

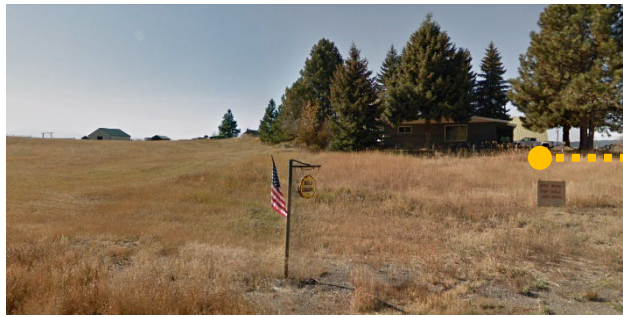
DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04 –
Stor-It McCall Expansion



Valley County Planning and Zoning Commission

July 9, 2026

379 Elo Road, McCall, ID 83638



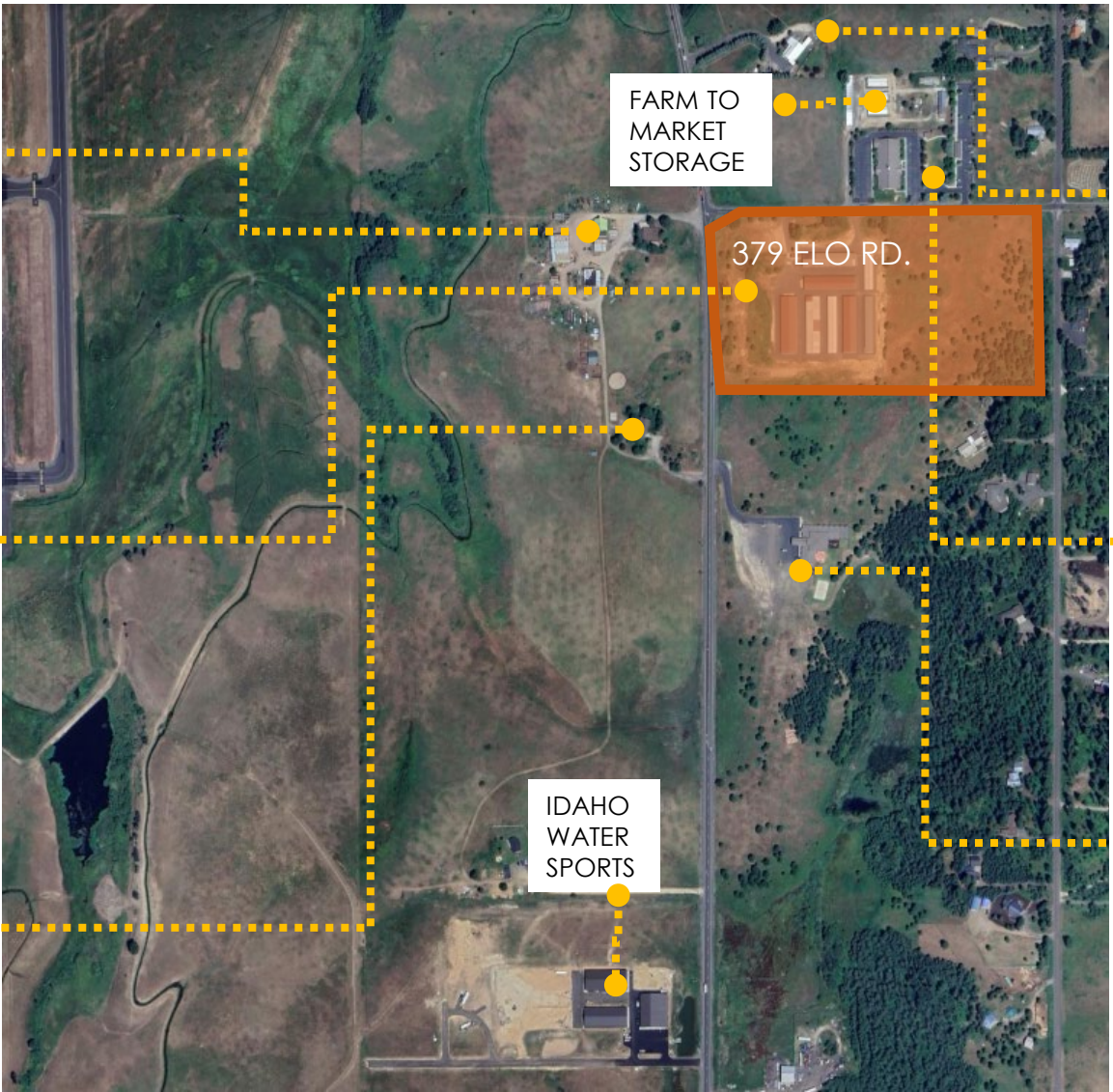
G. IKOLA LOGGING



EXISTING STORAGE FACILITY



G. IKOLA LOGGING



MCPAWS REGIONAL ANIMAL SHELTER



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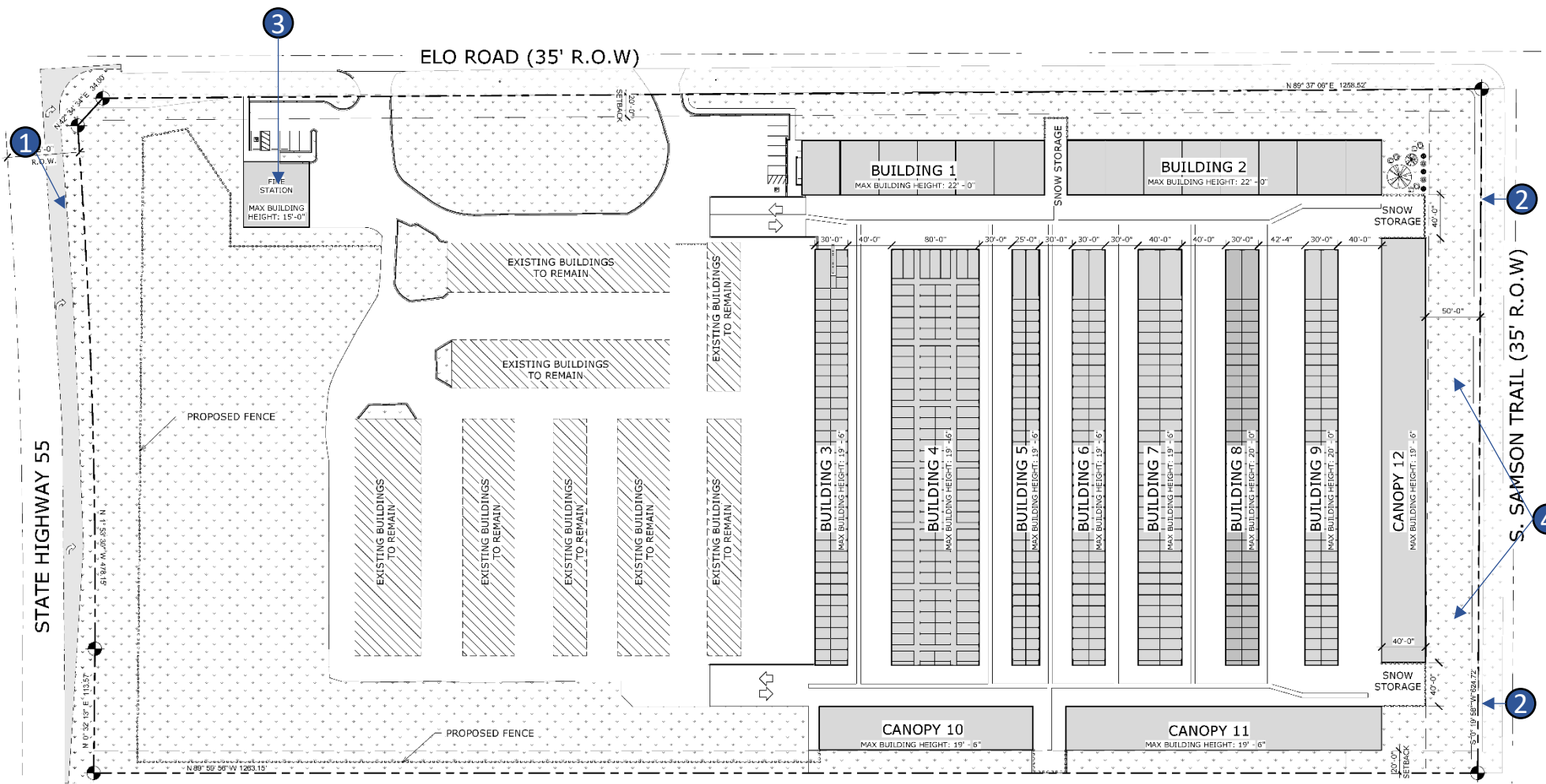
PAYETTE LAKE CHRISTIAN CENTER

Vicinity Map

July 9, 2026

379 Elo Road, McCall, ID 83638





Keynote	Item
1	Proposed right turn lane.
2	Samson Trail natural surface pathway.
3	Proposed fire station or County facility.
4	Proposed 50' wildlife corridor.

SITE RECAP
PROJECT SITE:
TOTAL PROPERTY SIZE: 786,607 SF (18.06 ACRES)
EXISTING BUILDING FOOTPRINTS: 68,970 SF
TOTAL LOT COVERAGE: 29% (231,157 SF)
LANDSCAPING/OPEN SPACE: 40% (316,459 SF)
ZONING: RE
SETBACKS:
ELO ROAD SETBACK = 20'-0"
S. SAMPSON TRAIL SETBACK = 120'-0"
REAR SETBACK = 20'-0"
PARKING:
STANDARD: 10 PARKING SPACES
ADA: 2 PARKING SPACES
RV: 50 PARKING SPACES

BUILDING AREA RECAP	
BUILDING 1	11,100 S
BUILDING 2	12,750 S
BUILDING 3	11,281 S
BUILDING 4	30,400 S
BUILDING 5	9,500 S
BUILDING 6	11,400 S
BUILDING 7	15,200 S
BUILDING 8	11,400 S
BUILDING 9	11,400 S
CANOPY 10	7,800 S
CANOPY 11	10,260 S
CANOPY 12	17,080 S
TOTAL:	159,571 S

