

**From:** [Erin Bradley](#)  
**To:** [Benton Public Comment](#)  
**Subject:** Dent LU-24-027  
**Date:** Monday, June 30, 2025 6:17:53 AM  
**Attachments:** [Bit by Bit Bradley Packet.pdf](#)

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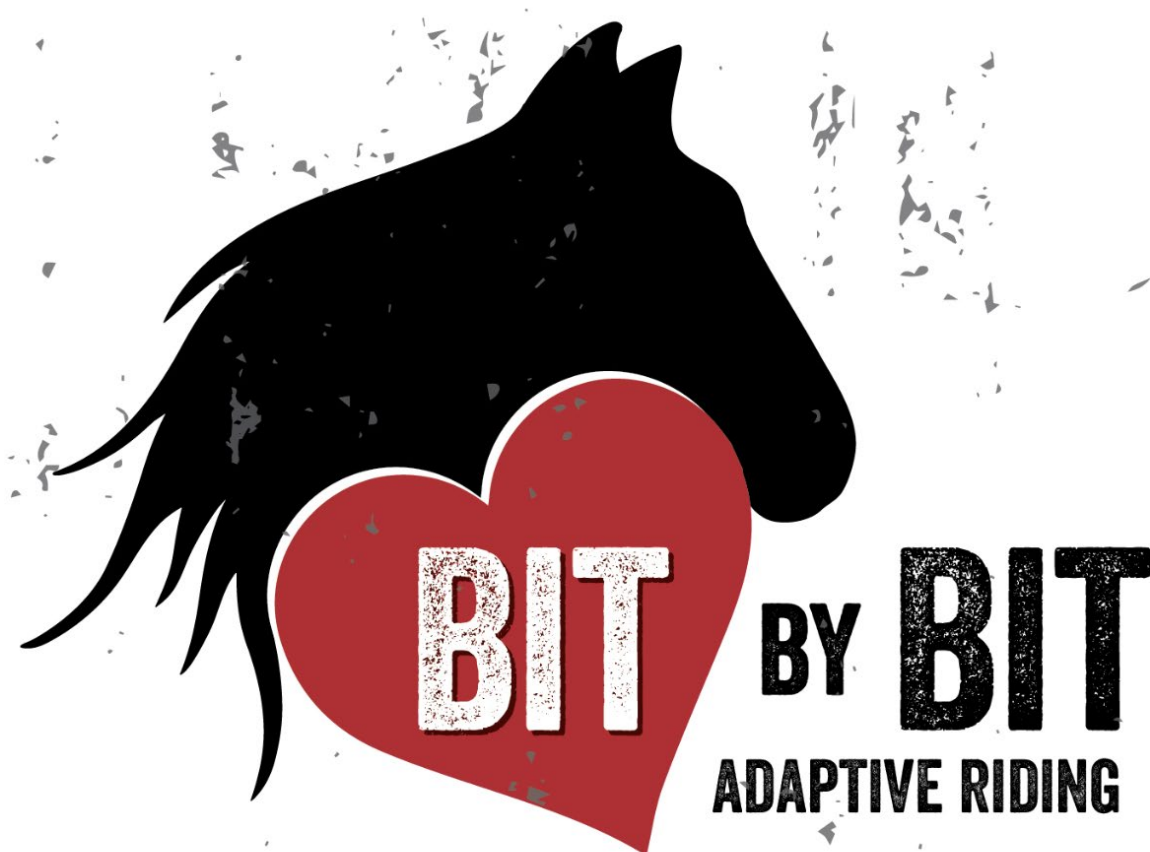
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please see attached testimony and admit it to the record.

