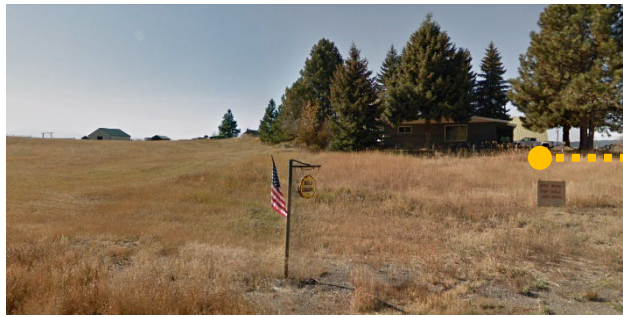


DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04 –
Stor-It McCall Expansion

Valley County Board of County Commissioners
Final PUD
August 3, 2026

379 Elo Road, McCall, ID 83638



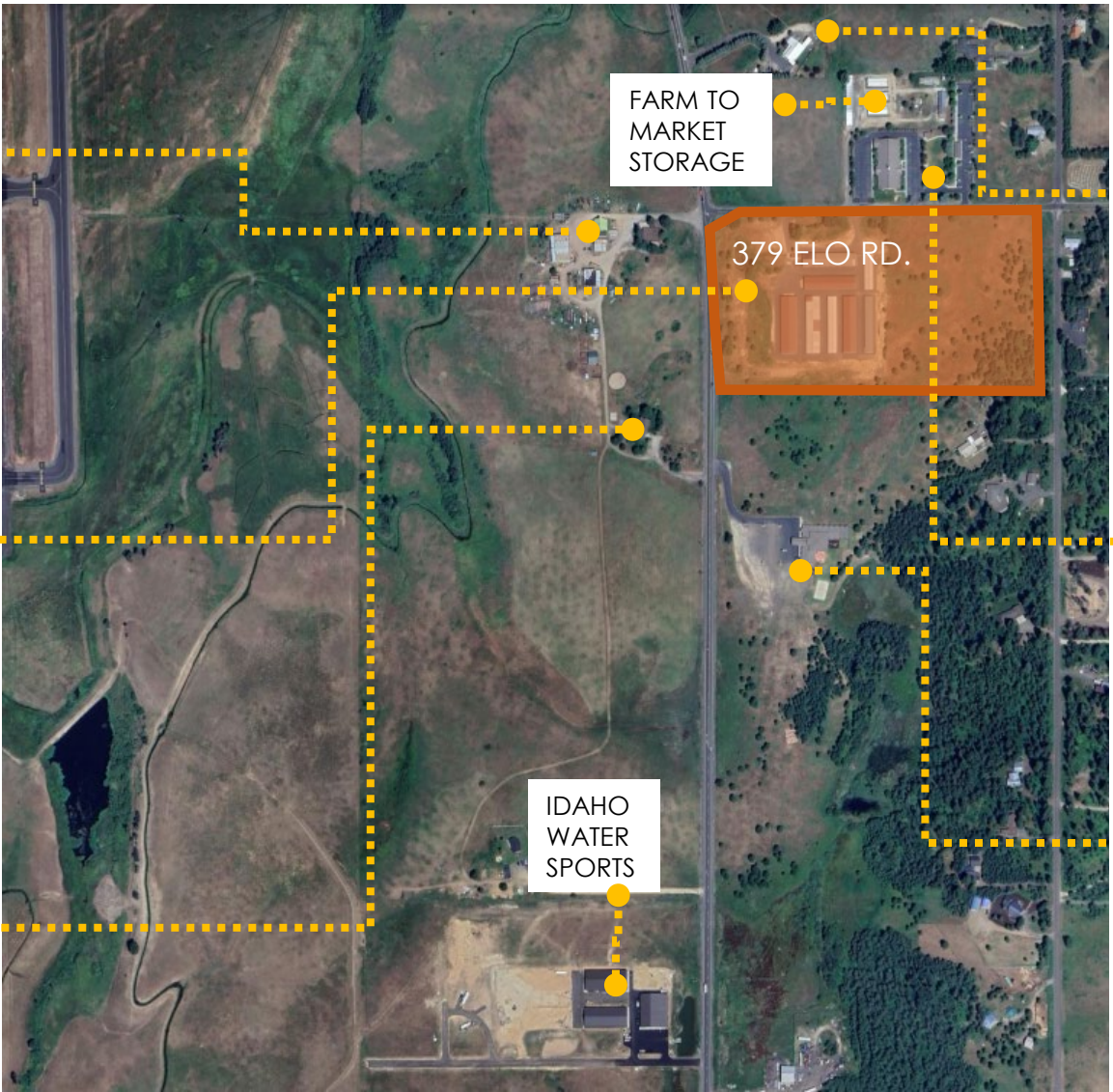
G. IKOLA LOGGING



EXISTING STORAGE FACILITY



G. IKOLA LOGGING



MCPAWS REGIONAL ANIMAL SHELTER



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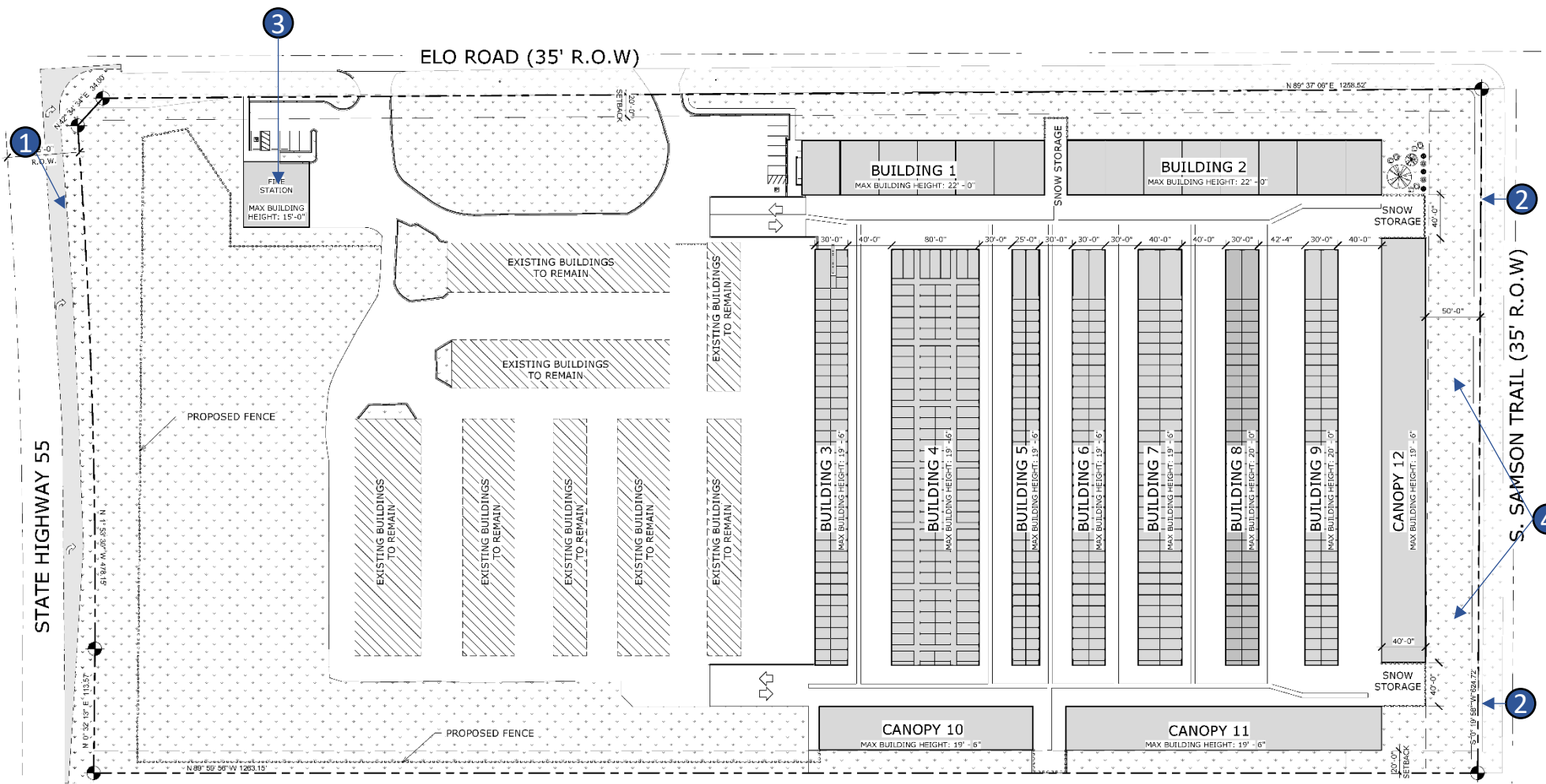
PAYETTE LAKE CHRISTIAN CENTER

