



City of Ketchum  
 Planning & Building

OFFICIAL USE ONLY	
File Number:	P24-033
Date Received:	4/24/24
By:	HLN
Fee Paid:	\$3200
Approved Date:	
Denied Date:	
By:	

### Conditional Use Permit Application

Submit Completed application to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Project Name: Stewart Pictures Inc.	
Name of Owner of Record: Allyn Stewart	
Physical Address: 471 E. 10th St. Unit B2, Ketchum, ID 83340	
Property Legal Description: Tenth St.Light Industrial complex Building B Unit 2.039	
Property Zoning District: K/LI-2	
Lot Size: N/A	
Contact Phone: (310)963-2212	Contact Email: Allyn@flashlightfilmsLLC.com
PROJECT INFORMATION	
Description of Proposed Conditional Use: A work/living space. Owner will live in the 2nd floor apartment. Downstairs will function as a production facility for film, specifically for early pre-production building model sets and post-production, editing, sound recording and a private screening room to watch editorial works in progress.	
Description & Specification Sheet of Proposed and Existing Exterior Lighting: The exterior lighting is controlled by the Homeowners Association.	

**APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT  
CRITERIA IN MUNICIPAL CODE 17.116.030 A-E**

The owner will not have high volume traffic, either vehicular or pedestrian, in keeping with other residents and businesses that currently occupy the neighboring work spaces.  
The owner's occupation will not endanger the health, safety and welfare of the community.  
The conditional use will be supported by adequate public facilities and services and will not adversely affect public services to the surrounding area. There is no conflict with the policies of the comprehensive plan or the purposes of the Conditional use permit criteria.

**ADDITIONAL COMMENTS**

See attachment.

**ACCOMPANYING SUPPORTING INFORMATION REQUIRED**

● Existing Site Plan ● Proposed Site Plan ● Landscape Plan ● Grading and Drainage Plan ● Exterior Lighting Plan and Specifications ● Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.



Applicant Signature


4 - 22 - 2024

Date

Proxy

I, John Vorzimer of 1520 LLC, owner of a certain real property in Ketchum located 471 10<sup>th</sup> St, Unit B2 ("Property") and more particularly described as a work/live space at the 10<sup>th</sup> St. Light industrial complex, Buiding B, Unit 2. I am currently under contract to sell the Property to Allyn Stewart. Allyn Stewart desires to commence an application for a Conditional Use Permit ("CUP") with the City of Ketchum ("City") for her to reside and work at the Property before closing the purchase of the Property. I am agreeable to authorize Allyn Stewart to commence the appropriate City processes and receive City approval for the CUP permit, in the name of Allyn Stewart, from the City prior to closing. Therefore, I hereby appoint Allyn Stewart, my proxy to do all things necessary to apply and obtain a CUP, in her name, from the City of Ketchum so that she may occupy the property after the close of escrow.

Dated this 11th day of April 2024

A handwritten signature in black ink, appearing to be 'J. Vorzimer', is written over a horizontal dashed line.

John Vorzimer

# IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of BLAINE

On this 11<sup>th</sup> day of April, in the year 2024, before me, Nancy L. Anderson

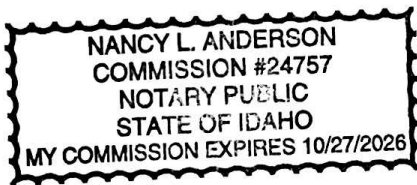
(Notary's name) a notary public, personally appeared John Vorzimer

(individual's name), personally known to me to be the person(s) whose name(s)

is (are) subscribed to the within instrument, and acknowledged to me that he

(she) (they) executed the same.

