Date: February 5, 2026
Re: Engelskirger Petition to De-Annex from the City of Laramie

Summary of Request

Carson and Danielle Engelskirger have filed a petition with the City of Laramie for de-annexation of two properties. A map provided in the petition shows Tract 1 to be the larger parcel of approximately 74.86 acres and is owned by Engel Land LLC (Danielle Engelskirger is the registered agent) and Tract 2 is the smaller parcel of approximately 5.02 acres and is owned by Carson and Danielle Engelskirger.

Background

On December 19, 2023, both Tract 1 and Tract 2 were annexed into the City of Laramie. The owner of Tract 1 was West Slope Development Company, while the owner of Tract 2 was Carson and Danielle Engelskirger. In addition to the annexation, a number of other items pertaining to the properties were approved by the Laramie City Council at the same meeting. The Laramie City Council approved amendments to the future land use map of the City of Laramie Comprehensive Plan and amended the City of Laramie's Official Zoning Map for both tracts. The West Slope Preliminary Plat was approved for Tract 1 by the Laramie City Council at that time as well.

In January of 2025, Engel Land LLC purchased Tract 1 from West Slope Development Company. The preliminary plat remains active for a few more years, but the new owner is not interested in developing in the City currently.

County Requirements for a De-Annexation

While the County does not have decision making authority for de-annexation requests, it does have a statutory obligation to fulfill. Wyoming Statutes state that the landowner, "shall...provide a copy of the petition to the county commissioners of the affected county. The county commissioners shall, within sixty (60) days, prepare a report on the impact of the de-annexation...The commissioners may establish rules and regulations for the area to be de-annexed which are consistent with county land use plans and zoning ordinances" (W.S. § 15-1-421 (a)).

In summary, there are two standards that the County must address for proposed de-annexation. First, the County must prepare a report addressing any impacts caused by the de-annexation. The second standard is that the County may establish rules for the area affected by the de-annexation.

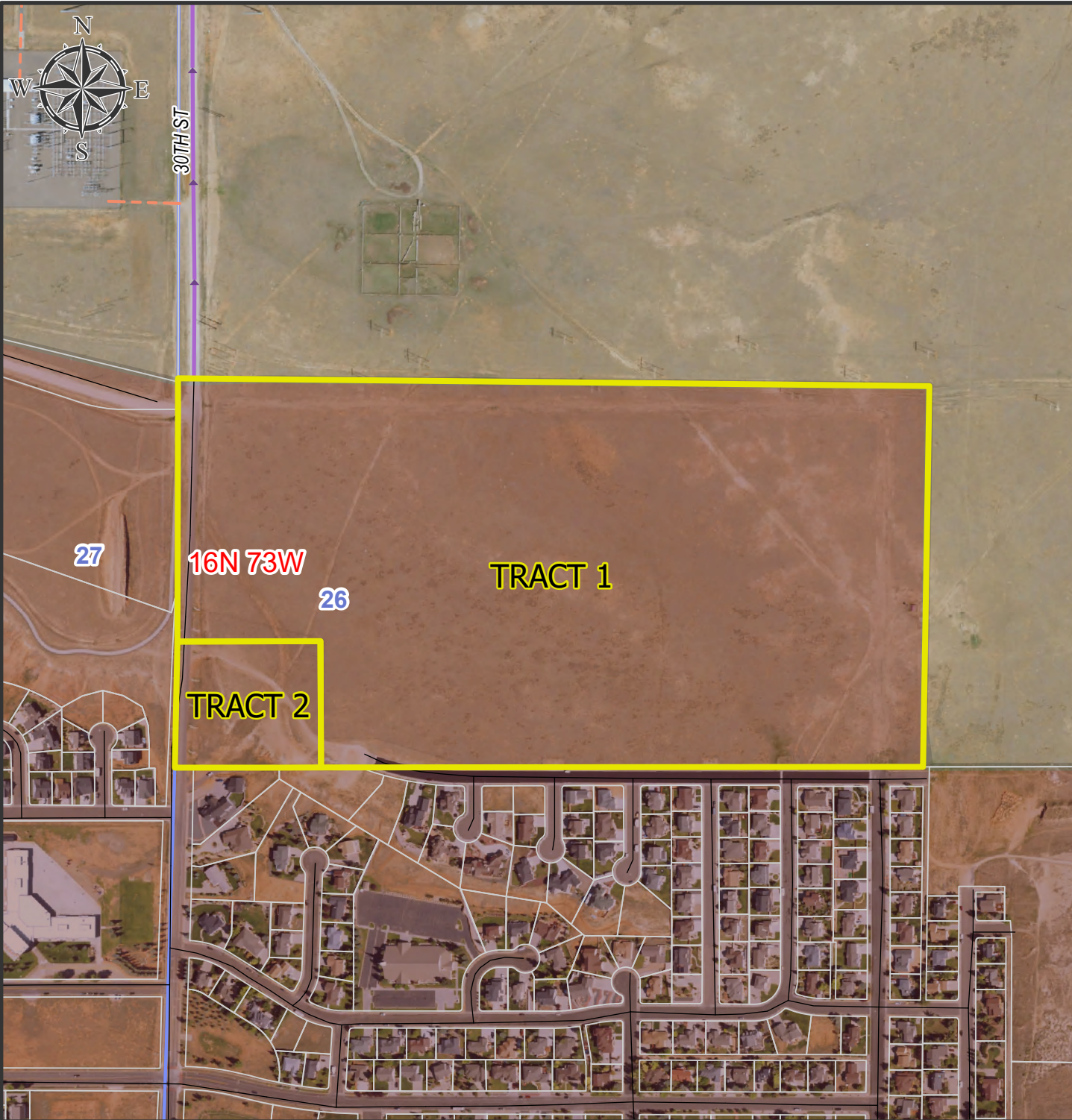
Staff Analysis

The de-annexation request was sent to other departments for review. No negative impacts were noted by any of the reviewers. Where no negative impacts were determined, a draft report was written saying such. As for the establishment of rules and regulations for this area, this property was regulated by the Albany County Zoning Resolution prior to annexation in late 2023. It is reasonable to return the properties zoning designations to those which existed prior to annexation. This re-establishment of zoning districts for these properties will ensure the enforceability of the standards of the zoning resolution for these properties. All other adopted regulations will also apply to these property if the de-annexation is approved.

