

BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

JEFF SAMPLES,
Petitioner,

vs.

CITY OF LAKEVIEW,
Respondent.

LUBA No. 2026-021

FINAL OPINION
AND ORDER

Appeal from City of Lakeview.

Petitioner represented themselves.

Christopher P. Koback represented respondent.

BASSHAM, Board Member; ZAMUDIO, Board Chair; WILSON, Board
Member, participated in the decision.

DISMISSED 08/06/2026

You are entitled to judicial review of this Order. Judicial review is
governed by the provisions of ORS 197.850.

1 Opinion by Bassham.

2 The petition for review in this appeal was due July 23, 2026. Petitioner did
3 not file a petition for review. ORS 197.830(11) requires that a petition for review
4 be filed within the deadlines established by Board rule. Failure to file a petition
5 for review within the time required by OAR 661-010-0030(1) or any extensions
6 of that time under OAR 661-010-0067(2) shall result in dismissal of the appeal.
7 OAR 661-010-0030(1); *Towey v. City of Hood River*, LUBA No 2021-057 (Mar
8 21, 2022), *aff'd*, 321 Or App 414, 516 P3d 738 (2022); *Terrace Lakes*
9 *Homeowners Assoc. v. City of Salem*, 29 Or LUBA 532, 535, *aff'd*, 138 Or App
10 188, 906 P2d 871 (1995).

11 On July 29, 2026, petitioner filed a motion for extension of time (MOET)
12 to file the petition for review, due to unspecified “extraordinary and extenuating
13 personal circumstances.” MOET 1. The motion states that the city’s counsel
14 declined to consent to the extension. *Id.* OAR 661-010-0067(2) provides that,
15 with two exceptions that do not apply here, “in no event shall the time limit for
16 the filing of the petition for review be extended without the written consent of all
17 parties.” Petitioner offers no basis under our rules for LUBA to grant the
18 requested extension absent the consent of all parties. Accordingly, the MOET is
19 denied. Because petitioner failed to file a timely petition for review, OAR 661-
20 010-0030(1) dictates that the appeal be dismissed.

21 This appeal is dismissed.

Certificate of Mailing

I hereby certify that I served the foregoing Final Opinion and Order for LUBA No. 2026-021 on August 6, 2026, by mailing to said parties or their attorney a true copy thereof contained in a sealed envelope with postage prepaid addressed to said parties or their attorney as follows:

Christopher P. Koback
Buchanan Schmid LLC
937 NW Newport Ave, Ste 220
Bend, OR 97703

Jeff Samples
232 North V St
Lakeview, OR 97630

Dated this 6th day of August, 2026.



Erin Pence
Executive Assistant

Hannah Barkemeyer Baker
Executive Support Specialist