Thank you

Erin Bradley  
Bit By Bit  
541-908-3293  
[bitbybitadaptiveriding.org](http://bitbybitadaptiveriding.org)



June 27, 2025  
Erin and Lowell Bradley  
38578 Hwy 99W  
Corvallis, Oregon 97330

**To: Benton County Planning Commission**

**RE: Opposition to LU-24-027 Land Use Application**

Dear Commissioners,

We respectfully ask you to apply the plain language of the law and deny the proposed landfill expansion application LU-24-027. Our family lives on and operates a therapeutic horse farm, Bit by Bit, located just south of Coffin Butte Road on Highway 99W, east of Tampico Ridge. Our property shares two direct borders with Republic Services' forestland and lies among the closest neighbors to the proposed expansion site. Unfortunately, the applicant's submitted map inaccurately portrays this relationship, showing a 10-acre buffer where our land in fact directly borders the landfill's forest.

For nearly two decades, our family has built Bit by Bit into a unique and vital community service. Our therapeutic riding program provides individually tailored equine sessions to children and adults with a range of diagnoses, including Down syndrome, cerebral palsy, traumatic brain injury, autism, ADHD, hearing impairments, and depression. Our horses also support bereavement clients and youth in foster care.

We are proud to be a place of healing and growth for clients referred by the Benton County School District, Linn Benton Early Intervention, and Benton County Developmental Disabilities. Clients from across Benton and Linn Counties come to our farm to form bonds with our animals and gain physical, emotional, and mental benefits through therapeutic riding. For some, these are the only safe outdoor physical activities they can access.

Our herd includes empathetic and experienced therapy horses—such as Gem, a golden palomino skilled in comforting the bereaved, and Journey, a calm American Quarter Horse gelding used for search-and-rescue work. These animals are more than livestock—they are therapy partners and lifelines for dozens of vulnerable people in our region.

But our work—and their wellbeing—has already been severely compromised by the existing landfill operations. In the past five years, we've endured a steep increase in

off-hours industrial noise, overwhelming odors, airborne pollution, and fire hazards. On July 24, 2024, trash literally rained down on us in the afternoon. That same evening, a fire erupted beside the burn-off stack and propane tanks behind Republic's building. Emergency response was delayed due to a locked gate. Had the flames spread into the unmaintained forest that borders our property, our family, and animals would have been in grave danger.

With 17 head of livestock and clients who cannot evacuate quickly, we live with constant anxiety. Plastic and debris frequently blow into our pastures—posing fatal risks to our animals and forcing us to patrol fields daily. Noise pollution from the landfill's machinery—pounding, horns, and backup beepers—disrupts therapy sessions and has triggered anxiety responses in some of our most vulnerable riders. Trees that once buffered sound and debris are no longer adequate. The notion that the ridge offers protection is not supported by our lived experience.

Expanding the landfill would bring these dangers even closer, with far less buffering than now exists. It would place so much stress on our animals, riders and other clients that it would result in potential dangers and diminish our ability to remain in operation. It would almost certainly compromise our water source, placing our farm's well—and the animals and clients who depend on it—at risk. This would violate County Code 53.215(1), seriously interfering with the use of our property as adjacent landowners. If the expansion is approved, we may lose our ability to operate entirely. The land would become uninhabitable for our programs, our animals, and our family—and due to lost property value, we could not afford to relocate.

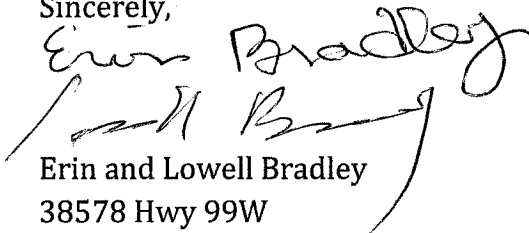
Beyond our farm, our family is also known for service in the community. During recent wildfire emergencies, we spent four days transporting horses, cattle, and other animals to safety. We are active in youth and disability programs, regulars at events like the Polar Plunge for Special Olympics Oregon, and proud sponsors of Every Child Linn Benton's DHS treatment room. We are doing our part to strengthen Benton County. Please don't let this expansion make it impossible for us to continue.