Site and Amenities

July 9, 2026

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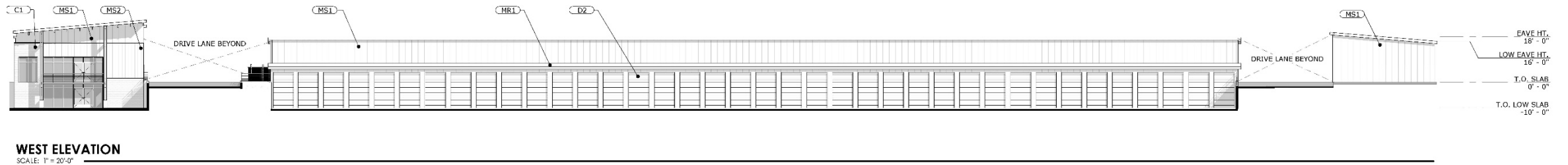
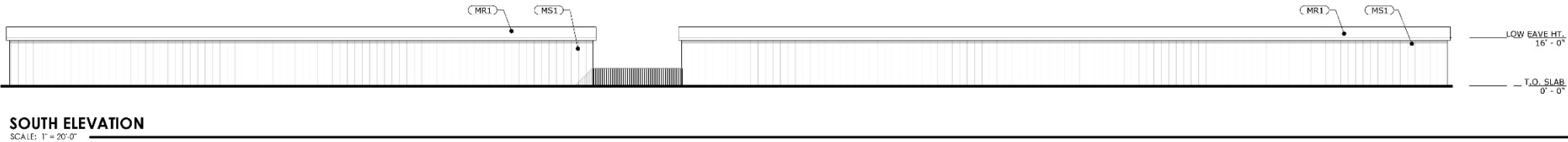
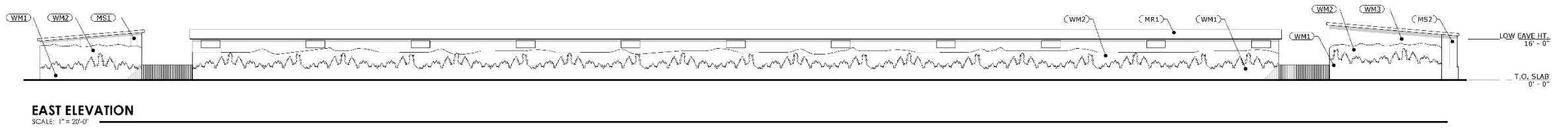
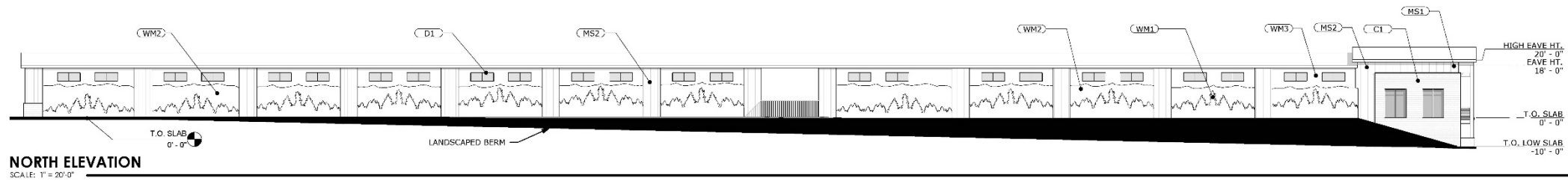


Keynote	Item
1	Existing trees to be preserved.
2	Additional landscaping to screen buildings.
3	Additional mature trees.

Landscape Plan

July 9, 2026

379 Elo Road, McCall, ID 83638



Elevations

July 9, 2026

379 Elo Road, McCall, ID 83638



Rendering

July 9, 2026

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TIS Conclusion

- Overall, the existing roadway network has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- The existing access system will be adequate in accommodating the traffic estimated to be generated by the proposed expansion and will ensure efficient and flexible access is provided.
- To mitigate the increase in recreational vehicles and emergency vehicles performing a northbound right-turn movement from Highway 55 onto Elo Road and to better accommodate existing heavy vehicles and buses, Highway 55 should be widened to provide a northbound right-turn lane with 340 feet of storage and 180 feet of taper.
- Sufficient sight distance exists to the north and south on Highway 55 and Elo Road to allow vehicles to yield to allow emergency vehicles to enter the roadway from Elo Road.
- The provision of a traffic signal or use of emergency vehicle traffic control signal is not required at the intersection of Elo Road with Highway 55 to accommodate projected traffic volumes or to ensure that emergency vehicles are able to enter Highway 55 from Elo Road.

ITD Staff Requirements

- Per the TIS, ITD will require a right-turn lane from Highway 55 onto Elo Road. The turn lane shall have a 340-foot storage with a 180 foot taper.

Traffic

July 9, 2026

379 Elo Road, McCall, ID 83638



Thank you for your time.

Questions?