Seal



Nancy L. Anderson

Notary Public

My Commission expires on: 10-27-2026

# TENTH STREET LIGHT INDUSTRIAL COMPLEX

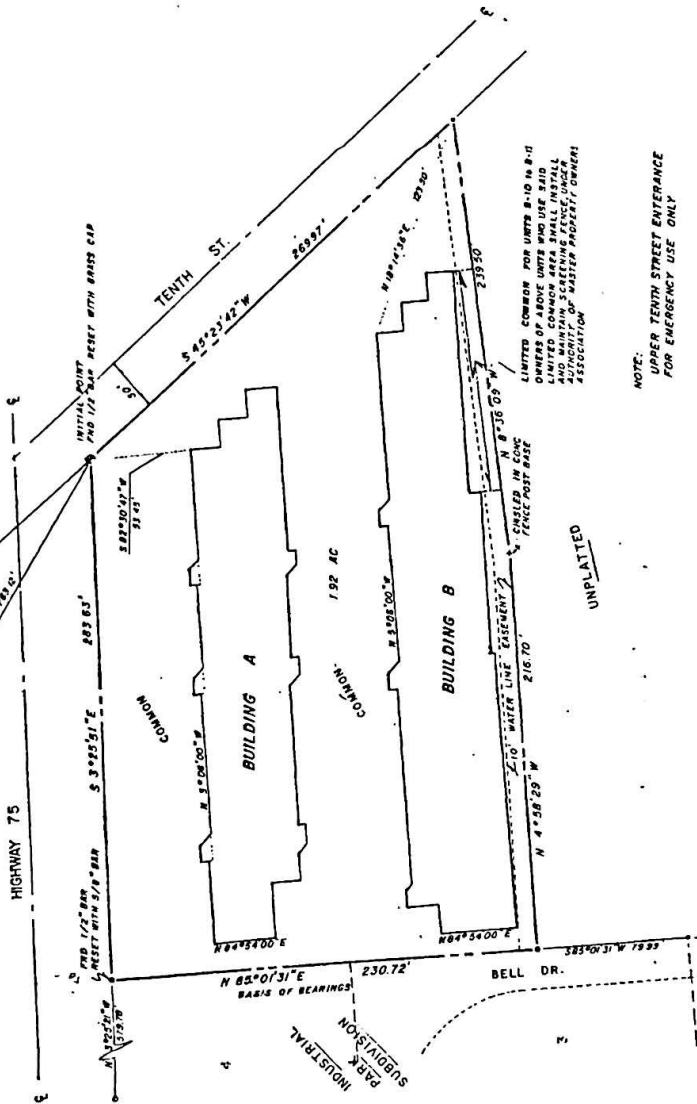
SEC. 12, T4N, R17E B.M.  
KETCHUM, BLAINE COUNTY, IDAHO

APRIL 1981

1/4" PIPE  
NORTH COR ORIGINAL TOWN  
OF KETCHUM  
PND BR MON 12 1/2" RISE TAN  
PND 1/4" BAR  
RESET WITH BRASS CAP



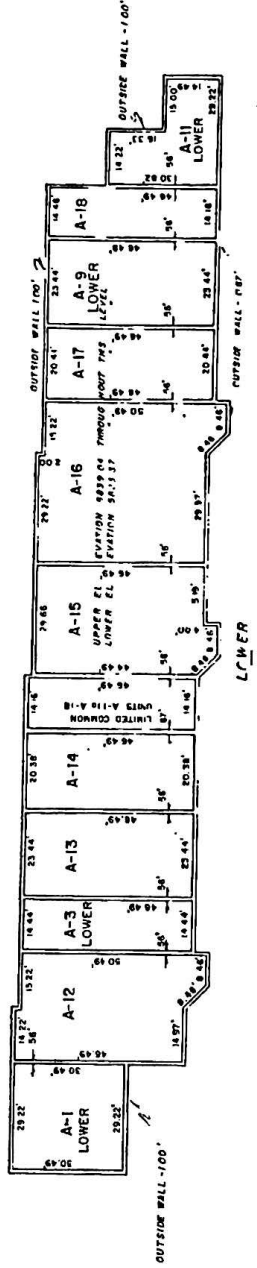
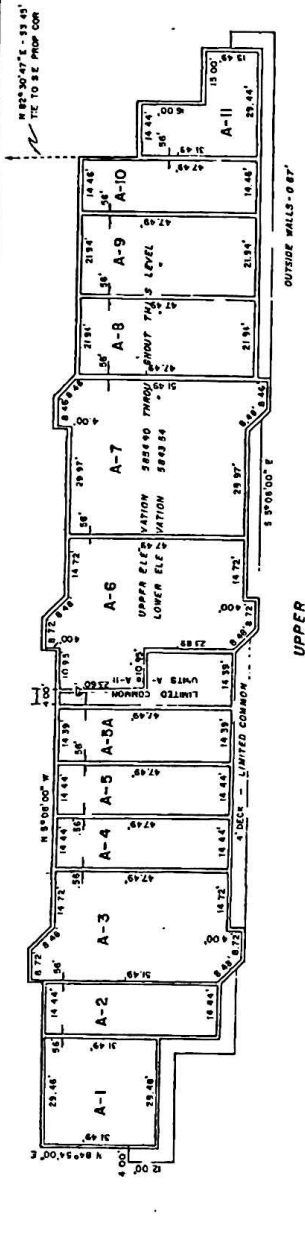
- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - BRASS CAP
  - 1/2" BAR - FND
  - 5/8" BAR W/CAP - SET