We are not asking for special treatment or sympathy, only that you apply the clear words of the Benton County Development Code. The simple truth of the matter is that the proposed use *will* seriously interfere with uses on our adjacent property (which happen to serve the public good), as well as with the character of the area. As to the latter, the fact that the quiet rural character of our area suffers some adverse impacts already cannot serve as a license to make things exponentially worse. No matter the efforts to explain it away, the proposed use will violate Section 53.215(1) of the Development Code. Some of you may nonetheless be inclined to weigh the

public "benefit" of an expanded or longer-lived dump against the effects on our much smaller business. However, the Code does not allow for such a balancing test. It says what it says, in plain English.

We ask you, on behalf of our family and the dozens of community members we serve each week—many of whom have no voice in this process—to reject LU-24-027. Help us preserve not just our land, but the health, dignity, and inclusion that Bit by Bit brings to so many.

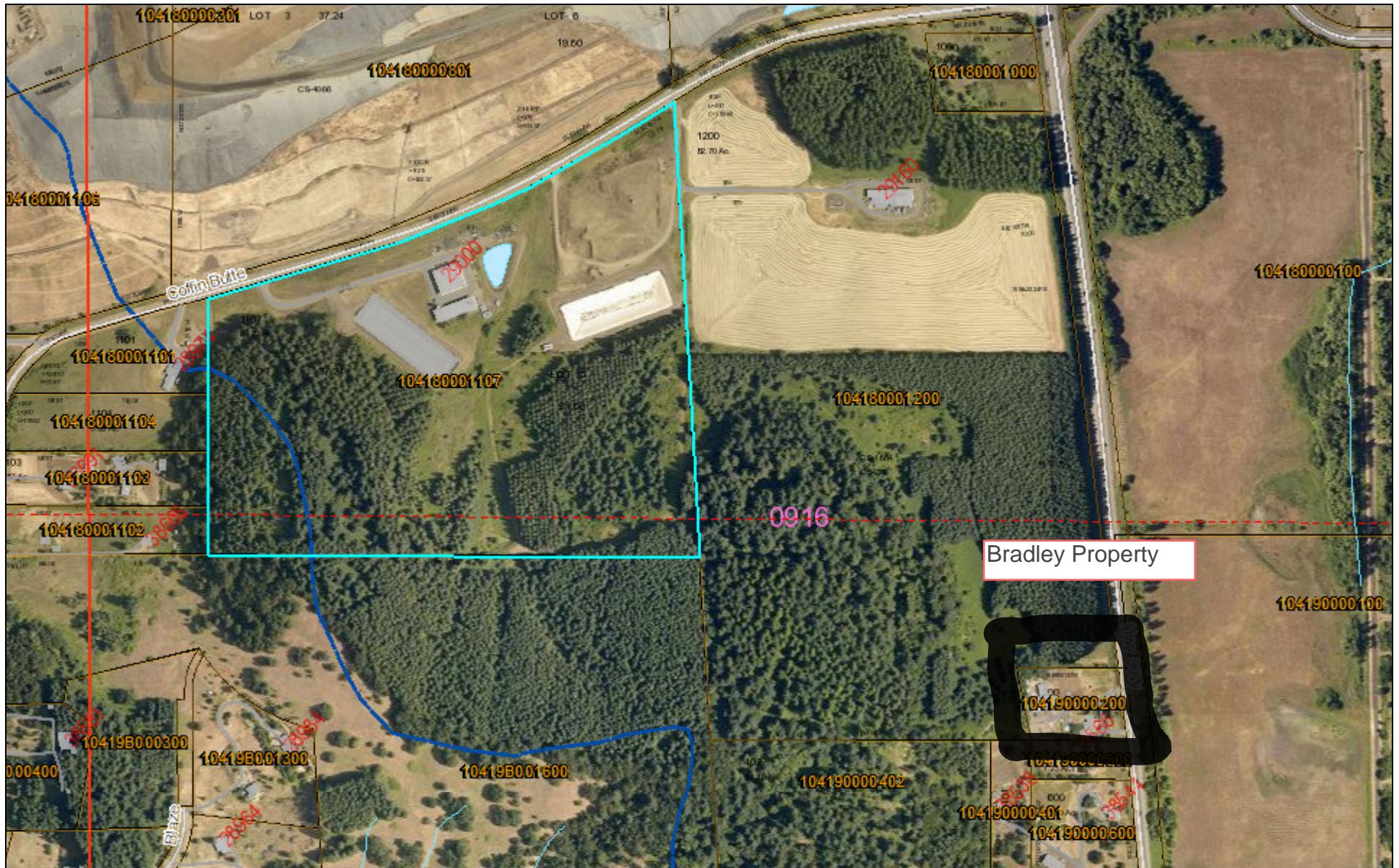
Sincerely,

Handwritten signatures of Erin and Lowell Bradley. The signature for Erin is written above the signature for Lowell. Both are in cursive script.

Erin and Lowell Bradley  
38578 Hwy 99W  
Corvallis, Oregon 97330



# Proposed New Landfill



6/8/2025, 3:20:15 PM

**Taxlots**

Override 1

**Sectionlines**

--- SEC-LINE

— TWP-LINE

— Roads

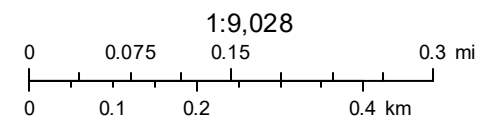
Structure\_AddressCorvallis

□ Cities and Places

□ County Boundary

□ County Parks

□ Buildings



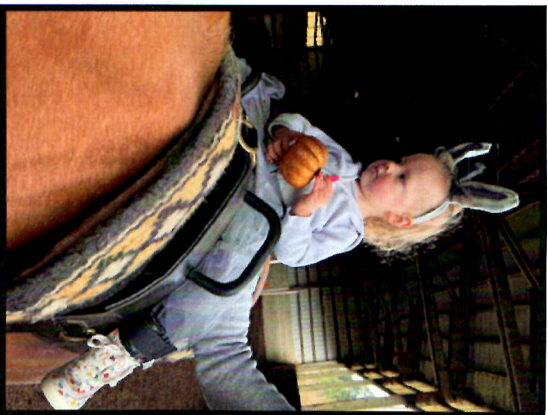
Benton County, Oregon  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Benton County, Oregon

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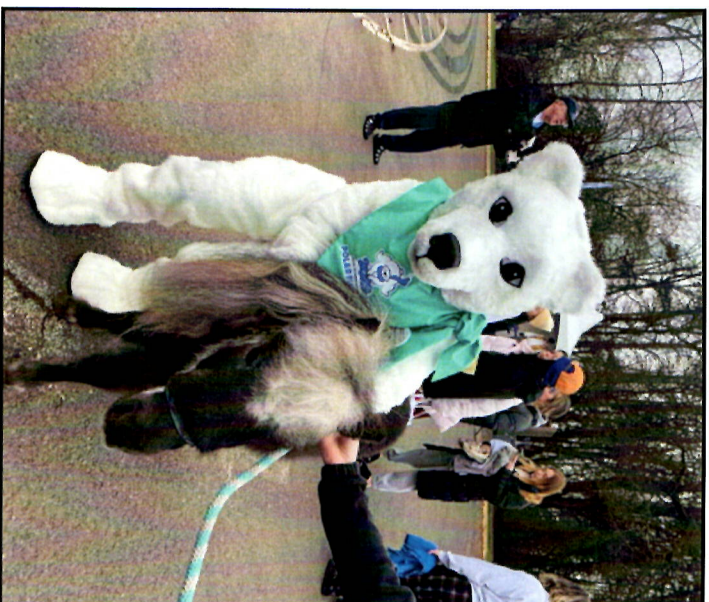