Staff Recommendation

1. Approve the attached report on the impacts of the de-annexation as provided.
2. Require that the properties, if the annexation is approved, revert to the equivalent County zoning districts that existed prior to the property annexation in 2023. These include Agricultural for Tract 1 and Ranchette for Tract 2. This requirement is stated in the report.

Attached: De-Annexation Report and Attachments

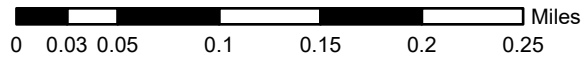
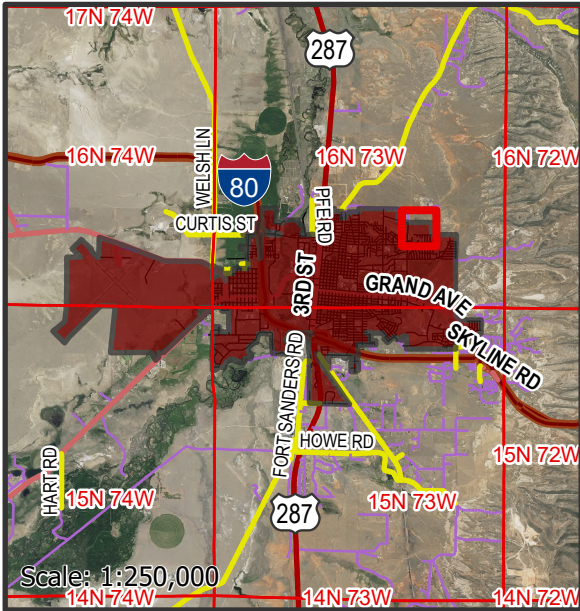


TRACTS 1 & 2 Engelskirger Petition

- Address Points
- Forest Service Road
- City Street
- Private Road
- County Road
- State Highway
- US Highway
- Interstate Highway
- Tracts
- City of Laramie
- Ownership as of 11-5-2025
- Township/Range
- Section

This map was created by the
Albany County Planning Department
for reference purposes only.

Date: 2/5/2026



PETITION

To the City of Laramie

WE, THE UNDERSIGNED, HEREBY PETITION the City of Laramie City Council to de-annex 80 acres more or less pursuant to authority vested in Wyoming State Statute 15-1-421.

WE STATE OR BELIEVE:

- 1.) That the petitioners are owners of land to be de-annexed.
- 2.) That the two-tracts of land (one tract consisting of 5.018 acres and another tract consisting of 74.86 acres more or less) be returned to the jurisdiction of Albany County with the original zoning and uses prior to the annexation by the City of Laramie.
- 3.) That the petitioners objected, at the time, but were force annexed by the City of Laramie due to Wyoming State Statutes 15-1-401 through 15-1-404 (specifically 15-1-404(d)).
- 4.) That the petitioner later purchased the adjacent tract of land which caused the annexation (after being forcibly annexed AND the original landowner subsequently abandoned plans to develop the property).
- 5.) That there IS NO benefit to the petitioner or the community for the petitioner's land to be within the incorporated city limits of Laramie.
- 6.) That the public health, comfort, convenience, necessity or public welfare will not be adversely affected by the de-annexation of the property.
- 7.) That the lack of sufficient public infrastructure (city utility services) does not coincide with "urban growth area".

Legal description and property ownership deeds attached.

Signature of Petitioner



Carson Engelskirger

2951 Snowy Range Road

February 3, 2026



Danielle Engelskirger

2951 Snowy Range Road

February 3, 2026

WITNESS my hand this 3 day of February, 2026.

[Signature]
Carson Engelskirger

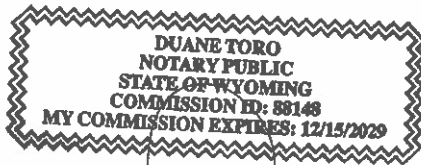
State of Wyoming
County of Albany

This instrument was acknowledge before me on the 3 day of February, 2024

By : Carson Engelskirger

Notary Public

(Seal)



My commission expires: 12/15/29

WITNESS my hand this 3 day of February, 2026.

[Signature]
Danielle Engelskirger

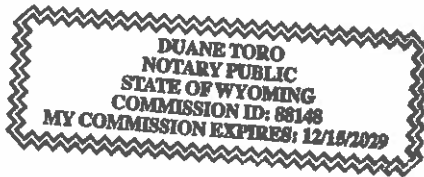
State of Wyoming
County of Albany

This instrument was acknowledge before me on the 3 day of February, 2026

By : Danielle Engelskirger

Notary Public

(Seal)



My commission expires: 12/15/29

Cc: Albany County Board of County Commissioners
Albany County Planner
City of Laramie Clerk

EXHIBIT A to Special Warranty Deed