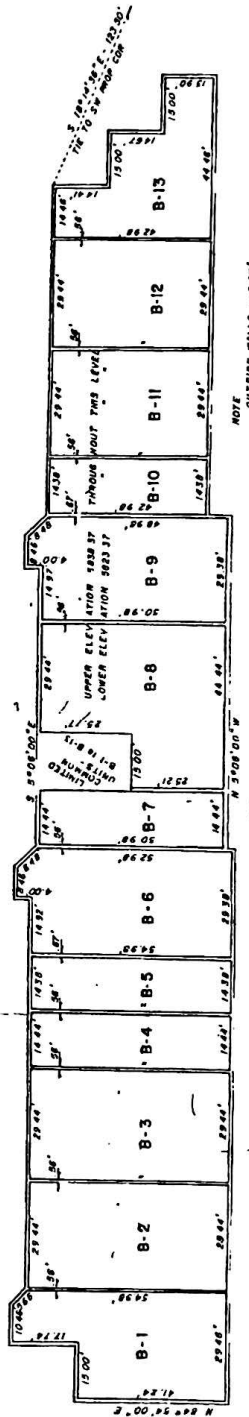
LIMITED COMMON FOR UNITS B-10 IN B-11  
OWNERS OF ABOVE UNITS WHO USE SAID  
LIMITED COMMON AREA SHALL INSTALL  
AND MAINTAIN A WATER MAIN TO THE  
AUTHORITY OF WATER PROJECT OWNERS  
ASSOCIATION

