

To: Benton County Planning Commission
RE: Opposition to LU-24-027 Land Use Application

DATE RECEIVED:	7/19/2025
FROM:	Erin Bradley
PHONE OR EMAIL:	

Dear Commissioners,

We, the Board of Directors of Bit by Bit, a 501(c)(3) adaptive and therapeutic horseback riding program ask you to deny LU-24-027. We are located south of Coffin Butte Road on Highway 99W, east of Tampico Ridge. Our rural farm property shares two direct borders with Republic Services' forestland and is among the closest neighbors to the proposed expansion site. Our future as a rural farm and as a community resource is at stake.

Since 2015, Bit by Bit has offered individually tailored equine sessions to children and adults with various medical health diagnoses and physical and psychological limitations. More recently, we have expanded to include equine-assisted physical therapy which studies have documented does improve clients' health.

Increasingly, our work has been severely compromised by the existing landfill operations. In the past five years, we have endured a significant increase in off-hours industrial noise, overwhelming odors, airborne pollution, and fire hazards. Plastic and debris frequently blow into our pastures, arena and barn area posing fatal risks to our animals and forcing us to patrol for trash daily. The ridge no longer offers any protection.


Recently, the blasting from the clearing of cell 6B has become a concern. Despite our expectation, the blasting has startled our volunteers and caused stress in the animals. Several blasts have occurred during sessions, startling clients. On June 10th, we received a call just a few hours before the blast, leaving us unable to prepare clients and volunteers.

Expanding the landfill would bring these dangers to an even closer proximity to our rural farm animals, with significantly reduced buffering compared to the current situation. If the expansion of the landfill were to occur it would place immense stress on our animals, riders, and staff, potentially leading to further risks and hindering our ability to continue to provide our unique service to suffering clients. With our farm's well-being compromised and our water source at risk, putting our farm, the animals, and the clients who depend on it at risk, this would violate County Code. 53.215(1), seriously interfering with our use of the property as adjacent landowners.

The proposed facility cannot be operated without noise and odors that will affect our business and other agricultural activities. There are no conditions of approval or

other mitigation measures that will resolve these issues. The proposed landfill is a massive industrial complex that cannot be mitigated and must not be approved.

If approved, we may lose our ability to operate entirely. The land would become uninhabitable for our programs and animals, and due to property value loss, we would be unable to relocate. We request that you reject LU-24-027 to ensure our continued service to the community. The proposed expansion of the landfill would seriously interfere with uses on our adjacent property and violate Section 53.215(1) of the Development Code.


Kirsten Starkey

Rod Holmquist

Sarah Goode


Don Studier

Bruce Thomson MS,MD

Erin Bradley