Vicinity Map

August 3, 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 = 50'-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 SF
BUILDING 2	12,750 SF
BUILDING 3	11,281 SF
BUILDING 4	30,400 SF
BUILDING 5	9,500 SF
BUILDING 6	11,400 SF
BUILDING 7	15,200 SF
BUILDING 8	11,400 SF
BUILDING 9	11,400 SF
CANOPY 10	7,800 SF
CANOPY 11	10,260 SF
CANOPY 12	17,080 SF
TOTAL:	159,571 SF

Site and Amenities

August 3, 2026

379 Elo Road, McCall, ID 83638





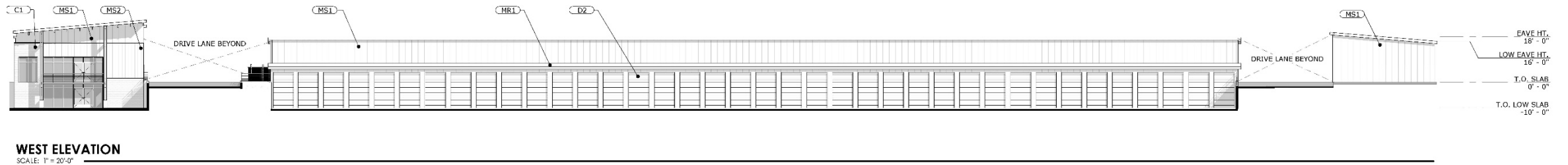
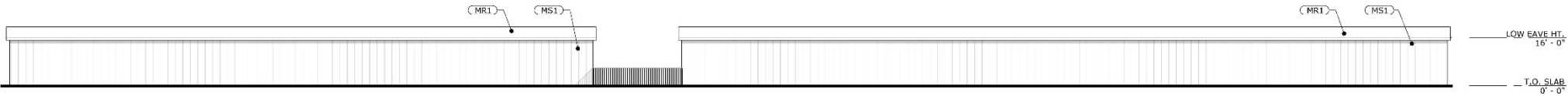
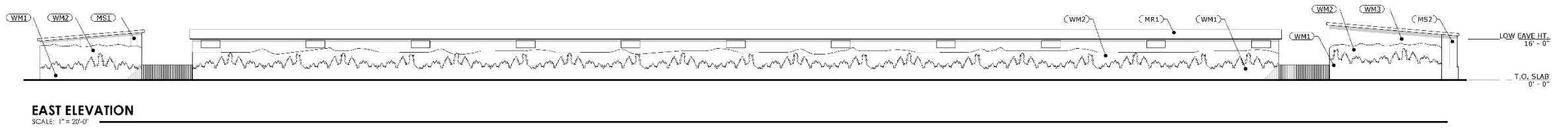
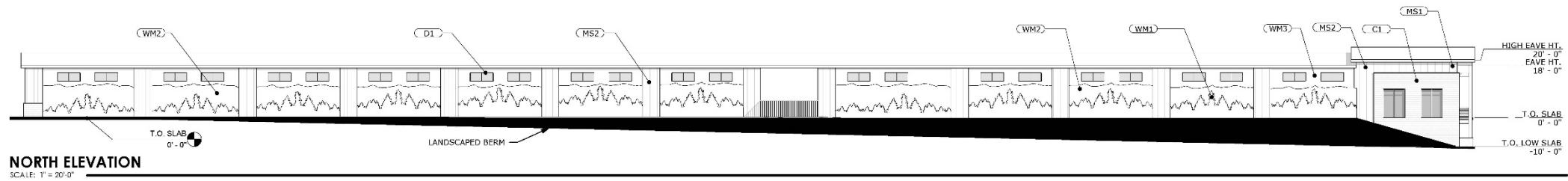
Keynote	Item
1	Existing trees to be preserved.
2	Additional landscaping to screen buildings.
3	Additional mature trees.

Landscape Plan

August 3, 2026

379 Elo Road, McCall, ID 83638





Elevations

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Rendering

August 3, 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

August 3, 2026

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Thank you for your time.

Questions?