NOTE:  
UPPER TENTH STREET ENTRANCE  
FOR EMERGENCY USE ONLY

UNPLATTED



BUILDING - A



BUILDING - B

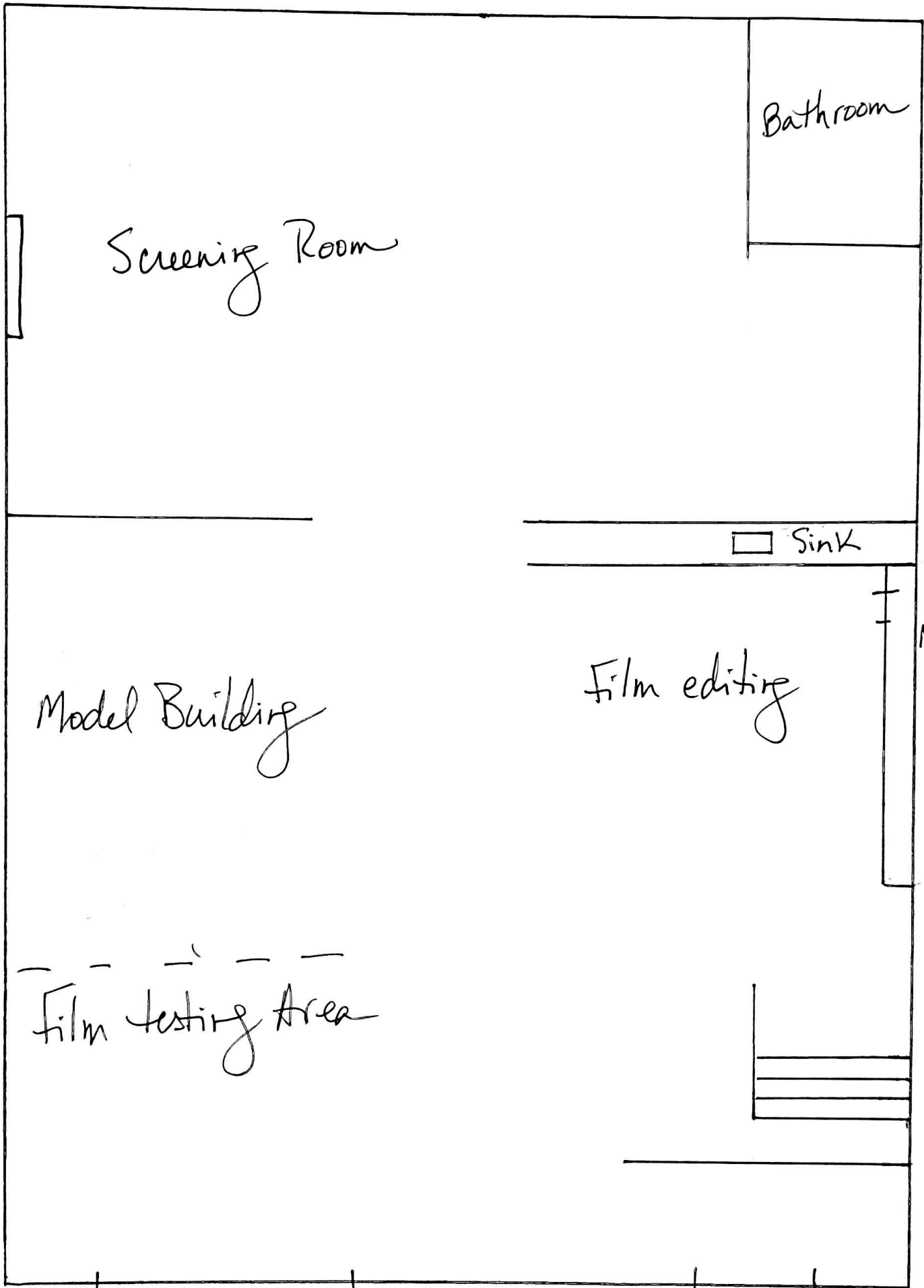
NOTES  
 ELEVATIONS ARE REFERENCED TO U.S.C. & G.S.  
 DATUM OF 1929  
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
 SOME STRUCTURAL MEMBERS EXTEND INTO  
 UNITS