# About Us



Based in Corvallis, Oregon, Bit by Bit is a non-profit, 501(c)(3) therapeutic equestrian program serving disabled children and adults in Benton and Linn Counties through custom-tailored riding sessions. We provide care through private equine-assisted therapy sessions to children and adults with a range of needs, including bereavement clients, children in the foster care system, and patients with emotional and physical disabilities including Down Syndrome, Prader Willi syndrome, cerebral palsy, Muscular Dystrophy, traumatic brain injury with paralysis, autism, hearing impairment, attention deficit hyperactivity disorder, general anxiety disorder, and depression.

# Contact Us



## Phone

541-908-3293

## Website

[www.bitbybitadaptiveriding.org](http://www.bitbybitadaptiveriding.org)

## Email

[bitbybithorsetherapy@yahoo.com](mailto:bitbybithorsetherapy@yahoo.com)

## Address

38578 Hwy 99W, Corvallis OR

# BIT BY BIT

EQUINE HORSE  
THERAPY

CORVALLIS,  
OREGON







## WHY CHOOSE US

Bit by Bit founder, Erin Bradley, was a horse-crazy girl for as long as she can remember. Growing up in Fair Oaks, California, outside of Sacramento, Erin babysat and cleaned stalls to pay for her own horses. She showed Arabians and later owned several off-track Thoroughbreds. Winchester, one of the Bit by Bit therapy horses, has been part of her family since 1999. Erin was inspired to start Bit by Bit by her uncle, who was paralyzed in an automobile accident, but who continued to lead an energetic and active life, despite his inability to walk. She also found her calling through conversations with a friend about the lack of activities for her young daughter who had Down Syndrome. As she found out more about equine therapy she saw a need, not only for her friend's daughter, but for many others in her community, that she could help meet.



"With horse therapy our son is developing several skills like: muscle strength, balance, coordination, reduced anxiety, social-emotional, connection, affection, motivation, self confidence, language and communication skills. These horses are being such a wonderful blessing for our son to improve his quality of life. We have no enough words to thank this place."

"(Client) has benefitted greatly from his time at Bit by Bit. His anxiety has decreased exponentially, especially so over the past 6 months as he has bonded with the horses. He has learned from Erin about their body language... He can now recognize when they feel safe and when they are seeking affection. He doesn't have to be anyone but himself and they accept him as is. His relationship with the horses has also shown him the value of his strengths - he has always been very sensitive and gentle, and cautious about personal space. The horses pick up on this and that positive feedback has encouraged him to value these "soft skills".

"Bit by Bit has been a wonderful experience for our son who has a history of PTSD. He had phobia of all kinds of animals, especially dogs and with horse therapy he was able to overcome that phobia. Now he has his own dog who is very attached to him."