TENTH STREET LIGHT  
 INDUSTRIAL COMPLEX

SHEET 2 of 3





Bathroom

Screening Room

□ Sink

Model Building

Film editing

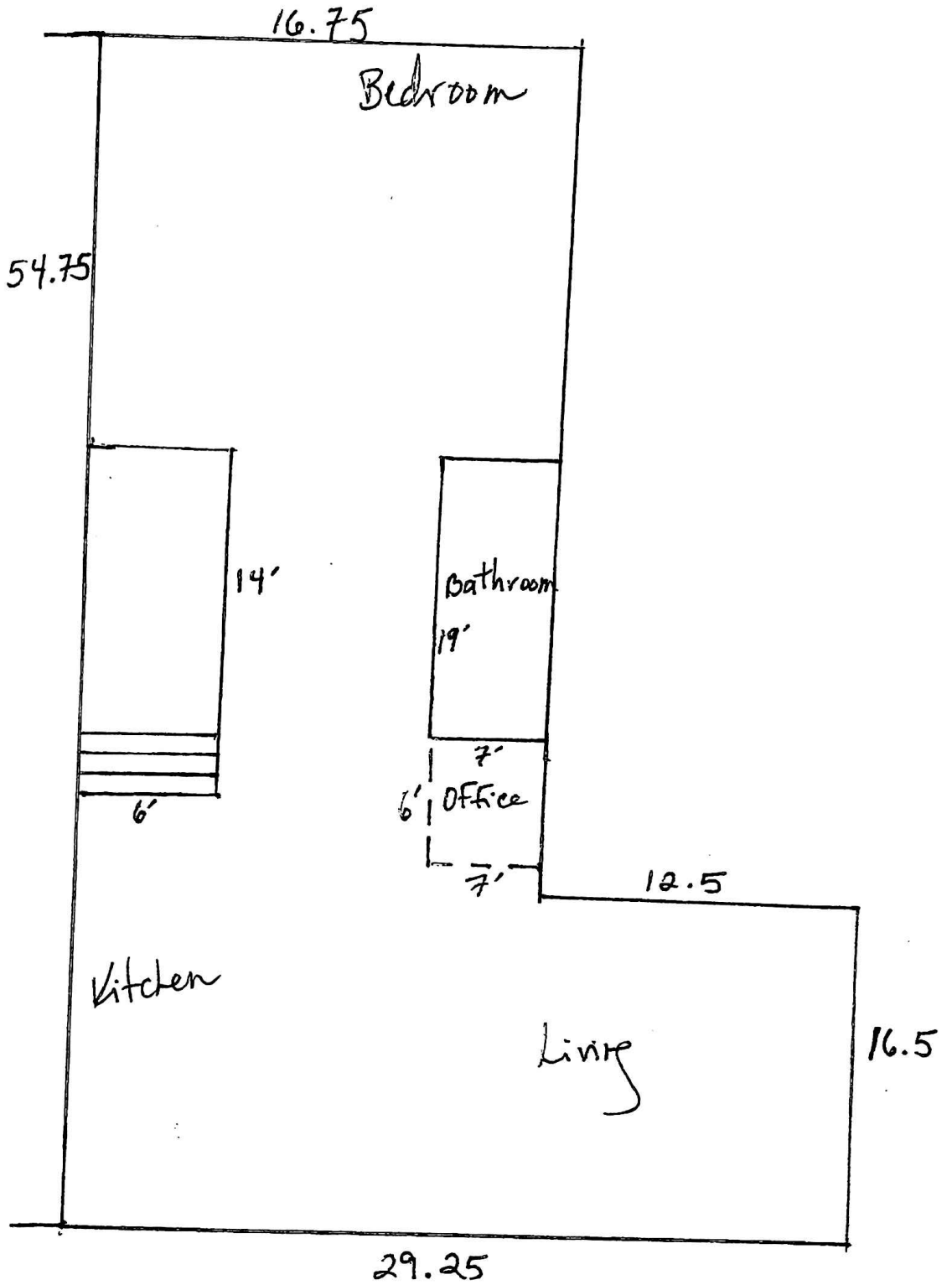
Mechanical Room

Film testing Area

Garage Door

1618 Sq. Ft.

Front Door



997 sq. Ft



To the Planning Department:

I am in escrow on the space referenced in this application. I am attaching a notarized letter from the current owner, allowing me to apply for a CUP during the escrow period. I have applied for a business license.

I am a film producer and have made movies for the past 30 years. I have attached my credits at the bottom of this letter. I have lived in Ketchum for 20 years, during that time I have filmed multiple times in and outside Ketchum. One of my recent films is called LAND starring Robin Wright. We filmed north of Ketchum and did makeup and hair tests in town. I hired locals as my crew. As a founding Board Member of the Wood River Y, I made a fundraising video, with local talent, that was used during a campaign that raised millions of dollars to build the Y. I have also made fundraising videos for the Community School.

Until recently a lot of my work was in Los Angeles, but I would like to be based in Ketchum. I need a space to build model sets to conduct camera tests, as well as makeup and hair tests. My next film, SKYJACK, is a true story about a high jacking. I will create models of the plane to figure out what to build and how the set will function. I produced the film SULLY, which required the same tests. With the evolution of digital technology, I need a workspace to work on the edit of the film after it has been shot and a screening room, to watch the editorial versions of the film in progress. I will also need to record sound. I will live upstairs.

The building has a monitored Fire Suppression system with Sentinel. The front door is opened by a digital code which is registered with the fire department. I spoke with Seth Martin at the Fire Department who told me that he inspects the space every year and that it is up to code. I have also arranged for my own Fire Department inspection.

My best,  
Allyn Stewart

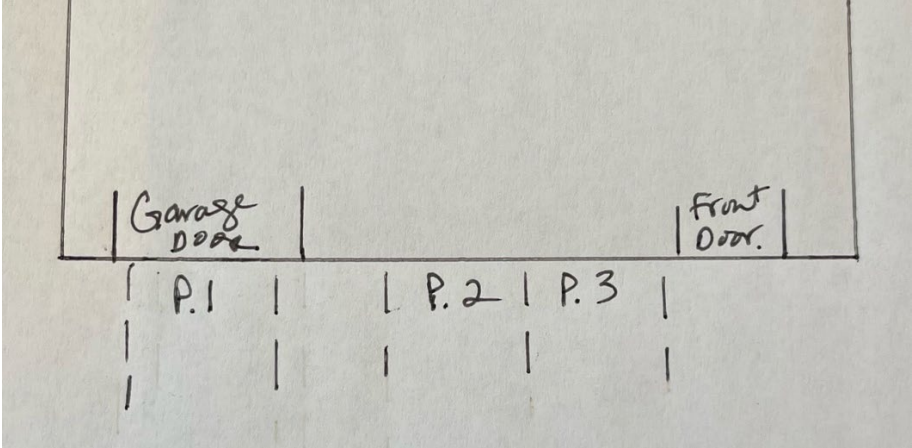
Work Credits

<https://pro.imdb.com/name/nm0829162/overview>

LAND <https://vimeo.com/332031397/0eedb9aaf5>



PARKING – 3 spaces



Lighting – one light only



Rear of Building

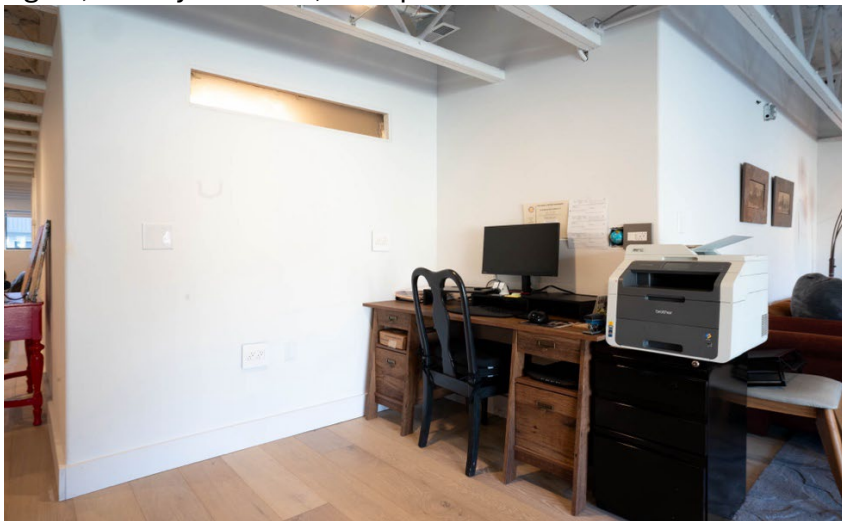


INTERIOR 2<sup>nd</sup> FLOOR – Current owner's furniture





Again, not my furniture, the upstairs office will be screened off.





INTERIOR 1<sup>st</sup> FLOOR – current owner’s furniture. NOT my proposed use of space, see attached plan. NO construction required. I need an empty space with some tables, with some seating. As well as storage for equipment.  
Front Door