## OUR SERVICES

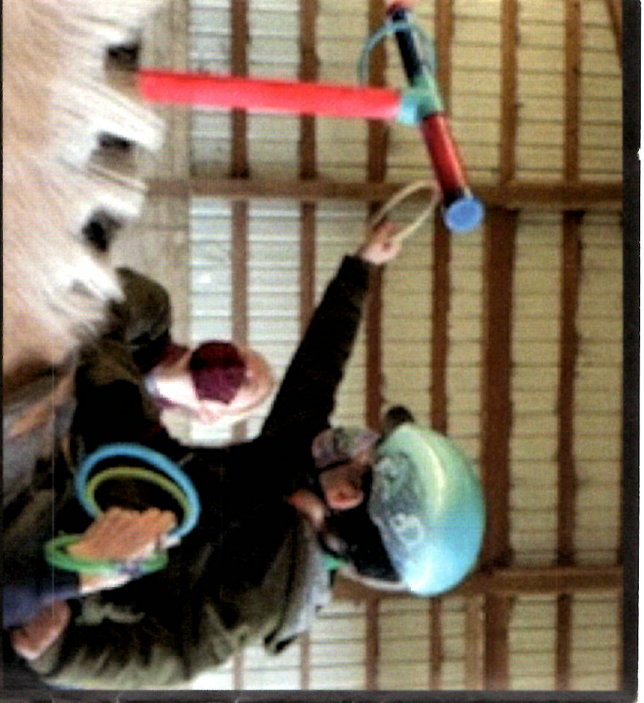
### *Equine-Assited Therapy*

Also known as hippotherapy, this service has been newly added to our program. Our physical therapist Mindy leads 30 minutes of therapy off the horse, and 30 minutes on.

### *Therapeutic Riding*

Erin, or director, provides unique, personalized sessions for each client that are designed to respond to individual client needs and help them gain balance, mobility, strength, and confidence as they work through their specific challenges.





# Offering Hippotherapy in 2023!



## What We Do

Our programs assist clients with a range of diagnoses including Down Syndrome, Prader Willi syndrome, cerebral palsy, traumatic brain injury with paralysis, autism, hearing impairment, ADHD, general anxiety disorder and depression. We also serve several bereavement clients.

## CONTACT US



**EMAIL**  
bitbybithorsetherapy@yahoo.com



**WEBSITE**  
bitbybitadaptiveriding.org

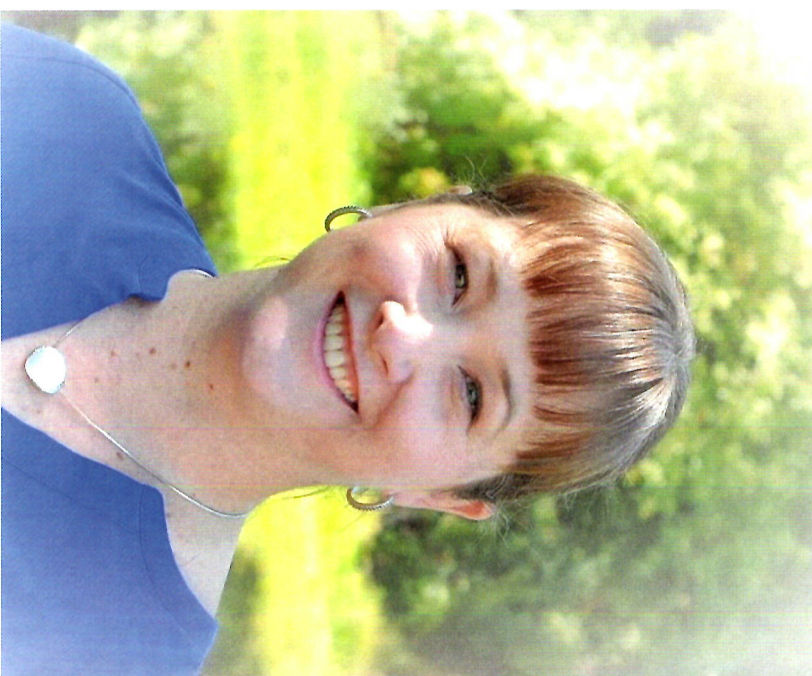


**ADDRESS**  
38578 Hwy 99W Corvallis OR 97330



**PHONE**  
541-908-3293





## We proudly partner with



Youth Volunteer Corps  
Every Child Linn Benton  
CEI  
Cornerstones and Associates  
Benco  
Special Olympics

## Meet our hippotherapist

Mindi Romer, MPT is a native Oregonian who has a passion for providing her patients with the tools they need to recover and help themselves. She originally received her degree in athletic training and continued to complete her physical therapy degree. She specializes in John Barnes Myofascial Release and Myofascial Decompression which are hands on treatments to work with the body and create a healing environment.

## Interested in Volunteering?

Do you have one or more hours  
a week to give?  
We need your help!